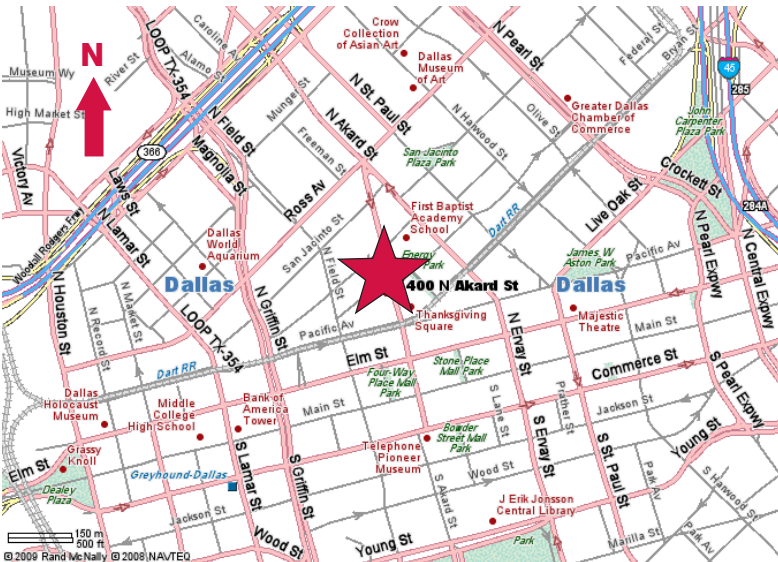


For Sale/Lease

The Houseman Building
400 N. Akard Street, Dallas, Texas
45,727 Square Feet



- Four-Story Office Building
- Building Signage Available
- Rooftop Patio
- Large Basement For Office or Storage
- First Floor Retail
- Connected to A/C Elevated Walkway
- 1.19:1000 Parking
- Central CBD Location
- \$8.65/SF + E
- Sale Price: Offer



NAI Robert Lynn
Commercial Real Estate Services, Worldwide.



Individual Memberships
SOCIETY OF
INDUSTRIAL AND
OFFICE REALTORS®

4851 LBJ Freeway Suite 1000 Dallas Texas 75244 Tel 214 256 7100 www.robertlynn.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

contact information:

