



Hidden Grove

OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251

RCP

Hidden Grove

OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251



RESERVE
CAPITAL PARTNERS

Dallas, TX

Hidden Grove is a modern, Class A office building with a unique park-like setting in a prime Dallas location, while offering tenants a garden environment.

The property is comprised of a four-story office building constructed above 2.5 levels of garage parking. Hidden Grove offers a corporate campus setting with scenic garden/pond views and access to the White Rock Trail.

Property Highlights

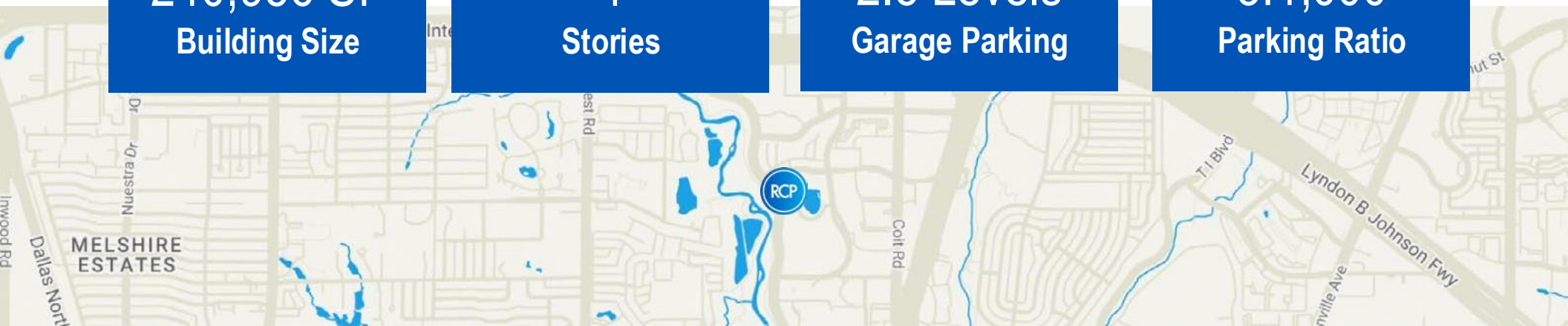
- 240,956 total building SF
- Convenient structured parking
- Onsite property management
- Wifi in all common areas
- Outdoor seating area & walking paths
- On-site bike racks
- Cafe and deli
- Adjacent to White Rock Creek running and biking trail
- Q1 2024 lobby renovations
- Move-in ready suites
- State of the art fitness center
- Whiskey lounge
- Large & small conference rooms
- Personal balconies
- Waterfront views
- Large floorplates
- Onsite massage therapist

240,956 SF
Building Size

4
Stories

2.5 Levels
Garage Parking

3:1,000
Parking Ratio



Hidden Grove

OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251



Amenities

- 3:1000 free garage parking (Reserved is \$75/month)
- On-site security 7am-7pm
- On-site management
- Whiskey Lounge
- Large training room & boardroom with patio
- Weekly massage services
- Connected to White Rock Trail
- Fitness center with personal training, and full locker rooms with showers

Hidden Grove has a beautiful, glass lobby that reaches all the way to the 4th floor and separates the north and south pods of office space. The building is unique because it offers tenants the ability to take escalators or elevators, as well as access the pond/walking trail garden area, in addition to the White Rock Trail access.

Availability

- Suite 170N – 1,288 SF – Second Gen/Move-In Ready
- Suite 210S is a 1,687 RSF- Second Gen
- Suite 250S is 8,427 RSF- Modern Spec Suite
- Suite 260S is 5,943 RSF- Shell
(Contiguous with Suite 250S to total 14,370 SF)
- Suite 275S is 5,615 SF- Spec Suite
- Suite 300N is 30,635 RSF- Second Gen Corporate Space
- Suite 390S is 8,549 RSF- Second Gen
- Suite 400S is 42,989 RSF- Full Floor

See the following pages for floor plans.

