



## YOUNAN PROPERTIES, INC.

### Younan Properties Leases 21,363 SF at One Graystone Centre to Saulsbury Industries



*Younan Properties, a leading Class A office building owner and manager in six leading U.S. markets, executed a new lease of 21,363 square feet at One Graystone Centre.*

**Dallas, October 1, 2015** --- Saulsbury Industries has signed a new lease for 21,363 square feet at One Graystone Centre. The Class A property, owned and managed by Younan Properties, is located in Dallas, Texas.

Zaya Younan, Chairman and CEO of Younan Properties, Inc., described the transaction as a sign of good things to come from the Dallas economy. "This is another indication of the strength of the Dallas market, which has added more than 110,000 jobs in the last year and has added nearly 3.2 million square feet of positive absorption year to date."

Blake Shipley, Vice President of Jones Lang LaSalle and leasing broker for One Graystone Centre, added, "We're thrilled to welcome Saulsbury to Graystone Centre. They're the most recent example of Graystone's repositioning within the marketplace and are part of the mounting evidence that the LBJ submarket is a great place for investment by owners and tenants alike."

The 15-story, 301,378 square foot property has excellent visibility from the LBJ Freeway and is easily accessible from the I-35 and Dallas North Tollway. The building offers a fitness center, 14-person conference room, on site deli and security, fully remodeled restrooms, common area corridors, and elevator lobbies. Exterior upgrades have just been completed, including an all new redesigned surface parking lot and main entry roundabout, all new circulation roadways, new landscaping, trees, new lighting, and new monument signage. Interior upgrades include new spec suites, restrooms and a new restaurant, which currently is in progress. Amenities such as these have enhanced the property's attraction significantly.

Saulsbury was represented by Daniel Rudd, Executive Vice President of Colliers International. Rudd said, "We were happy to find Saulsbury a great home at Graystone Centre. It fit the location criteria perfectly and I believe will be even better once the 635 work is fully completed. Blake Shipley did a great job on his end and Younan was very accommodating to complete the transaction. I am sure that Saulsbury is excited about getting into the building."

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