Ken Nwokedi

NAI Robert Lynn

direct 214 256 7114

fax 214 256 7101

email knwokedi@robertlynn.com

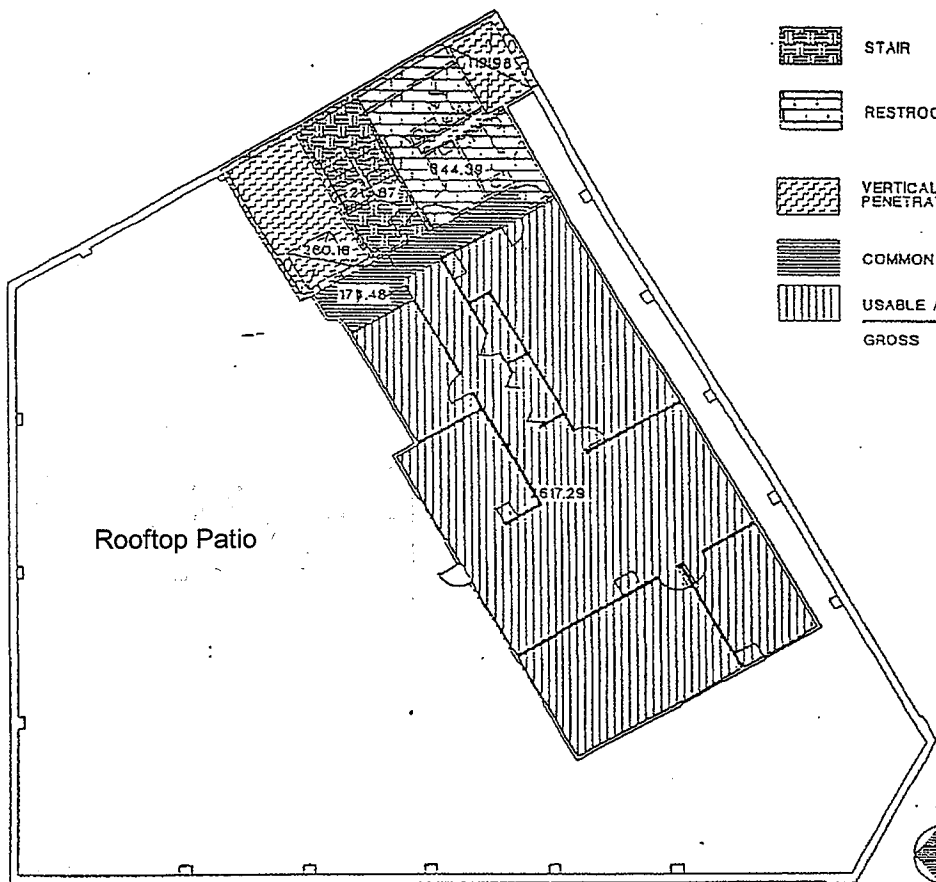
For Sale/Lease






The Houseman Building
400 N. Akard Street, Dallas, Texas
45,727 Square Feet

Houseman Building Total Gross Building Area as of January 5, 2009

	<u>Gross</u>	<u>Net Rentable</u>	<u>Vacant</u>
4th Floor	3,730 SF	3,123 SF	3,123 SF
3rd Floor	11,389 SF	10,720 SF	10,720 SF
2nd Floor	11,389 SF	10,935 SF	10,935 SF
1st Floor	<u>10,188 SF</u>	<u>9,148 SF</u>	<u>2,871 SF</u>
	36,696 SF	33,926 SF	27,649 SF
Basement	<u>9,031 SF</u>	<u>6,607 SF</u>	<u>6,607 SF</u>
Total Building Area	<u>45,727 SF</u>	<u>40,533 SF</u>	<u>34,256 SF</u>


This includes total gross building area including all vertical penetrations (such as stairs, elevators and air shafts) and mechanical areas.



	STAIR	213.67 SF	
	RESTROOM	344.39 SF	
	VERTICAL PENETRATION	380.16 SF	260.18 119.98 TOTAL- 380.16
	COMMON AREA	174.48 SF	213.67 SF 344.39 SF 380.16 SF 174.48 SF 2617.29 SF TOTAL- 3729.99
	USABLE AREA	2517.29 SF	
	GROSS	3730 SF	

