

Lease Comps



Lease Date	Submarket	Building Name	Tenant	RSF	Deal Type	Term	Start Rate	Structure	Annual Bumps	Free Rent	TI
2022-Q2	North Central Expressway	Premier Place	Merril Lynch	30,000	Renewal	67	\$31.00	NNN	\$0.75	7	\$25.00
2022-Q2	Preston Center	8111 Douglas Ave	Sewell	26,577	New Lease	126	\$42.00	NNN	2.25%	6	\$70.00
2022-Q2	Preston Center	8343 Douglas	CONTI Capital	21,246	Sublease	73	\$26.50	NNN	\$0.75	6	\$70.00
2022-Q2	North Central Expressway	The Gild North	Brasfield & Gorrie	16,221	Renewal	60	\$24.00	NNN	3%	3	\$13.00
2022-Q2	Preston Center	Preston Commons	Longfellow Energy	6,674	Expansion	113	\$33.50	NNN	\$0.75	5	\$62.50
2022-Q2	North Central Expressway	Cityplace Tower	Intellective Capital	6,461	New Lease	144	\$30.00	NNN	2.5%	7	\$15.00
2022-Q2	North Central Expressway	The Gild	Undisclosed	5,000	New Lease	92	\$25.00	NNN	2.5%	7	Spec suite
2022-Q2	North Central Expressway	Expressway Tower	WeInfuse	4,414	Expansion	63	\$21.75	NNN	\$0.75	6	\$18.00
2022-Q2	North Central Expressway	One Lincoln Park	Arbor	4,227	Renewal	38	\$29.00	NNN	\$0.75	2	As-is
2022-Q2	North Central Expressway	7515 Greenville Ave	Legacy Heart Care, LUC, dba Flow Therapy	4,163	New Lease	106	\$22.00	Net of Electric	\$0.50	10	\$25.00
2022-Q2	North Central Expressway	10000 NCX	EQ Wealth Advisors	3,074	New Lease	65	\$20.00	NNN	\$0.50	5	Turnkey
2022-Q2	North Central Expressway	10000 NCX	Holden P.C.	2,975	New	65	\$20.00	NNN	3%	5	\$12.00
2022-Q2	North Central Expressway	8080 NCX	Cardinal Midstream	2,939	New Lease	38	\$28.00	NNN	2.5%	2	Spec suite
2022-Q2	North Central Expressway	Rambler Park	Undisclosed	2,500	New Lease	64	\$19.00	NNN	\$0.50	4	Spec suite
2022-Q2	North Central Expressway	10000 NCX	Wright Titus	2,413	New	65	\$21.00	NNN	3%	5	\$50.00
2022-Q2	North Central Expressway	Walnut Glen	Undisclosed	2,000	New Lease	104	\$21.50	NNN	\$0.50	8	Spec suite
2022-Q2	North Central Expressway	8750 NorthPark Central	Koz Foundation	1,808	New Lease	65	\$28.00	NNN	2%	5	\$6.00
2022-Q2	North Central Expressway	8080 NCX	Neighborhood Senior Living	1,473	New Lease	65	\$25.25	NNN	\$1.00	5	\$25.00
2022-Q2	North Central Expressway	One Lincoln Park	Park Consulting	1,179	New Lease	63	\$31.00	NNN	3%	3	Spec suite
2022-Q1	North Central Expressway	10000 NCX	Advancial	42,749	New	127	\$22.00	NNN	3%	7	\$40.00
2022-Q1	Preston Center	8111 Douglas Ave	Douglas Elliman	9,400	New Lease	127	\$55.00	NNN	3%	7	\$85.00
2022-Q1	North Central Expressway	One Glen Lakes	Fanning Harper Martinson Brandt & Kutchin, P.C.	8,360	New Lease	40	\$27.00	NNN	2%	4	Spec suite
2022-Q1	North Central Expressway	Meadow Park Tower	McLarens, LLC	5,008	New Lease	64	\$25.44	NNN	\$0.50	4	\$30.00
2021-Q4	Preston Center	8111 Douglas Ave	Tolleson Wealth Management	31,000	New Lease	142	\$48.00	NNN	2.25%	12	\$80.00
2021-Q4	Preston Center	Weir's Plaza	Riata	8,765	New Lease	126	\$47.50	NNN	2%	6	\$75.00
2021-Q4	North Central Expressway	One Energy Square/ Energy Square 1	SUSA Financial	5,006	New Lease	65	\$23.50	NNN	\$0.70	5	\$0.00
2021-Q4	North Central Expressway	One Glen Lakes	AARP	4,516	Renewal	12	\$26.00	Gross	\$0.00	0	\$0.00
2021-Q4	North Central Expressway	8750 NorthPark Central	Hart Advisors	3,238	Renewal	60	\$26.50	NNN	\$0.50	0	\$4.50