Hidden Grove

OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251

RCP RESERVE
CAPITAL PARTNERS

Area Map

RESTAURANTS

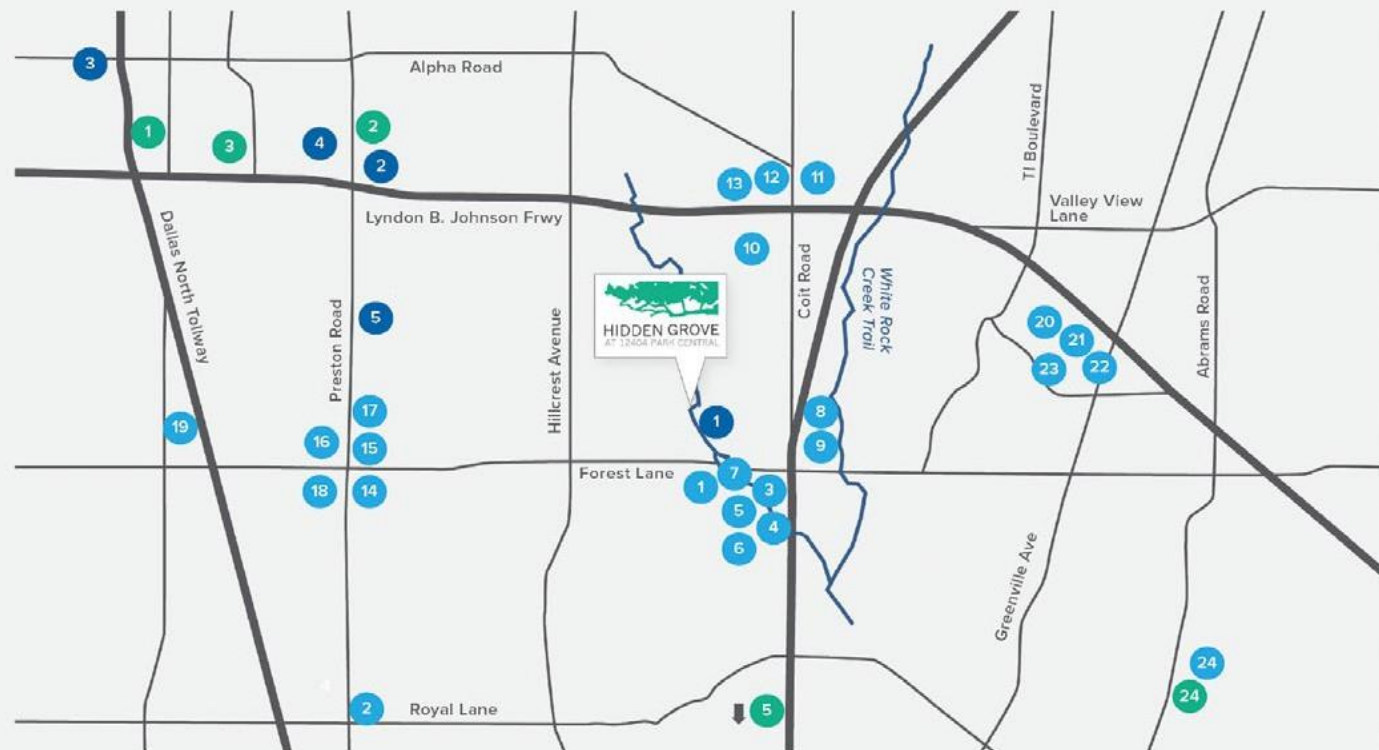
- | | |
|----------------------|---------------------------|
| 1. Starbucks | 13. In-N-Out Burger |
| 2. Central Market | 14. Pei Wei |
| 3. Mattito's Tex-Mex | 15. Jimmy John's |
| 4. Chipotle | 16. Snappy Salads |
| 5. Dickey's Barbecue | 17. La Madeleine |
| 6. Boston Market | 18. Mi Cocina |
| 7. Schlotzsky's | 19. Chick-fil-a |
| 8. Whataburger | 20. Outback Steakhouse |
| 9. Popeye's | 21. Olive Garden |
| 10. Benihana | 22. Cheddar's Causal Café |
| 11. McDonald's | 23. Red Lobster |
| 12. Subway | 24. Starbucks |

