

MERIT TOWER

12222 MERIT DRIVE • DALLAS TEXAS 75251

CLASS A OFFICE • FOR LEASE • 398,767 TOTAL SF



MERIT
TOWER



Gildenson.com/MeritTower



GILDENSON
REAL ESTATE
Commercial • Residential REALTOR

FOR LEASE • 398,767 TOTAL SF PROPERTY OVERVIEW

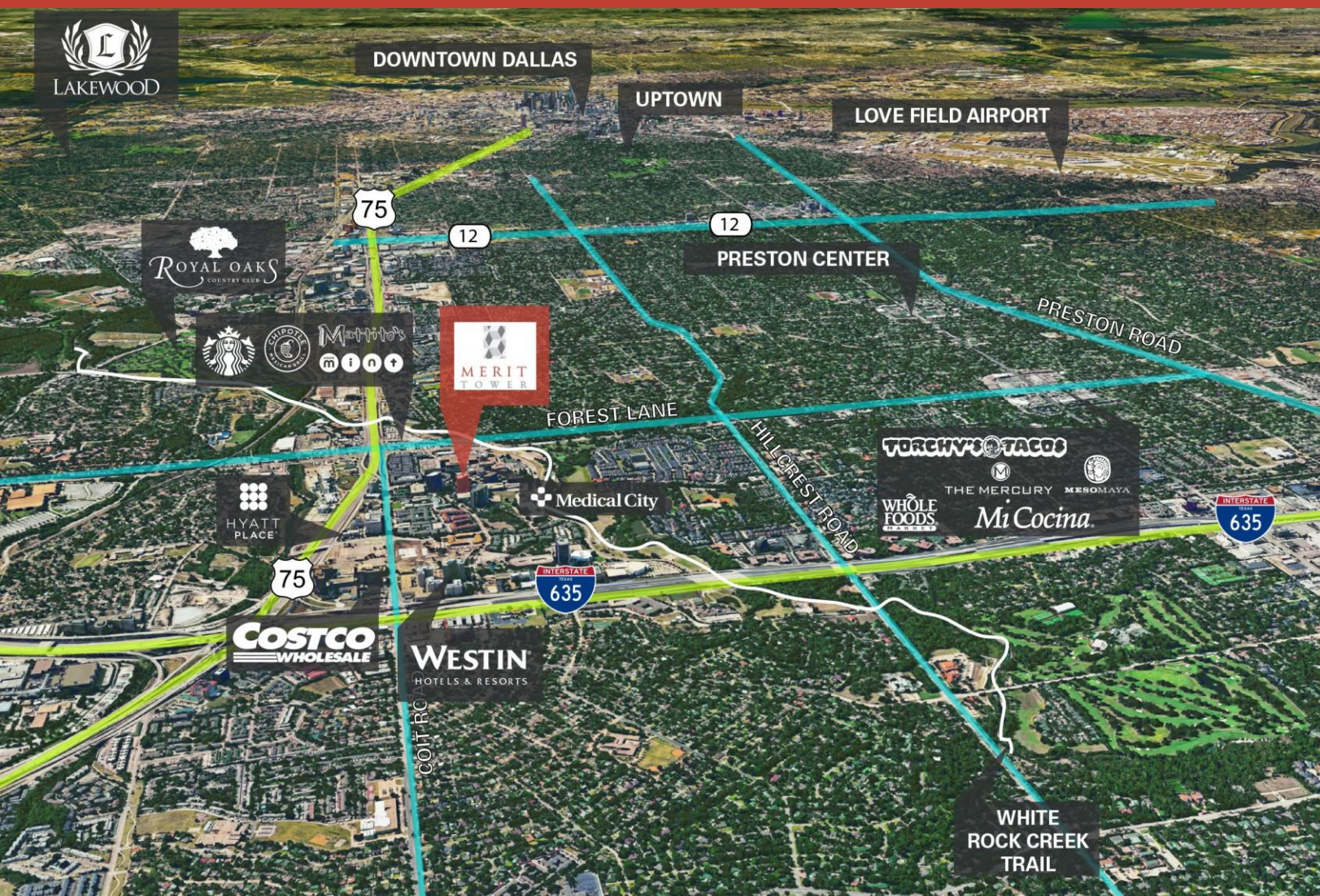


Property Description

- Class A office High Rise located in the Prestigious Dallas Park Central area
- Outstanding Energy Efficiency:
 - Awarded Energy Star Label 2021, 2020, 2019+
 - Tenants Enjoy one of the Lowest Electricity costs in comparison to similar buildings in USA
- World-Class Service Excellence: Management, Leasing & Maintenance On-site
- Exquisite Café with Outstanding Service and Affordable Menus
- Exclusive Fitness Center Club with:
 - Professional-grade equipment, Showers, and Lockers
- Sophisticated Conference Facility with:
 - Team Room (Up to 42 person capacity)
