

10290 Monroe Dr - For Lease

10290 Monroe Dr | Dallas, TX 75229

OFFERING MEMORANDUM



Exclusive Leasing Agents



TRISTAN THOMPSON

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License No. 726278 (TX)

PATRICK GRAHAM

BROKER OF RECORD

Broker Lic. No.: 528005 (TX)

Firm Lic. No.: 9005919 (TX)



Lease Overview

Location	East Hines North Submarket
Industrial Type	Office/Warehouse
Total Space Available	±13,251 SF
Space Range Available	±1,740 SF - ±7,138 SF
Clear Height	13'
Zoning	IR - Industrial Research
Lease Rate	Contact Broker For Information
Layout	Full Buildout Available With Lease At Landlord Expense





MOORE Supply Co. DALLAS

NABCO National Banner Co., Inc.

CINEMARK



INTERSTATE 635 ±183,100 VPD

THE HOME DEPOT

J&K CABINETRY
EASY STONES YOUR GLOBAL DESIGN SOURCE
FLOOR DECOR &

TEXAS WHOLESALE NORRIS TECHNOLOGIES

CUBESMART self storage

INTERSTATE 35E ±208,500 VPD

Harry Hines Blvd ±19,500 VPD
Denton Dr

Dallas General Wholesale 34 Oaks Fine Cabinetry

MCKinley FOODSOURCES, INC.

SES

ARROW MOVING FORWARD

EL RIO GRANDE Latin Market
FAMILY DOLLAR
SHERWIN WILLIAMS

Dallas Fort Worth International Airport ±14.3 Miles Away



DIVINE DALLAS DENT
PEPCO SALES & MARKETING
Tex-Air filters AIR Relief Technologies, Inc.
DallasDoorDesigns

UT Southwestern Medical Center

US UNITED ONESOURCE
CKS PACKAGING now forward

Subject Property



PN PIEDMONT NATIONAL INSPIRING GREATNESS IN PACKAGING

Walnut Hill/Denton Station

Public Storage

TARGET

FERGUSON

MMD ELECTRICAL An MMD Services Company
PRIMEPACK SUPPLIES

Dallas Love Field ±6.6 Miles Away

Parkland

ROYAL FURNITURE

QUIET LOGISTICS



Monroe Dr

Merrel Rd

Building 1

Building 2

- SUITE 309
- SUITE 308
- SUITE 307
- SUITE 306
- SUITE 305
- SUITE 304
- SUITE 303
- SUITE 302
- SUITE 301

Suite	Tenant	Space
301	LEASED	2,490 SF
302	VACANT	1,740 SF
303	VACANT	2,173 SF
304	VACANT	2,200 SF
305	LEASED	2,685 SF
306	VACANT	2,245 SF
307	VACANT	1,399 SF
308	VACANT	1,258 SF
309	VACANT	2,236 SF