FITNESS CENTERS

1. Vitality Fitness Center
2. LA Fitness
3. TELOS Fitness Center
4. Better You Fitness
5. Cooper Fitness Center

SHOPPING

1. Galleria Dallas
2. Preston Village
3. Target
4. Preston Royal Village
5. NorthPark Center



Hidden Grove

OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251

RCP RESERVE
CAPITAL PARTNERS

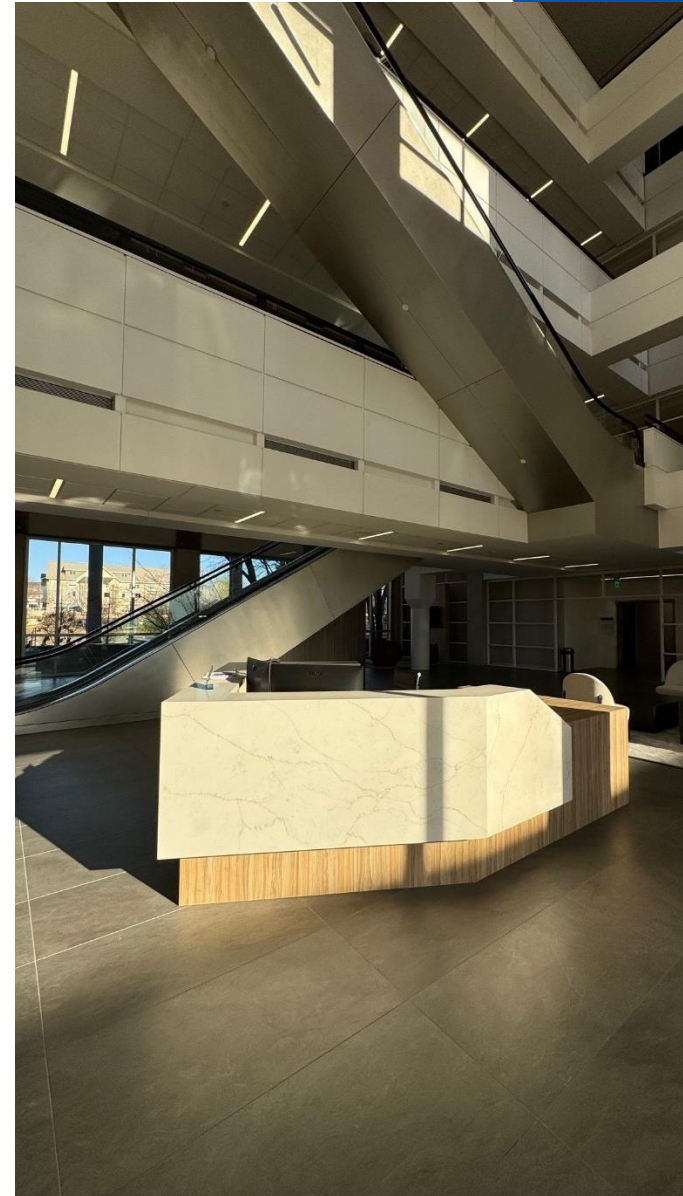
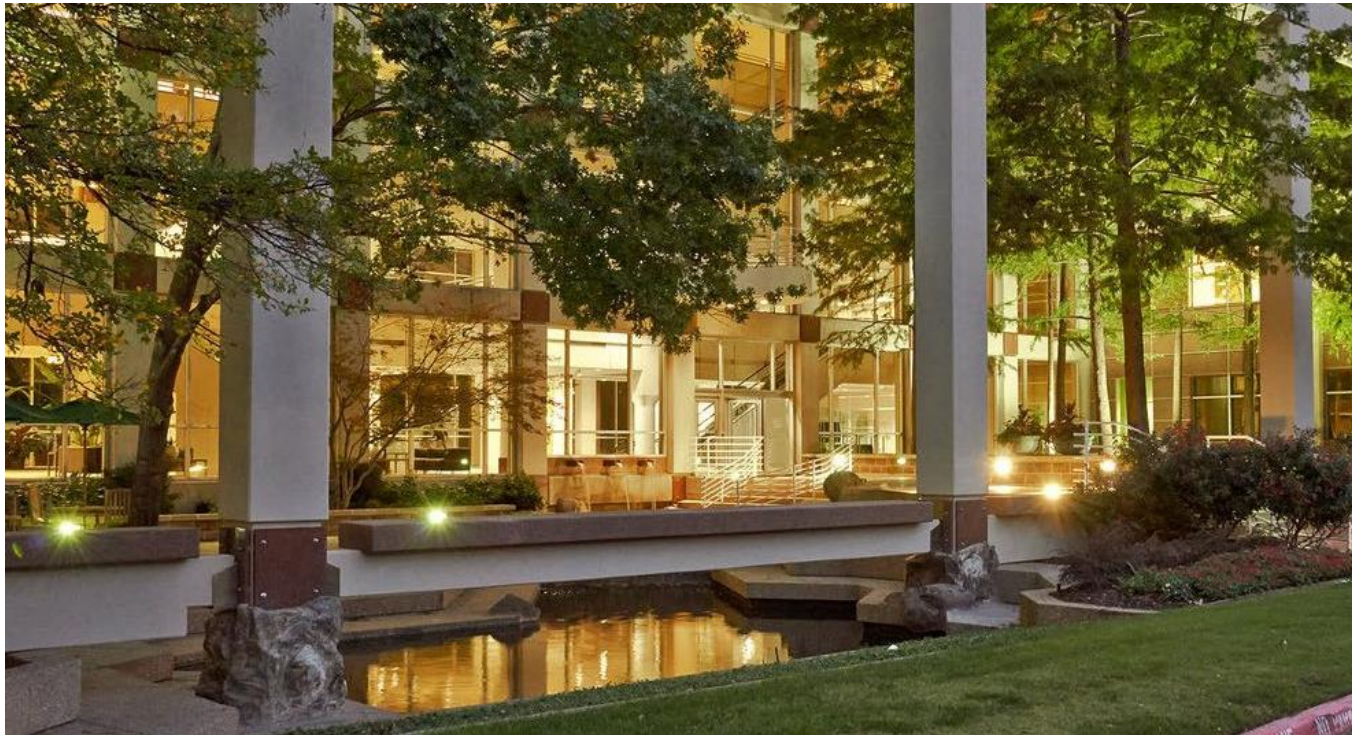