2021-Q3	North Central Expressway	Cityplace Tower	Saputo	74,110	Renewal	66	\$27.00	NNN	2.5%	4	\$20.00
2021-Q3	Preston Center	8111 Douglas Ave	Mai Oil Operations, Inc.	6,747	New Lease	88	\$46.00	NNN	2.25%	4	\$60.00
2021-Q3	North Central Expressway	Cityplace Tower	High-Speed Railway	5,532	Renewal	12	\$28.00	NNN	\$0.00	0	\$0.00
2021-Q3	Preston Center	Sherry Lane Place	Roosevelt Investment Group Inc	4,163	Expansion	90	\$35.00	NNN	2.5%	6	\$55.00
2021-Q3	Preston Center	3100 Monticello (Duplicate)	Woodstone Title	1,773	New Lease	39	\$27.00	NNN	\$0.50	3	\$15.00
2021-Q2	North Central Expressway	One Lincoln Park	DFA Dairy Brands	44,000	New Lease	156	\$28.00	NNN	\$0.75	12	\$60.00
2021-Q2	North Central Expressway	The Gild North	Brasfield & Gorrie	12,173	New Lease	18	\$25.00	NNN	\$1.00	0	\$0.00
2021-Q2	North Central Expressway	Eighty-Eighty Central	Vansanity	8,296	New Lease	130	\$24.00	NNN	\$0.50	10	\$68.00
2021-Q2	North Central Expressway	Premier Place	Railroad Management Co LLC	4,332	Renewal	12	\$31.00	NNN	\$0.00	0	\$0.00
2021-Q2	North Central Expressway	8750 NorthPark Central	Willow Bend Mortgage	4,191	New Lease	40	\$26.50	NNN	3%	4	\$0.00
2021-Q2	North Central Expressway	Three Energy Square	King Foundation	3,385	New Lease	128	\$29.50	NNN	3.0%	8	\$63.00
2021-Q2	North Central Expressway	Two Energy Square/ Energy Square 2	Home Tax Solutions	3,224	Expansion, Renewal	44	\$23.00	NNN	\$0.75	3	As-is
2021-Q2	North Central Expressway	Premier Place	Austerra Wealth Management LLC	2,741	Renewal	65	\$30.00	NNN	\$1.02	5	\$16.00
2021-Q2	Preston Center	8333 Douglas	Great American West	2,082	New Lease	36	\$31.00	NNN	\$0.75	0	\$54.00
2021-Q2	Preston Center	8333 Douglas	Roaring Fork Energy	1,762	New Lease	60	\$32.00	NNN	\$0.75	0	\$60.00
2021-Q2	Preston Center	The Douglas	Lay Capital Group	1,452	Renewal	64	\$28.00	NNN	\$0.75	4	As-is
2021-Q2	North Central Expressway	One Energy Square/ Energy Square 1	Lexie Miller Counseling	1,162	New Lease	39	\$23.50	NNN	\$0.50	3	As-is
2021-Q2	North Central Expressway	Premier Place	JULIE YARBROUGH	911	Renewal	37	\$31.00	NNN	\$0.75	1	\$10.00
2021-Q1	Preston Center	Bluffview Towers - East	Sewell Automotive	27,008	Renewal	78	\$21.75	NNN	\$0.57	6	\$25.00
2021-Q1	Preston Center	Berkshire Court	CITI Bank, N.A.	15,802	Renewal	89	\$31.00	NNN	\$0.75	7	As-is
2021-Q1	Preston Center	Highland Park Place	Cantey Hangar	15,427	New Lease	24	\$18.50	NNN	\$0.50	0	As-Is
2021-Q1	Preston Center	8333 Douglas at Douglas Center	Capital Southwest	13,330	New Lease	128	\$30.00	NNN	\$0.75	8	\$65.00
2021-Q1	North Central Expressway	Three Energy Square/ Energy Square 3	Meyers Research LLC	5,264	Renewal	55	\$21.03	NNN	\$1.71	5	\$0.00
2021-Q1	North Central Expressway	Premier Place	Guaranty Bank & Trust NA	4,813	New Lease	132	\$30.00	NNN	\$0.75	11	\$70.00
2021-Q1	North Central Expressway	Three Energy Square/ Energy Square 3	King Foundation	3,385	New Lease	128	\$29.50	NNN	3%	8	\$63.00
2021-Q1	North Central Expressway	One Glen Lakes	Fidelis Realty Partners	3,182	New Lease	65	\$25.50	Net of Electric	\$0.50	5	\$15.00
2021-Q1	North Central Expressway	Meadows Building	Saxon MD Facial Plastic Surgery	2,523	New Lease	91	\$26.00	NNN	3%	7	\$29.50
2021-Q1	North Central Expressway	10000 NCX	Symmetry Capital Advisors	2,483	New Lease	65	\$28.00	Net of Electric	\$0.50	5	\$35.00
2021-Q1	North Central Expressway	Premier Place	A H R Financial Group	1,335	Renewal	12	\$35.50	Gross	\$0.00	0	As-is