



RIVERSIDE COMMONS

I N V E S T M E N T S U M M A R Y

LAS COLINAS, TEXAS

RIVERSIDE COMMONS

THE OPPORTUNITY

CB Richard Ellis has been retained as the exclusive marketing advisor for the disposition of Riverside Commons (the Property), located in Las Colinas, a renowned master-planned community in Irving, Texas. Riverside Commons is a unique, six-building Class A office complex with a stately Austin-stone façade located at the gateway of Las Colinas' Urban Center. The 460,297 square foot property is 88.5% leased to a base of prominent, credit-worthy tenants including telecommunications industry leader Sprint Nextel Corporation and Research in Motion, maker of the BlackBerry® device. The renovations at Riverside Commons—which total \$5.7 million since 2006—include dramatic enhancements throughout the Property along with the addition of a comprehensive on-site amenity center. Additionally, the Property's location within the vibrant Urban Center provides a wealth of business service amenities and superior access to the area's well-developed transportation network. As a result, leasing activity at Riverside Commons over the past 18 months has totaled 187,665 square feet. Additionally, the Urban Center's office market fundamentals are at their strongest point since 2001 and continue to improve as Class A rents have appreciated 24% in the past 24 months. Situated at the convergence of these positive elements, Riverside Commons is a well-timed and highly-desirable investment opportunity.

ASSET PROFILE

LOCATION:	5000 Riverside Drive Irving, Texas 75039		
LEASED:	88.5%		
NET RENTABLE AREA:	460,297 RSF		
PROPERTY DETAIL:	Building	Size	# Floors
	1 Pecos	100,661 RSF	3
	2 Trinity	65,370 RSF	3
	3 Rio Grande	88,939 RSF	4
	4 Colorado	65,606 RSF	3
	5 Brazos West	54,853 RSF	3
	6 Brazos East	84,868 RSF	3
SITE SIZE:	12.9 Acre Campus		
TYPICAL FLOOR SIZE:	22,000 to 28,500 RSF (Full Floor) 10,000 to 12,000 RSF (Individual Wings)		
YEARS BUILT:	Phased Construction from 1984 to 1987		
YEARS RENOVATED:	2006 - 2008		
PARKING/RATIO:	Total of 1,402 Parking Spaces Two-Story Structured Parking with Surface Parking 4.4:1,000 RSF for Remaining Availability		

INVESTMENT HIGHLIGHTS

CAPITAL INFUSION, EFFICIENCY AND SUPERIOR PROPERTY AMENITIES. The quality of Riverside Commons has been significantly enhanced with total capital improvements of \$5.7 million since 2006. Repositioned with a soft Texas Hill Country theme, the Property now achieves valuable continuity with each building named after a well-known Texas River. Tenants also benefit with the addition of a comprehensive amenity center located within the Brazos West building. The center includes a full-service café, a state-of-the-art fitness center with lockers and showers, a conference center, 24-hour manned security with camera surveillance and on-site property management. Common areas including the lobbies, elevators and restrooms have been brought to Class A standards with polished limestone walls and the addition of striking pecan-wood panels, stone flooring and "country club-style" restrooms. Improvements to the Trinity building will include new HVAC equipment, additional security, renovated elevator cabs, window tinting and the building will also be fully-sprinklered. Additionally, current ownership is seeking LEED certification for the Trinity building and is implementing sustainable practices throughout the Property. These efficiencies are further detailed in the offering memorandum.

EXCEPTIONAL CORPORATE ADDRESS. Riverside Commons boasts many features which make it a highly-desirable corporate address. The 12.9-acre site is surrounded by open space—including a small park at the southwest corner of the Property—with trees, shrubs, flowers and stone which create an inviting park-like, campus setting. The Property's unique but efficient floorplates are ideal for both large corporate users and mid-sized firms, ranging from 22,000 to 28,500 square feet with individual wings from 10,000 to 12,000 square feet. The buildings also feature floor-to-ceiling windows, state-of-the-art technology, and each floor provides an independent HVAC system allowing full-floor tenants the unique ability to customize their HVAC settings.

LONG-TERM, HIGH-PROFILE TENANCY. Investors will benefit from a valuable and stable cash flow with 288,326 square feet (or 63% of the Property) leased until 2012 and beyond. Sprint Nextel Corporation (NYSE: S) is the largest tenant at Riverside Commons, leasing a total of 207,219 square feet—or 45% of the Property. In fact, Sprint occupies the entire Pecos Building through September 2012, using the space for one of only three mission-critical data centers nationwide. To accommodate the continued growth of this data center, Sprint—at its sole cost and expense—has recently invested more than \$19 million in upgrades to this key facility. The second-largest tenant at the Property is Research in Motion Limited (RIM), whose portfolio of products includes the BlackBerry wireless platform. RIM leases 133,130 square feet (or 29% of the Property) through May 2017.