Hidden Grove

OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251

RCP **RESERVE**
CAPITAL PARTNERS

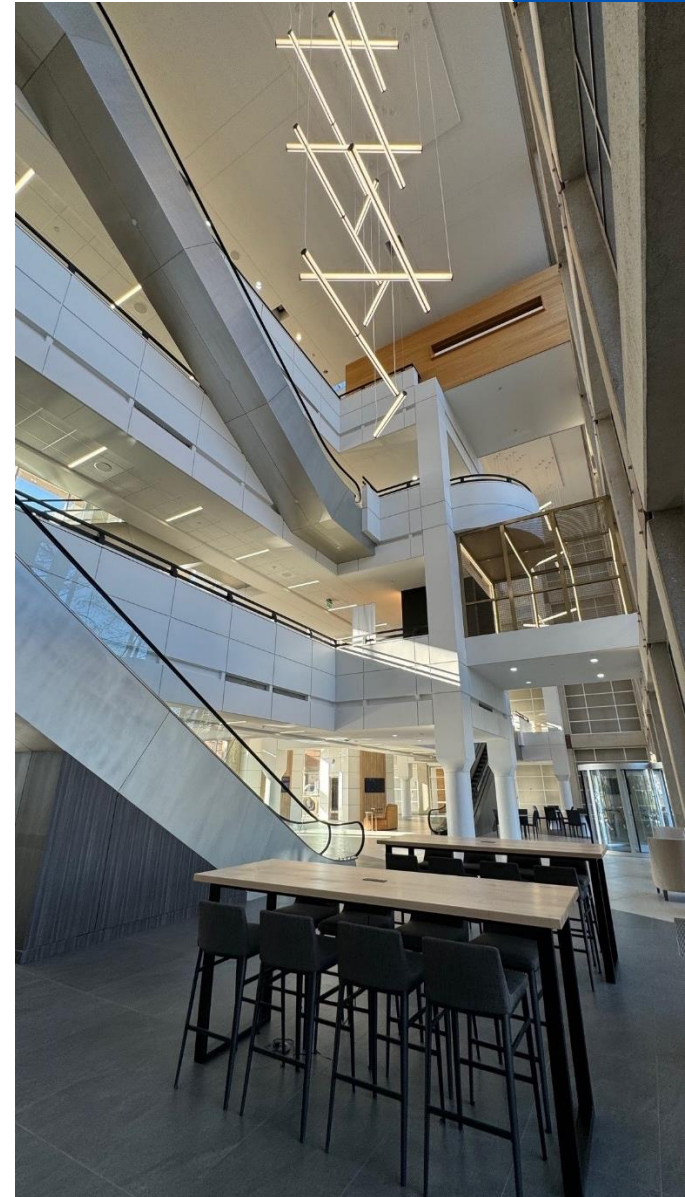


Hidden Grove

OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251

RCP RESERVE
CAPITAL PARTNERS



Hidden Grove

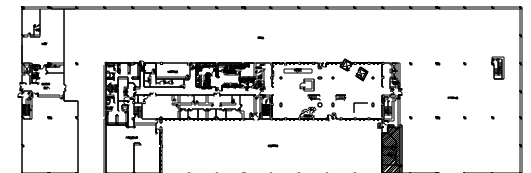
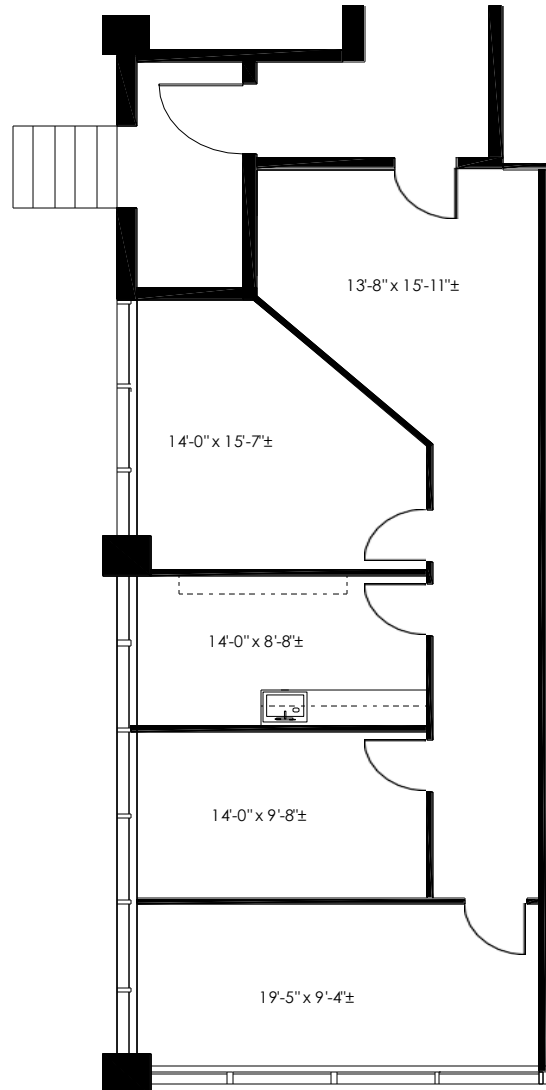
OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251

RCP RESERVE
CAPITAL PARTNERS

Suite 170N- 1,288 SF

- Spec suite
- Great ingress/egress
- Break area
- Courtyard views



FIRST FLOOR

Hidden Grove

OFFICE / FOR LEASE

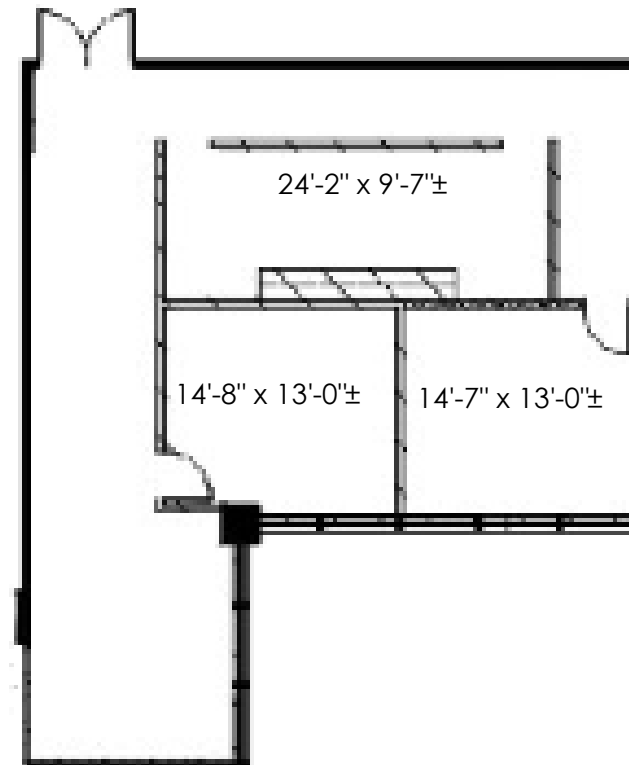
12404 Park Central Drive, Dallas, TX 75251



