


DARBY Real Estate Services

9441 LBJ Freeway ♦ Suite 104 ♦ Dallas, Texas 75243

AVAILABLE INVENTORY FOR FEBRUARY 2008


WOODVIEW OFFICE TOWER OFFICE FOR LEASE

PROPERTY	SUITE	SF	RATE	COMMENTS
<p>Woodview Office Tower 1349 Empire Central Drive Dallas, Texas 75247</p>  <p>Contact: Beall Carothers, CCIM (214-261-5340) or Dawn Williamson (214-261-5338) bcarothers@mindlinreg.com dwilliamson@mindlinreg.com</p>	100	3,473	\$14.50-\$15.00+E	Adjacent to lobby, 4 privates, bull pen, reception & break area
	110	2,386	\$14.50-\$15.00+E	Excellent title company space
	140	411	\$14.50-\$15.00+E	Single office
	150	4,003	\$14.50-\$15.00+E	Will build to suit
	200	13,280	\$14.50-\$15.00+E	Full Floor available
	300	13,384	\$14.50-\$15.00+E	Full Floor available
	520	1,419	\$14.50-\$15.00+E	Will build to suit
	640	2,265	\$14.50-\$15.00+E	Will build to suit
	706	2,928	\$14.50-\$15.00+E	Will build to suit
	712	1,917	\$14.50-\$15.00+E	LEASED
	900	15,431	\$14.50-\$15.00+E	Full Floor available
	1050	4,417	\$14.50-\$15.00+E	Excellent views. Open plan
	1200	15,431	\$14.50-\$15.00+E	BLDG SIGNAGE AVAIL IF LEASED W/ STE 1300
	1300	15,431	\$14.50-\$15.00+E	TOP FLOOR! BUILDING SIGNAGE AVAILABLE

NORTHCREEK PLACE I OFFICE FOR LEASE

PROPERTY	SUITE	RSF	RATE	COMMENTS
<p>NORTHCREEK PLACE I 9441, 9451 & 9461 LBJ Freeway Dallas, TX 75243</p>  <p>Contact: Beall Carothers, CCIM (214-261-5340) J.T. Morris (214-261-5331) bcarothers@mindlinreg.com jtmorris@mindlinreg.com</p>	A-104	4,145	\$12.50 Full Service	Perimeter office with pond views
	A-202	1,229	\$13.00 Full Service	LEASED
	A-300	8,507	\$12.50 Full Service	Open plan with numerous privates offices, conf & break
	A-504	11,909	\$12.50 Full Service	Numerous private offices, prominent placement on floor
	A-620	2,685	\$12.50 Full Service	4 private offices w/ downtown views
	B-1st Floor	22,296	\$12.50 Full Service	Full Floor available with abundant parking w/ supplemental lot
	B-102	2,960	\$12.50 Full Service	8 private offices, conference, open area
	B-107	14,116	\$12.50 Full Service	Numerous private offices, prominent placement on floor
	B-112	1,210	\$12.50 Full Service	Spec Suite ready for immediate occupancy. 2 privates, storage
	B-120	1,416	\$12.50 Full Service	Numerous private offices, break room
	B-130	1,774	\$12.50 Full Service	2 Private office, open area
	B-2nd Floor	23,963	\$12.50 Full Service	Full Floor available with abundant parking w/ supplemental lot
	B-200	863	\$12.50 Full Service	Reception & private office
	B-201	1,665	\$12.50 Full Service	2 private offices, conference room
	B-209	5,271	\$12.50 Full Service	14 private offices, reception, break. Prominent exposure in bldg
	B-220	14,098	\$12.50 Full Service	Open plan w/ 9 private offices, reception, break room
	C-100	4,991	\$12.50 Full Service	7 privates, open area, reception
	C-105	5,312	\$12.50 Full Service	12 private offices, open area, reception, break room
	C-122	3,134	\$12.50 Full Service	3 private offices, storage, reception, breakroom & open area
	C-108	908	\$12.50 Full Service	2 private offices, storage
C-116	3,736	\$12.50 Full Service	Open plan, break room, reception, corner suite.	