AKARD STREET

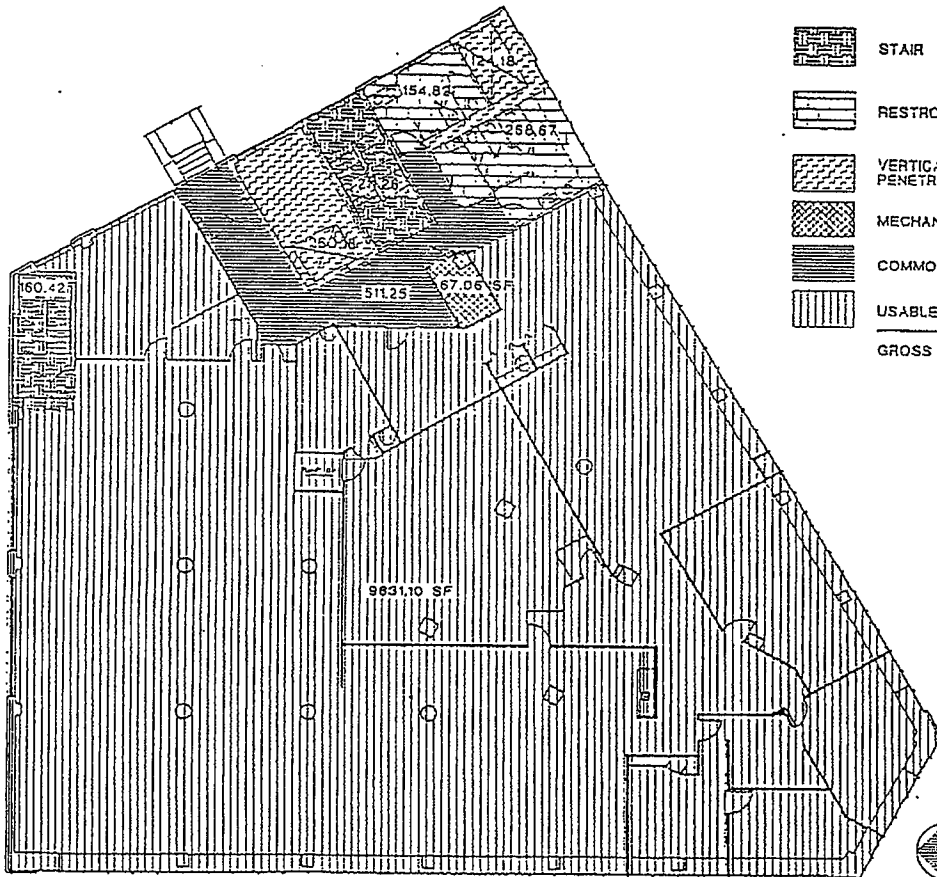
FLOOR: 4TH SUITE: 400 USF: 2617.29 RSF: 3,123 Sq FT DATE: 08/22/97

 FOURTH FLOOR PLAN

F. BROWN + ASSOCIATES
ARCHITECTS/INTERIOR DESIGNERS INC.

THE HOUSEMAN

DALLAS



	STAIR	371.88 SF	211.28 160.42 TOTAL- 371.88
	RESTROOM	423.49 SF	154.82 268.67 TOTAL- 423.49
	VERTICAL PENETRATION	384.28 SF	250.08 124.18 TOTAL- 384.28
	MECHANICAL	67.08 SF	371.88 SF
	COMMON AREA	511.25 SF	423.49 SF
	USABLE AREA	9631.10 SF	384.28 SF
			67.06 SF
			511.25 SF
			9631.10 SF
			TOTAL- 11388.84
	GROSS	11388.84 SF	

