

LONGWOOD PLAZA OFFICE PARK

7121 - 7167 Colleyville Blvd., Colleyville, TX 76034

An Office Condominium Development



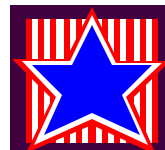
Longwood Plaza Office Park provides individuals with a unique opportunity to own quality, upscale office property in a professional office park environment. The concept is geared towards the 21st century executives and entrepreneurs who prefer to leverage opportunities for maximum benefit – stop paying rent and start building equity while maintaining a professional workplace in a prime location close to home. The project will be comprised of buildings each containing 2, 3 or 4 units for a total of 39 office suites; each suite has approximately 1,150 square feet and suites may be combined to accommodate larger user.

- ◆ *Quality finish-out!*
- ◆ *Great Location – Highway 26 – at the borderline of Colleyville & Grapevine!*
- ◆ *Signal Light at Hwy 26 & Longwood Drive!*
- ◆ *Owner's Association – maintenance and repair of common grounds and exterior of all buildings! Monthly dues of \$200 per suite!*

TEXAS OFFICE CONDOS

WWW.TEXASOFFICECONDOS.COM

MARKETED BY GOODLOE REALTY SERVICES, INC.
2840 KELLER SPRINGS RD., STE 201
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Longwood Plaza Office Park

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7131 - 7167 Colleyville Blvd.
Colleyville, TX 76034

January 1, 2009

Available Now

PHASE I – Buildings 7167, 7165, 7157 & 7155

# Of Units	Approx Usable Sq. Ft.	Approx Price Per Sq. Ft.	Purchase Price
1	1150	\$177.40	\$204,000.00
2	2300	\$173.00	\$398,000.00
3	3450	\$173.00	\$597,000.00
4	4600	\$173.00	\$796,000.00

Pre-Construction Pricing **January 1, 2009**

PHASE II – Buildings 7151, 7153, 7137 & 7135

# Of Units	Approx Usable Sq. Ft.	Approx Price Per Sq. Ft.	Purchase Price
1	1150	\$181.70	\$209,000.00
2	2300	\$177.40	\$408,000.00
3	3450	\$177.40	\$612,000.00
4	4600	\$177.40	\$816,000.00

PHASE III – Buildings 7121, 7131, & 7141

# Of Units	Approx Usable Sq. Ft.	Approx Price Per Sq. Ft.	Purchase Price
1	1150	\$186.10	\$214,000.00
2	2300	\$181.70	\$418,000.00
3	3450	\$181.70	\$627,000.00
4	4600	\$181.70	\$836,000.00