 - Executive Room (Up to 10 person capacity)
- Get Away and Relaxing Tenant Lounge
- 24/7 Security/Courtesy Officer
- 6 Level Structured Parking garage with elevators attached to building



FOR LEASE • 398,767 TOTAL SF AERIAL LOCATION



Area Amenities

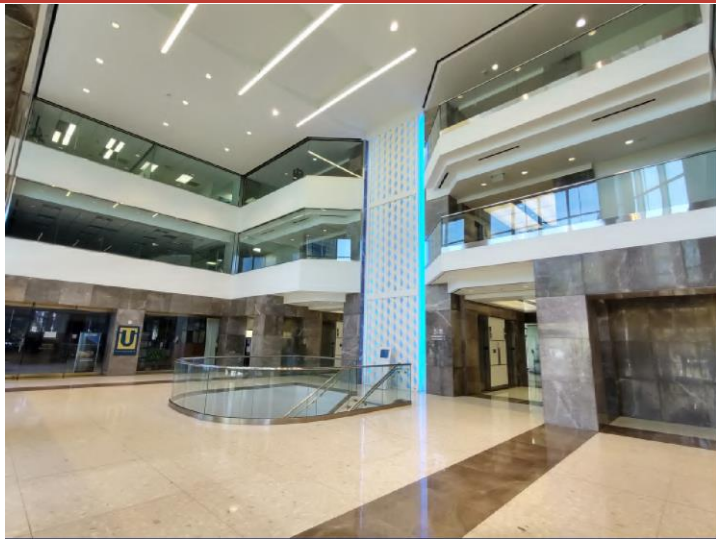
- Excellent location with direct access to US-75 and I-635
- Close proximity to:
 - Hotels, dining, and shopping
 - Love Field Airport
 - Medical City Hospital



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FOR LEASE • 398,767 TOTAL SF
AVAILABLE SUITES



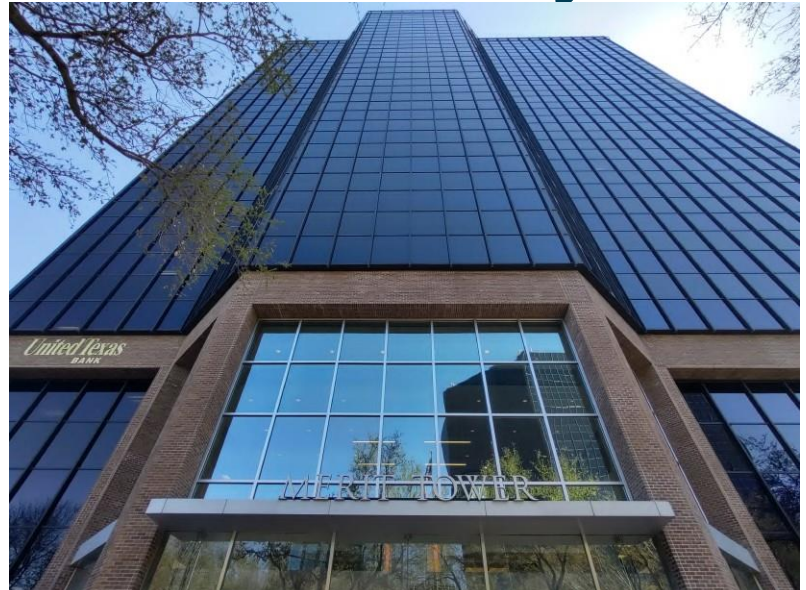
**Our Class-A
buildingspace is in
high demand due to
efficient Electricity
and CAM costs, as
well as our unique
amenities.**

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**Please Contact Us
for Availability!**



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