



Expressway Tower

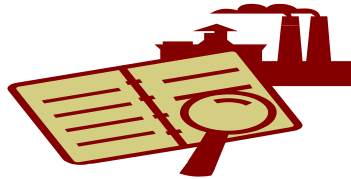


Building Inspections

The annual elevator inspections were performed in September. New certificates will be displayed in the elevators once we receive them from the Texas Department of Licensing and Regulations.

The building's annual boiler inspections will occur in October. This will enable us to keep you warm and toasty during the winter months. This inspection will not interfere with any tenant business.

The annual fire marshal inspection will occur in October. Make sure you have your Certificate of Occupancy visible and that the number of items plugged into your electrical outlets meets Dallas code.



Meet New Tenant—McRoberts & Company

Formed in 1982, McRoberts & Company provides commercial real estate counseling, brokerage, and valuation/evaluation services. Expertise in commercial real estate includes institutional investment-grade properties, including mixed-use, office, retail, and industrial properties, multifamily, hotels, and development land.

Counseling assignments have involved a multitude of complex commercial real estate issues. Transaction/brokerage work has included the acquisition/sale of income type properties, as well as office and retail lease representation. Valuation and evaluation assignments have included appraisal, partnership interest valuation, partial interest valuation, highest and best use studies, market studies, rent studies, as well as air rights and feasibility studies.

McRoberts & Company's performance is distinguished by its professional integrity, expertise, judgment, knowledge, and willingness to undertake complex assignments. Mr. McRoberts is a qualified real estate expert in both state and federal courts in the United States and in Canadian federal court. Mr. Tarrant is a qualified real estate expert in Texas courts.

McRoberts & Company is located in suite 1070.

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Daylight Savings Time Ends
November 6th



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SMU's Playboy Past

By Ashley Withers, The Daily Campus

"Bend your knees straight down. Lean forward just enough, but not too far."

According to Karen Drennan, former Playboy Bunny, that is how you perform the "bunny dip," the signature move from the Dallas Playboy Club.

The same club that used to call SMU's Expressway Tower home in the late 1970s.

SMU acquired the Expressway Tower in January of 2006, and before the fall semester of 2007 began, university offices had made the move across the highway.

"We needed more room on campus, so we started moving all nonessential campus offices to the Tower," SMU director of real estate William Nemeth said. "About 40 percent of the building now is SMU offices."

Today, the Expressway Tower is home to the human resources department, Park 'N Pony and some offices for the school of education and the school of engineering.

The treasurer's office is scheduled to move there in October.

Now a university hub for processing paperwork, it is hard to imagine the 15-story office building on the corner of Yale

Boulevard and North Central Expressway as the hotspot of the city.

"We were iconic at that time," Drennan said. "The club was a magnet for Dallas."

Drennan was one of the first 200 bunnies picked for the grand opening of the Dallas Playboy Club in 1977.

Though only 17 when the Bunny Hunt began, she lied about her age in order to get the job.

Her father, local television news anchor John Criswell, didn't approve, but Drennan knew this was the job for her.

"It was just so much fun," Drennan said. "It was the best experience to work there back then."

Drennan put herself through the University of Texas at Dallas with the tips she earned by waiting tables and doing the "bunny dip." She remembers making around \$300 a night, serious money in the seventies.

At that time, the drinking age was only 18, so Drennan remembers both students and professors making their way to the club after hours.

"It was the place to be," Drennan said. "People were always lined up outside the door."

The Expressway Tower was first built in 1968, and it has housed a variety of different offices.

In addition to the Playboy Club, it also previously served as the Dallas Cowboys office.

"The building was built by the former owner of the Cowboys," Nemeth said. "In fact, the AUP parking lot used to be the Cowboys practice field."

According to Drennan, this proximity often fueled the rivalry between the Playboy Bunnies and the Dallas Cowboys Cheerleaders back in the day.