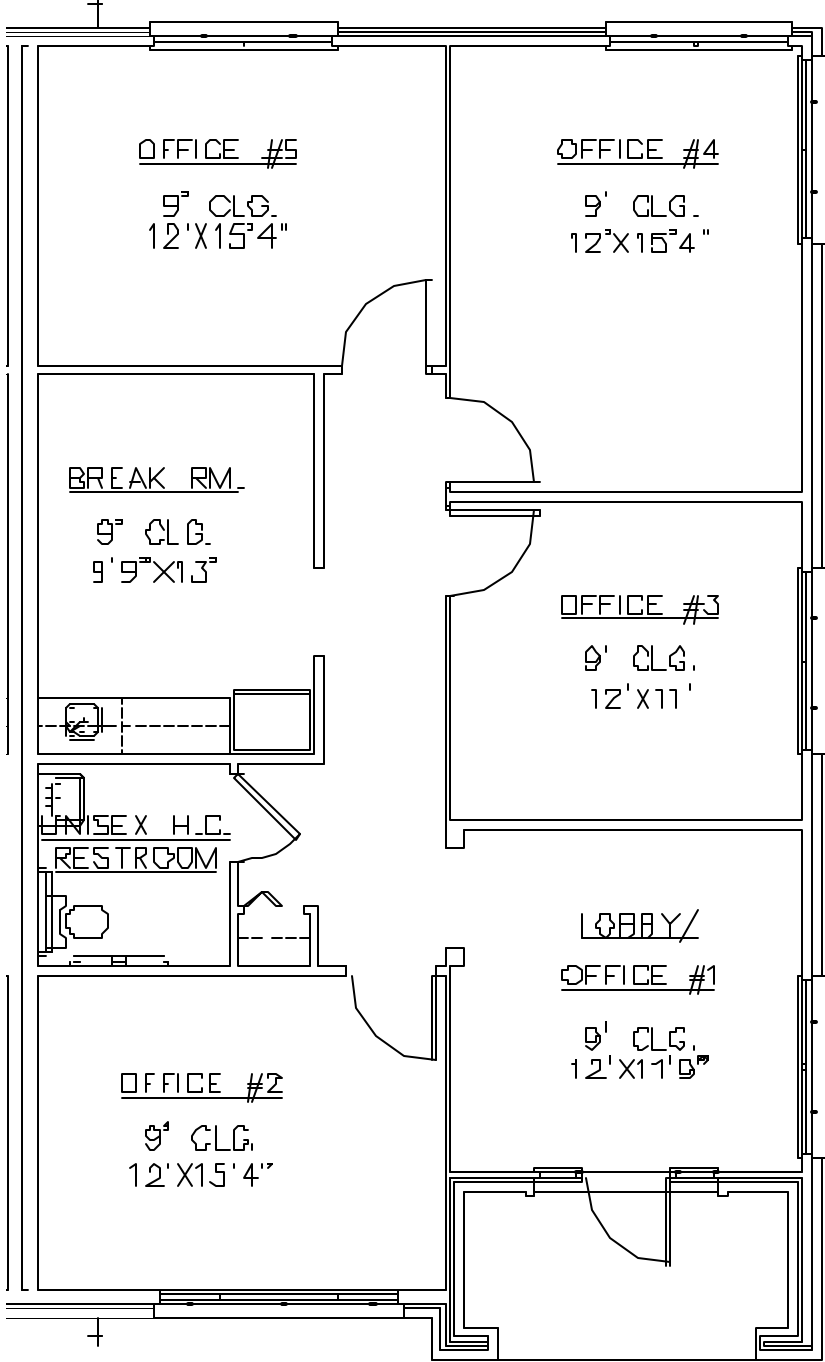
Prices and specifications subject to change without notice. Phase I occupancy available 60 days.

Pricing quoted above is for General Office usage – standard floor plan.

Information contained herein is deemed to be reliable; however, Seller and Broker make no warranties or representations as to its completeness or accuracy and request any purchaser to independently verify any and all information. Property is offered subject to errors, omissions, changes in price, terms, conditions, or withdrawal from the market without notice.

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Standard Floor Plan

Custom Features of Longwood Plaza Office Park 7121 - 7167 Colleyville Blvd., Colleyville, Texas

General:

- Architectural assistance available to design a floor plan specifically meet your needs
- Professional decorator service available to assist in color and material selections
- Brick and natural stone veneer exterior with cast stone accents
- Thirty year composition shingle roof with ridge vents
- R-13 batt insulation in walls and R-30 batt and blown insulation in attic
- Tyvek house wrap and poly-seal energy package
- Radiant Barriers on attic ceiling.
- Engineered post-tensioned concrete foundation

H.V.A.C. and Electrical:

- 13-SEER air conditioning and electric heat
- Each unit engineered for space configuration and heat load
- Pre-wired for security system
- 2 Telephone and data conduits and outlets in each room

Interior Features:

- Approximately 360 square feet of decked attic space with 50# live load per unit
- Commercial quality carpeting in offices, custom tile flooring in bath
- Insulated glass windows
- Custom wood base, casing and crown molding
- Solid core six panel interior doors
- Six panel steel entry door with dead bolt locking hardware
- Coffee bar with upper and lower cabinets and laminate counter top
- Six gallon electric water heater
- A.D.A. compliant uni-sex restroom

Common Areas:

- Security Lighting
- Professionally landscaped with automatic sprinkler system

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SITE PLAN