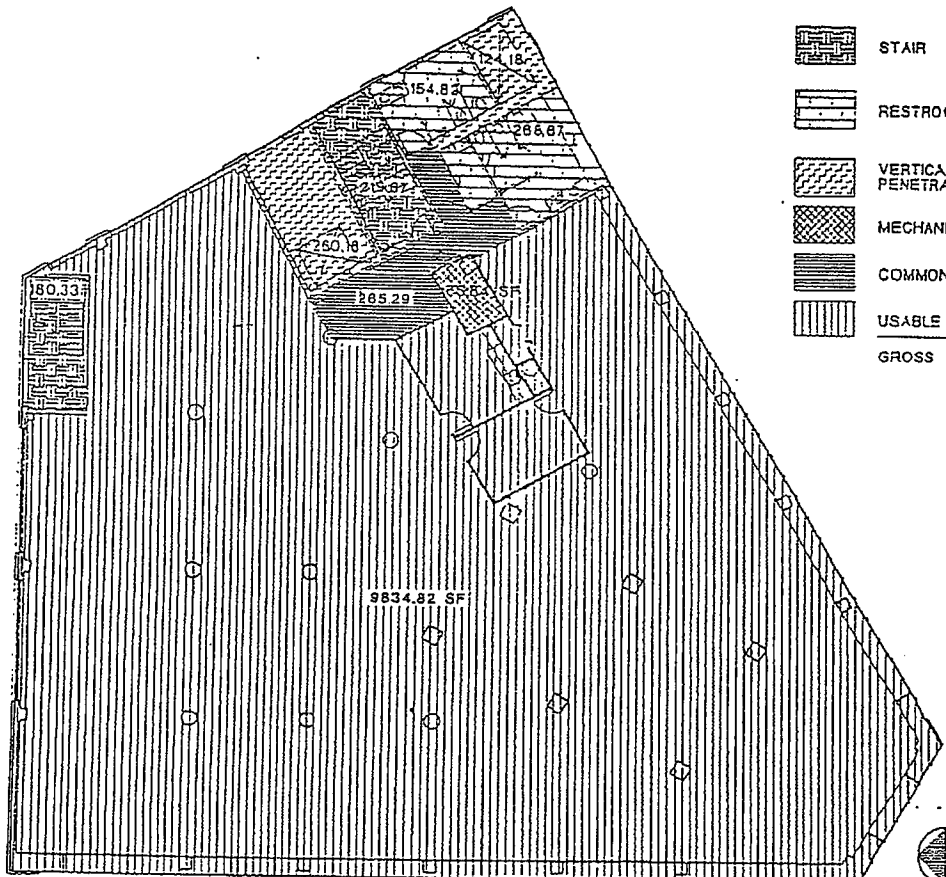
THIRD FLOOR PLAN

F. BROWN + ASSOCIATES
ARCHITECTS/INTERIOR DESIGNERS INC.

AKARD STREET
 FLOOR: 3RD SUITE: 300 USF: 9631.10 RSF: 10,720, 5₂ FT DATE: 08/22/97

THE HOUSEMAN

DALLAS



STAIR	394.00 SF	180.33 219.67 TOTAL= 394
RESTROOM	423.49 SF	154.82 288.87 TOTAL= 423.49
VERTICAL PENETRATION	384.38 SF	124.18 260.19 TOTAL= 384.36
MECHANICAL	66.84 SF	
COMMON AREA	285.29 SF	394.00 SF 423.49 SF 384.36 SF 66.84 SF 285.29 SF 9834.82 SF TOTAL= 11388.8
USABLE AREA	9834.82 SF	
GROSS	11388.81 SF	

