

Brookriver Center

Dallas, Texas



Property Description

BROOKRIVER CENTER consists of two (2), midrise, Class A office buildings, totaling 313,277 gross square feet, located at 8150 and 8200 Brookriver Drive in the rapidly recovering Stemmons Freeway Office Sub-market of Dallas, Texas. Completed in 1981, the seven (7) story office buildings are attractively designed with a bronze ribbon window system comprised of horizontal bands of vision glass and metal spandrel panels. Connected by an atrium, which creates the ambiance of a sidewalk café, the buildings offer an on-site travel agency, sandwich shop, print shop, and a conference room which is available to all tenants. Surface parking and deck parking for approximately 1027 cars is provided. Each tower's elevator system includes four high speed, geared, traction elevator cabs for passengers and freight uses.

Brookriver Center is located within the Southern portion of the Stemmons Freeway Market within a mile of Love Field and Interstate 35. Significant additional value can be achieved as existing leases rollover. Specifically, current market rents are \$17.50 per square foot and the existing weighted average rental rate for the building is approximately \$11.74 per square foot.

Property Facts

Net Rentable SF	298,936
Percentage Leased @ 3/31/99	92%
Year Developed	1981
Acquired	2/98
Land-Acres	9.25
Number of Floors	7

Leasing

Status

As of June 30, 1998, the multi-tenant property was 92% leased to numerous tenants including the following:

<u>Tenant Name</u>	<u>Square Feet</u>
KPMG Peat Marwick, LLP	101,125
Southwest Bell Telephone	6,042
United States Postal Service	16,183
TCI Cablevision	15,097
DFW Physician Services Corp.	11,891



200 CLINTON AVENUE WEST, SUITE 1001, HUNTSVILLE, ALABAMA 35801
256•551•1000 WWW.TRIADPROPERTIES.COM