"The cheerleaders once said to a newspaper, 'We're not stewardesses, hookers or Playboy Bunnies,'" Drennan said. "We just thought that comparison was ridiculous, because there was never any nudity at the club! They were just jealous."

Though the club closed in 1982 and the whole surrounding area has changed over the years, Drennan has nothing but fond memories of her time as a Dallas bunny.

Flu Season Is Here!

It is that time of year again! Flu Season is upon us and we are already dealing with an outbreak of seasonal Influenza.

Symptoms of Influenza can be; Fever, Cough, Sore Throat, Body Aches, Headache, Chills, Fatigue, Diarrhea and Vomiting. To avoid catching the flu, wash your hands regularly with soap and warm water for at least one minute, cover your mouth when you cough, and if you are sick, stay home to avoid infecting co-workers as both types of flu are highly contagious. This year one flu shot will cover both seasonal influenza as well as the swine flu

If you are experiencing any of flu symptoms then it is best that you consult your physician and follow all instructions, get plenty of rest, stay hydrated by drinking plenty of liquids, and take over the counter pain relievers cautiously, as needed, and as directed by your physician.

We all need to work together to keep the spreading of either flu virus to a minimum so we can stay healthy this holiday season. Super Value Pharmacy will be offering vaccinations at Expressway Tower Wednesday, October 5th from 1pm—2pm.

State Fair of Texas— Sept. 30—Oct. 23

State Fair of Texas is the organization responsible for producing the well-known event of the same name. A 24-day showcase of entertainment, exhibits, and competition, it's presented in Dallas each fall in historic Fair Park, a 277-acre complex recognized for its beautiful landscaping and unique collection of art deco architecture.

Founded in Dallas in 1886 by a group of civic leaders who wanted to focus attention on their young city's accomplishments and prospects, the State Fair of Texas has consistently offered its visitors a first look at the newest and best in products and performances.

Many national corporations and local businesses participate in the Fair as sponsors and exhibitors. The event's total economic impact on the Dallas/Ft. Worth area has been calculated at more than \$300 million annually. State Fair of Texas, Inc. is a private, non-profit corporation. It receives no funds from state, federal, or local government and it entirely self-supporting. Programs and policies are set by a 55-member board of directors.

The State Fair of Texas will open daily, Sept. 30-Oct. 23, 2011. Exhibit hours are Friday thru Monday 10:00am to 10:00pm. ; Tuesday thru Thursday 10:00am to 9:00pm.

Management Office Closing Dates To Remember— Thanksgiving Holiday - November 24th & 25th New Years Eve Holiday - January 2nd

Renewals	New Tenants
Pulliam & Cable, P.C.	McRoberts & Company
James Barklow & Gordon Bogen	Madison Realty Investors, Inc.
New St. Peters Presbyterian Church	SMU Office of the Treasurer

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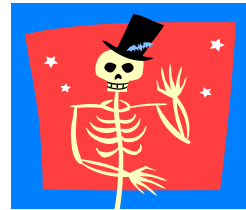
Restroom Renovations Continue

In order to make Expressway Tower a better building and office environment for you, we have completed another set of restroom renovations. The 8th & 9th floor men's and women's restrooms received a remodel with new paint, tile and urinals.

Join us in lobby for our Halloween Tenant Appreciation Cookie Event. Decorated cookies from Pokey O's will be served on

Thursday, October 27th

from 2pm—3pm.



Fall Fun

Word Search

Fall Word Search

Hint

Back

Words left: 16

O	H	T	H	A	N	K	S	G	I	V	I	N	G
O	U	Z	A	I	Y	E	K	R	U	T	M	O	K
U	W	B	L	P	N	A	S	B	C	C	W	G	R
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AUTUMN
CORNUCOPIA
GOURD
HALLOWEEN
HARVEST
HAYRIDE
LEAVES
MAIZE
NOVEMBER
OCTOBER
PUMPKIN
RAKE
SCARECROW