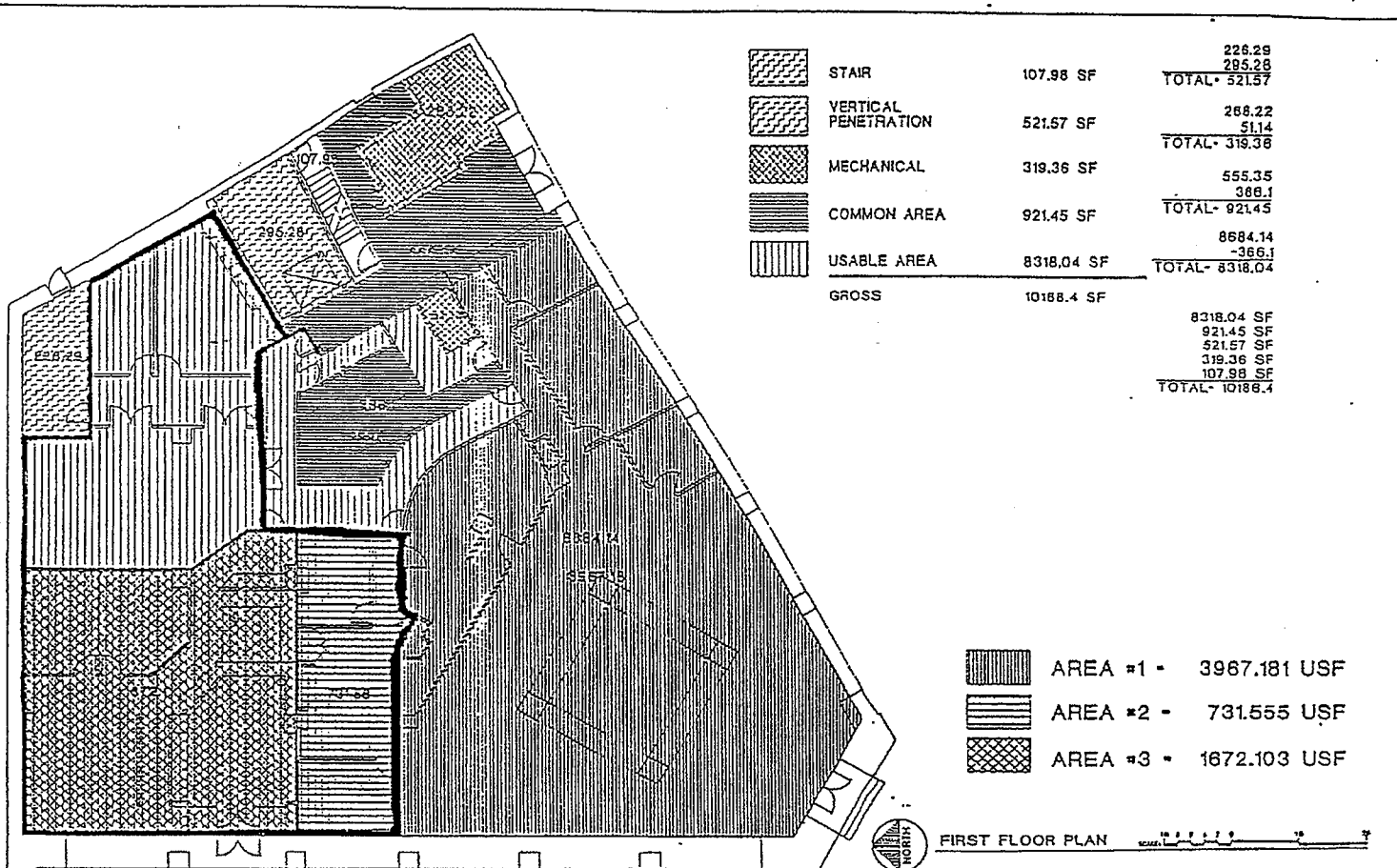
SECOND FLOOR PLAN

F. BROWN + ASSOCIATES
ARCHITECTS/INTERIOR DESIGNERS P.C.

AKARD STREET
 FLOOR: 2ND SUITE: 200 USF: 9834.82 RSF: 10,935 Sq. FT. DATE: 08/22/97

THE HOUSEMAN

DALLAS



STAIR	107.98 SF	225.29
		295.28
		TOTAL- 521.57
VERTICAL PENETRATION	521.57 SF	268.22
		51.14
		TOTAL- 319.36
MECHANICAL	319.36 SF	555.35
		386.1
		TOTAL- 921.45
COMMON AREA	921.45 SF	8684.14
		366.1
		TOTAL- 8318.04
USABLE AREA	8318.04 SF	
GROSS	10188.4 SF	
		8318.04 SF
		921.45 SF
		521.57 SF
		319.36 SF
		107.98 SF
		TOTAL- 10188.4