RESERVE
CAPITAL PARTNERS

Suite 210S- 1,687SF

- Second gen space
- Glass sidelight offices
- Great natural light



Hidden Grove

OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251

RCP RESERVE
CAPITAL PARTNERS

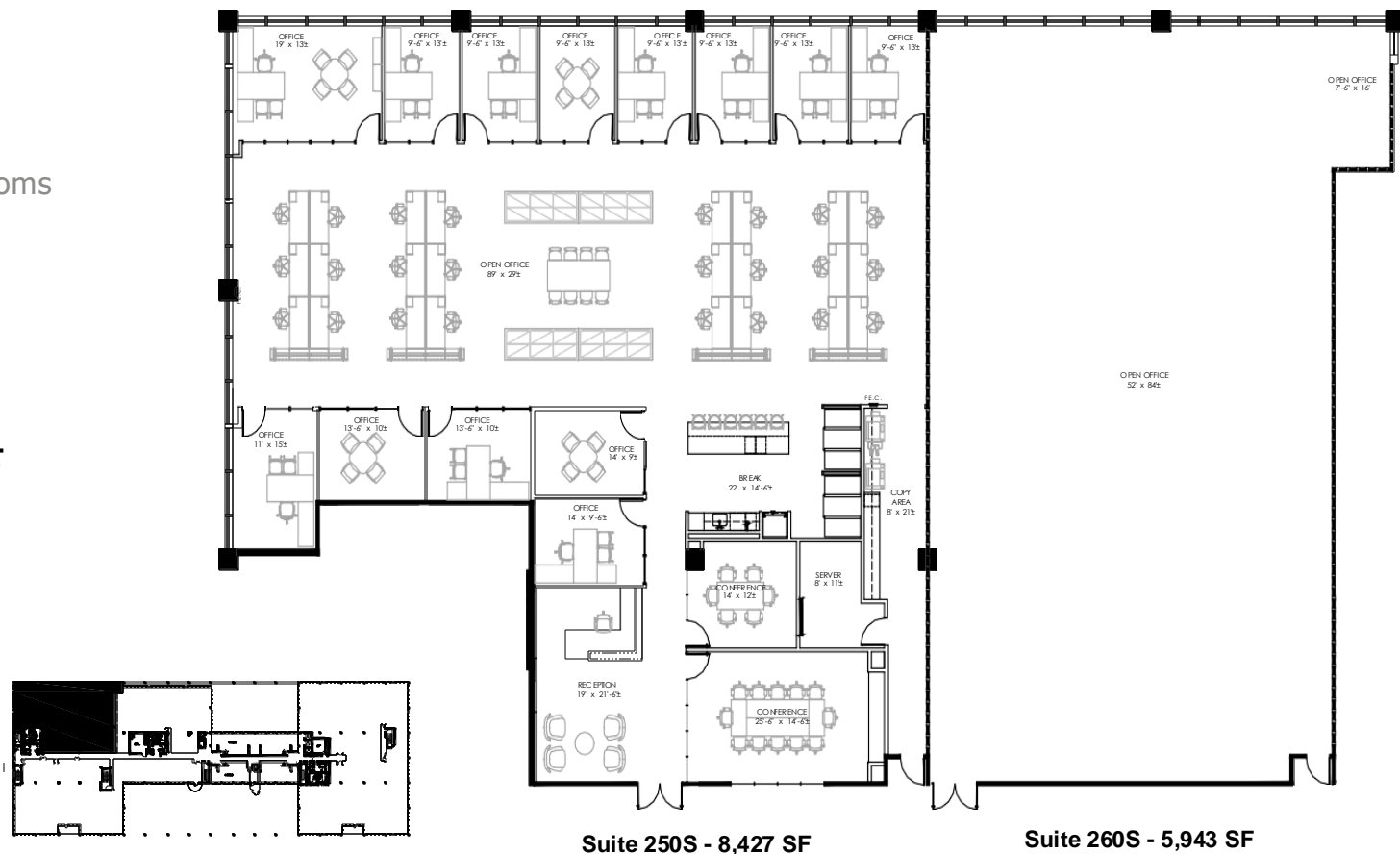
Suite 250S- 8,427 SF

- Spec suite
- Framed glass offices
- Open break area
- Two glass conference rooms
- Polished concrete floor
- Exposed ceilings
- Excellent natural lighting