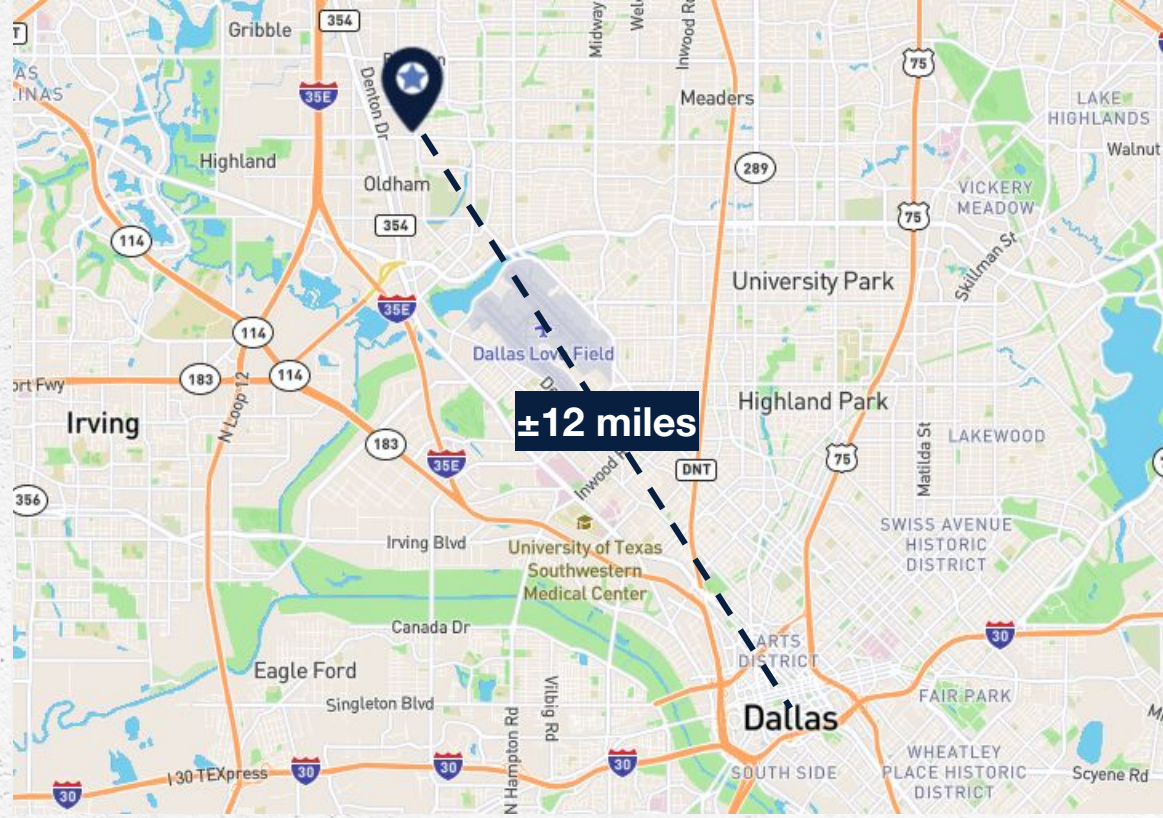
Market Overview

Dallas, TX

Dallas is a city where big ideas meet big opportunity. The city revolves around a bustling downtown area that expands through an assortment of neighborhoods and commercial centers, supported by a network of freeways that exceeds almost any other city. It boasts the largest urban arts district in the nation; where you'd be more likely to come across a world-class exhibit than a broken pair of chaps. Its past and present is rich in culture, an All-American city that was built on legends.

The central core of Dallas has experienced a steady and significant growth that speaks to its highly diversified economy. It has become a hub for real estate and business, establishing itself as one of the largest concentrations of corporate headquarters for publicly traded companies such as American Airlines, Neiman Marcus, Kimberly-Clark, JCPenney, ExxonMobil and many others. It's the perfect blend of big city living and rustic southern charm.

The Dallas economy is expected to grow over the next couple of decades making it the perfect time to not only invest in Dallas real estate but also relocate. As the 9th largest city in the country, Dallas has something for everyone. It combines clashing images of the city skyline and cowboy vibes. Yet, the city of Dallas describes itself best with the motto: "Big Things Happen Here."



DEMOGRAPHICS

POPULATION

1-MILE

3-MILE

5-MILE

Current Year Estimate

13,942

84,266

244,881

HOUSEHOLDS

1-MILE

3-MILE

5-MILE

Current Year Estimate

4,424

31,014

99,940

INCOME

1-MILE

3-MILE

5-MILE

Average Household Income

\$103,966

\$142,240

\$165,308

ECONOMY

Dallas, Texas, has an economy driven by technology, finance, healthcare, and transportation. It is a major corporate hub with many Fortune 500 companies headquartered in the area. The city benefits from a strong job market, a central location for logistics, and a business-friendly environment. The energy sector, including oil and renewable energy, contributes to economic growth. Real estate and construction are key industries, supported by population growth. The city's economy is also influenced by tourism, entertainment, and a growing tech sector. Manufacturing and aerospace play a role in regional development, with major facilities operating in the area. Higher education and research institutions support workforce development and innovation. Infrastructure investments continue to expand transportation and commercial opportunities. Retail and service industries add to economic activity, with shopping centers and dining attracting visitors. The healthcare sector continues to grow, with major hospitals and research centers in the region. Sports and entertainment contribute to business activity through events and venues.



DALLAS CULTURE

Dallas has the largest concentrated urban arts district in the nation. The Dallas Arts District was established in 1983 to centralize the art community and provide adequate facilities for cultural organizations. Institutions include the Dallas Museum of Art the Morton H. Meyerson Symphony Center the Dallas Theater Center the Booker T. Washington High School for the Performing and Visual Arts the Trammell and Margaret Crow Collection of Asian Art and the Nasher Sculpture Center.



DALLAS EVENTS

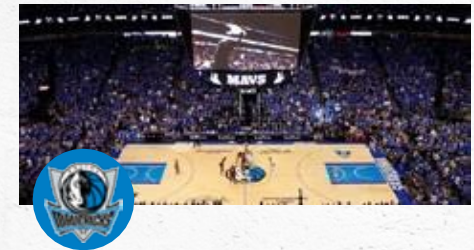
Each year, Dallas hosts the State Fair of Texas, which has been held annually at Fair Park since 1886. The Fair is a massive event, bringing in an estimated \$350 million to the city's economy annually. The Red River Shootout, which pits the University of Texas at Austin against The University of Oklahoma at the Cotton Bowl also brings significant crowds to the city. The city also hosts the State Fair Classic and Heart of Dallas Bowl at the Cotton Bowl. Other well-known festivals in the area include several Cinco de Mayo celebrations hosted by the city's large Mexican American population, and Saint Patrick's Day parade along Lower Greenville Avenue, Juneteenth festivities, Taste of Dallas, the Deep Ellum Arts Festival, the Greek Food Festival of Dallas, and the annual Halloween event "The Wake" featuring lots of local art and music.



TEXAS RANGERS
(Major League Baseball)



DALLAS COWBOYS
(National Football League)



DALLAS MAVERICKS
(National Basketball Association)



DALLAS STARS
(National Hockey League)

Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **10290 Monroe Dr, Dallas, TX, 75229** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™, the property, or the seller by such entity.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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MATTHEWSTM



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Kyle Matthews	678067	licensing@matthews.com	866-889-0050
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date