AREA #1	-	3967.181 USF
AREA #2	-	731.555 USF
AREA #3	-	1672.103 USF

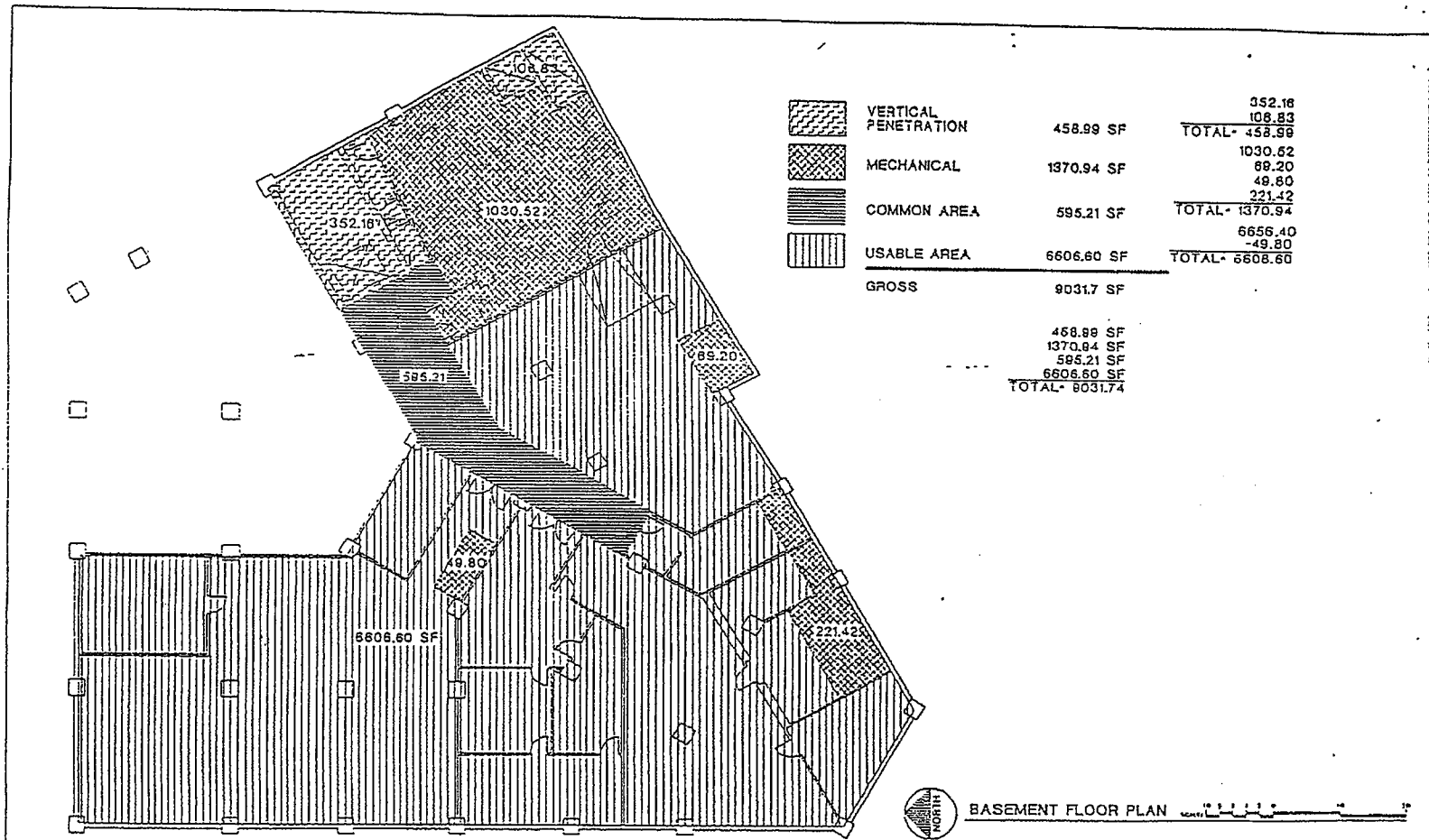
AKARD STREET

F. BROWN + ASSOCIATES
ARCHITECTS/INTERIOR DESIGNERS INC.

FLOOR: 1ST SUITE: 100 USF: 8348 RSF: 9,148 Sq FT DATE: 08/22/97

THE HOUSEMAN

DALLAS



			352.16
			108.83
		TOTAL	458.99
			1030.52
			89.20
			49.80
		TOTAL	1370.94
			6656.40
			-49.80
		TOTAL	6606.60
<hr/>			
GROSS	9031.7		
		458.99	SF
		1370.94	SF
		595.21	SF
		6606.60	SF
		TOTAL	9031.74

AKARD STREET
 FLOOR: BASEMENT SUITE: -100 USF: 6606.60 RSF: DATE: 08/20/97

THE HOUSEMAN *DALLAS*

F. BROWN + ASSOCIATES
 ARCHITECTS/INTERIOR DESIGNERS INC.