Suite 260S- 5,943 SF

- Shell space

Total Contiguous Space - 14,370 SF



Hidden Grove

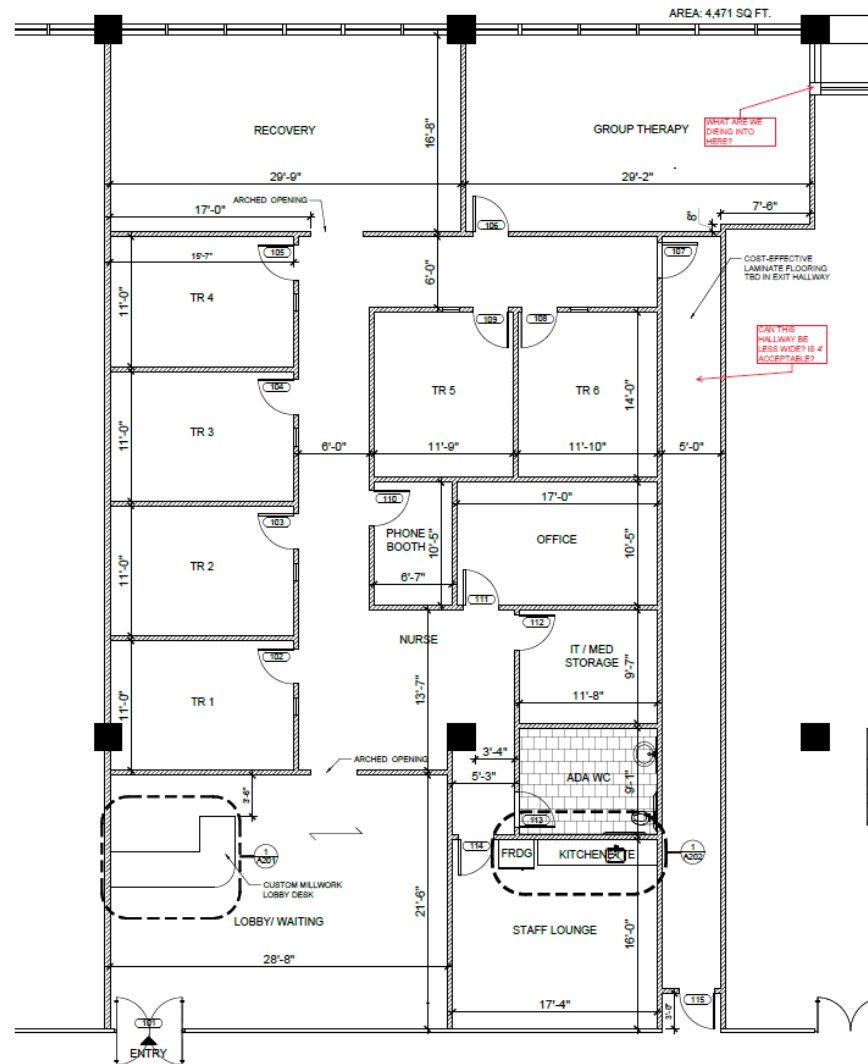
OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251

RCP RESERVE
CAPITAL PARTNERS

Suite 260S- 5,943 SF

- Partial shell space
