

/// 717 WOODOFFICE

DALLAS | TEXAS



\$32,000,000 | \$265 PSF | 6.50% CAP RATE | 85% LEASED





/// THE OFFERING

717 WOODOFFICE, as exclusive advisor, is pleased to present Brea Corporate Plaza (the “Property”), a three-story, 85% leased office investment opportunity totaling 121,092 rentable square feet. The Property is leased to a diverse and notable roster of 20 total tenants including Sedgwick Claims Management (a Carlyle Group company), Nestle and GSA Social Security Administration, with well-staggered lease expirations. The Property has a favorable weighted average lease term of more than 4 years remaining.

Lincoln Porte | + 14500 Trinity Boulevard | Fort Worth, Texas 76155

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/// OFFERING SUMMARY

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/// INVESTMENT HIGHLIGHTS

INSTITUTIONAL QUALITY MULTI-TENANT OFFICE BUILDING IN ONE OF ORANGE COUNTY'S BEST PERFORMING SUBMARKETS

Brea Corporate Plaza is an institutional quality office building featuring a plethora of free surface parking ($\pm 3.9/1,000$), expansive window lines, tall ceiling heights, large floor plates, and great visibility. The Property has been recently renovated with new lobbies, corridors, restrooms, and landscaping. Brea Corporate Plaza has experienced rampant leasing momentum with six leases/renewals executed in 2020 alone, totaling $\pm 60,000$ SF and 57% of the GLA. Office buildings of this size and quality rarely come to market, especially in the highly sought-after Brea-La Habra office micro market, which boasts a direct office vacancy rate of only 5.6%, the third lowest vacancy rate in Orange County.

QUALITY MULTI-TENANT PERFORMING SUBMARKETS

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