



1000 COIT – CASE STUDY

Commercial / Office, Industrial, Tech / Plano, TX

OPPORTUNITY

Westmount acquired the 420,025 square-foot, two-story, fully air-conditioned office building situated on 24 acres from Alcatel USA Sourcing, LP. The property was completely vacant and deemed as surplus real estate by Alcatel. The property had several desirable characteristics including its infrastructure, proximity to fiber optic networks, redundant electrical feeds, and location in the heart of a rapidly growing suburb of Dallas, Texas.

SOLUTION

Westmount undertook several space planning studies, demolition, and interior clean-up in order to prepare the space for multi-tenant leasing options and multiple exit strategies.

TAKEAWAY

Within just 9 months, Countrywide Mortgage was attracted to the amenities and location that the property offered and purchased the building outright.



420K TOTAL SQUARE FEET



1 YEARS HELD



OF BUILDINGS

2.23x

PROJECT MULTIPLE

197.8%

PROJECT LEVEL IRR