- Framing has been installed, dry wall yet to be installed



① CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

Hidden Grove

OFFICE / FOR LEASE

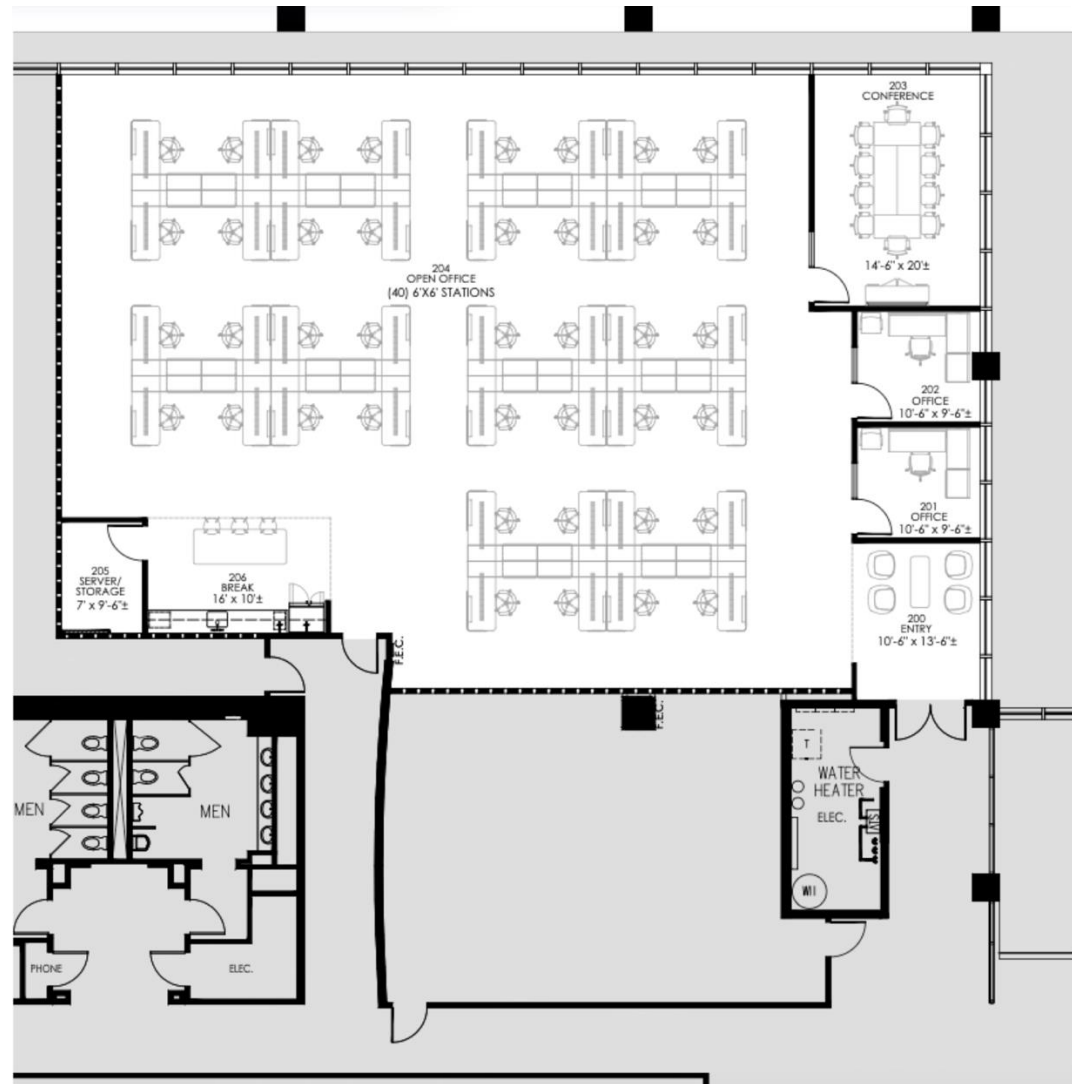
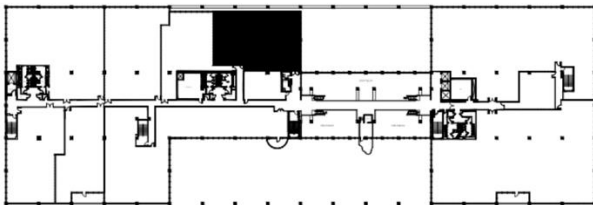
12404 Park Central Drive, Dallas, TX 75251