SIGNIFICANT DISCOUNT-TO-REPLACEMENT COST. Riverside Commons presents an exceptional opportunity to purchase a newly renovated, Class A office complex with a truly unique Las Colinas location at a significant discount-to-replacement cost.

PREMIER LAS COLINAS LOCATION

ROBUST URBAN CENTER OFFICE SUBMARKET

The Urban Center is one of Dallas' top performing office markets, and the continued surge in demand for office space has advanced the Class A market to its strongest point in more than seven years. Since January 2006, Class A occupancy has increased from 75.0% to 80.1% at midyear 2008. Quarter-to-date occupancy has increased to 82.2%. Similarly, rental rates have appreciated by 24% over the past 24 months, ending June 2008 at an average of \$25.47 per square foot. Including quarter-to-date activity, net absorption since January 2006 totals nearly 400,000 square feet for the Urban Center's Class A market. With no impending office development and continued, sustainable demand for quality office space in this prestigious neighborhood, the Urban Center's Class A office market should continue to post strong occupancy gains and command ever-improving rents.

GATEWAY TO LAS COLINAS

Riverside Commons' location at the gateway to Las Colinas and the Urban Center makes it one of Las Colinas' most visible office properties with approximately 100,000 vehicles passing by the Property every day. Situated at the northeast corner of State Highway 114 and Riverside Drive, Riverside Commons is a 30-minute commute from a well-educated, diversified workforce of 2.7 million people and numerous centers of commerce including downtown Dallas and downtown Fort Worth. Less than five minutes east of the Dallas/Fort Worth International Airport—the world's third busiest airport—Riverside Commons is also an ideal location for national or international firms. The Property features strategic access to major highways and thoroughfares including John Carpenter Freeway (SH 114), the George Bush Turnpike (SH 161 and 190), Interstate 635, Beltline Road and MacArthur Boulevard. The DART light-rail extension will arrive in the Urban Center in 2011 with two planned stops. By 2013, it will connect commuters from Dallas to DFW Airport with a line running along John Carpenter Freeway adjacent to Riverside Commons.

AMENITIES DEVELOPMENT EXCEEDS \$7.5 BILLION

Recently completed and ongoing investment in Las Colinas has resulted in the area's most significant development cycle in more than 25 years with projects totaling \$7.5 billion. The Las Colinas Association's approval of a series of land-use amendments opened the door to a wealth of development including residential, retail and entertainment projects to support the area's existing demand. Riverside Commons is already convenient to a wide variety of business and personal services amenities which surround Lake Carolyn. This will be enhanced by the 2010 delivery of Water Street, a mixed-use development including retail and residential along the west shore of Lake Carolyn. To the west of Water Street will be the planned Irving Convention Center and entertainment district known as Las Colinas Live! Also within a 10-minute drive of Riverside Commons are the Four Seasons Resort and the Omni Mandalay Hotel along with Las Colinas' four 18-hole championship golf courses.



Renovated lobby at Riverside Commons



RESIDENTIAL

- 1 Canal Side Lofts (E)
- 2 Grand Treviso (E)
- 3 Cabachon at Las Colinas (E)
- 4 Monterra at Las Colinas (E)
- 5 Lofts at Las Colinas (E)
- 6 The Delano (E)
- 7 Palladium - 2 Condo Towers (P)
- 8 Bella Casita (E)
- 9 Alta Lakeshore Lofts (UC)
- 10 Mandalay on the Lake (E)
- 11 Lakes of Las Colinas (UC)

HOTEL

- 12 Homewood Suites by Hilton (E)
- 13 Aloft Hotel (UC)
- 14 Omni Mandalay Hotel (E)
- 15 Watermark Hotel (P)
- 16 Marriott Dallas at Las Colinas (E)
- 17 Hotel Zaza (P)

MIXED-USE

- 18 Aloft Retail/Bank (UC)
- 19 North Shore (P)
- 20 Water Street (P)
- 21 Hines Mixed-Use (P)
- 22 Las Colinas Station (P)

ENTERTAINMENT/OTHER

- 23 Las Colinas Livel (P)
- 24 Irving Convention Center (P)

FUTURE DEVELOPMENT

- 25 Hines - Multi-Family (P)
- 26 Boeing Pension Plan - Marketing to M/F Developers
- 27 Lincoln - Multi-Family (P)
- 28 Interwest - Multi-Family (P)
- 29 Interwest - Multi-Family (P)
- 30 Woodmont - Multi-Family (P)
- 31 Fidelity - Attempting Use Change to M/F
- 32 Transcontinental Realty (P)

EXCLUSIVE MARKETING ADVISORS

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