WESTWOOD BUSINESS PARK OFFICE/WAREHOUSE FOR LEASE


PROPERTY	SUITE	SF	RATE	COMMENTS
<p>Westwood Business Park 1801 Royal Lane Farmers Branch, Texas 75229</p>  <p>Contact: Beall Carothers, CCIM (214-261-5340) or Dawn Williamson (214-261-5338) bcarothers@mindlinreg.com dwilliamson@mindlinreg.com</p>	101	2,071	\$13.50 Full Service	100% Air Conditioned Office Space. Available Immediately.
	104	3,559	\$9.00-\$10.00 Indust. Gross	77% Office/100% AC. 1 roll-up door. Available Immediately
	125	2,677	\$13.50 Full Service	100% Office-Available immediately - 11482 Luna Road
	607	2,140	\$9.00-\$10.00 Indust. Gross	LEASED
	912	3,306	\$9.00-\$10.00 Indust. Gross	100% Air Conditioned Office Space. Available Immediately.
	1000	9,615	\$9.00-\$10.00 Indust. Gross	85% HVAC. 6 dock doors. Divisible to 9,042 & 9,585.
	1001	8,930	\$9.00-\$10.00 Indust. Gross	LEASED
	1002	4,612	\$9.00-\$10.00 Indust. Gross	62% Office/AC space. 2 dock doors. Available Immediately.

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JUPITER BUSINESS PARK OFFICE/WAREHOUSE FOR LEASE


PROPERTY	SUITE	SF	RATE	COMMENTS
Jupiter Business Park 1111 Jupiter Road Plano, Texas 75074 	100-B	14,948	\$8.50 to \$9.00 Ind. Gross	100% HVAC/39% office. Truck well. Will divide. Avail. 4-1-08.
	101-C	3,485	\$7.50 to \$8.00 Ind. Gross	57% whse/43% office/HVAC. One dock door. Available 4-1-08
	105-C	11,031	\$8.50 to \$9.00 Ind. Gross	LEASED
	107-C	3,106	\$7.50 to \$8.00 Ind. Gross	39% office & HVAC/61% whse. 2 dock doors. Available 4-1-08
	209-C	2,338	\$7.50 to \$8.00 Ind. Gross	28% office & HVAC/72% whse. 2 dock doors. Available 4-1-08
	201-C	2,557	\$7.50 to \$8.00 Ind. Gross	Shell space. Will build to suit. 2 dock doors. Available 4-1-08.
	108-E	10,000	\$7.00 Indust. Gross	8% Office - 3 Dock high, 1 ramp. Available Immediately.

Contact: J.T. Morris (214-261-5331) or
Beall Carothers, CCIM (214-261-5340)

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TEXAS CAPITAL CENTER OFFICE & OFFICE/WAREHOUSE FOR LEASE


PROPERTY	SUITE	SF	RATE	COMMENTS
Texas Capital Center 1525 N. Stemmons Freeway (office bldg) 1325 Capital Parkway (Flex bldg) Carrollton, Texas 75006 	165	659	\$12.50 Full Service	LEASED
	250	1,917	\$12.50 Full Service	3 Privates & open area - Available Immediately.

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or Dawn Williamson (214-261-5338)

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RICHARDSON TECH CENTER OFFICE/WAREHOUSE FOR LEASE

PROPERTY	SUITE	SF	RATE	COMMENTS
Richardson Tech Center 651-681 N. Plano Road Richardson, Texas 75081 	101	11,876	\$7.50-\$8.00 Indust. Gross	80% Office, 100% HVAC - Available Immediately
	119	2,303	\$7.50-\$8.00 Indust. Gross	93% Office/HVAC space. Available Immediately
	129	4,944	\$7.50-\$8.00 Indust. Gross	75% Office/HVAC, 25% warehouse. Available Immediately
	200	8,211	\$7.50-\$8.00 Indust. Gross	100% AC office. Available Immediately
	202	9,706	\$7.50-\$8.00 Indust. Gross	100% AC - 1 dock & 1 grade door. Available Immediately
	300	10,522	\$7.50-\$8.00 Indust. Gross	85% Office/HVAC, 15% WH, 2 overhead doors
	315	2,279	\$7.50-\$8.00 Indust. Gross	LEASED
	319	2,226	\$7.50-\$8.00 Indust. Gross	LEASED
	321	2,461	\$7.50-\$8.00 Indust. Gross	100% Office, 100% HVAC - Available Immediately
	323	5,641	\$7.50-\$8.00 Indust. Gross	LEASED
	429	7,363	\$7.50-\$8.00 Indust. Gross	66% Office, 66% HVAC - Available Immediately

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