RESERVE
CAPITAL PARTNERS

Suite 275-S | 5,615 SF

- Spec Suite
- Break Room
- Lounge Area
- 2 Private Rooms/Offices



Hidden Grove

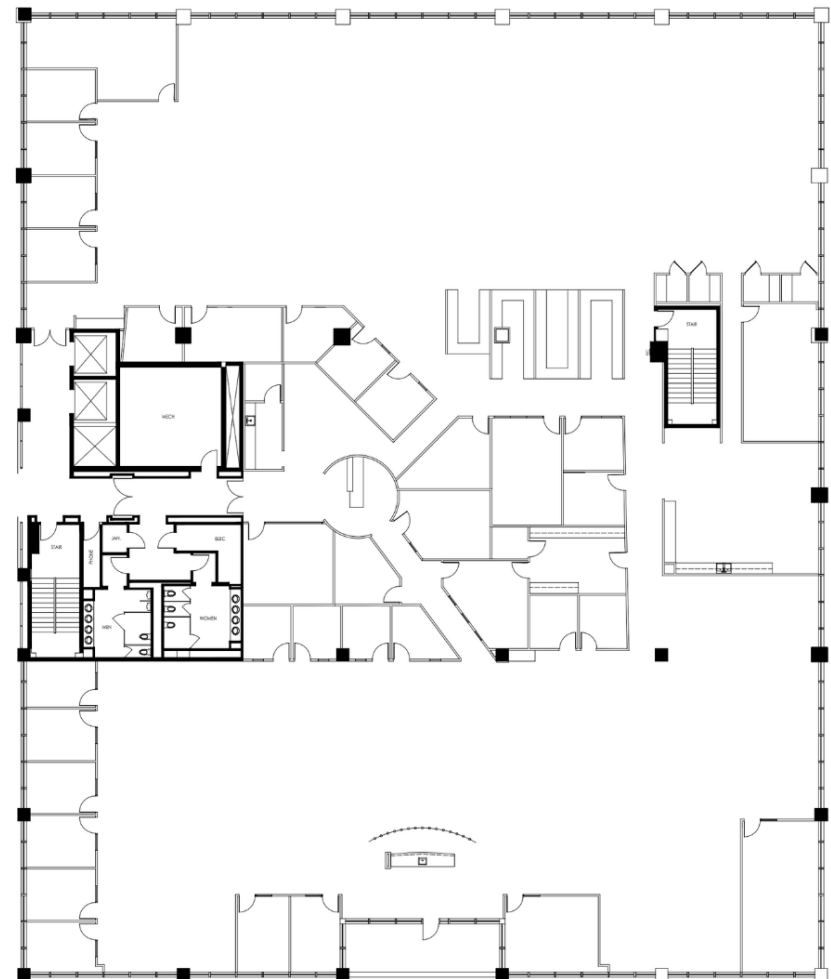
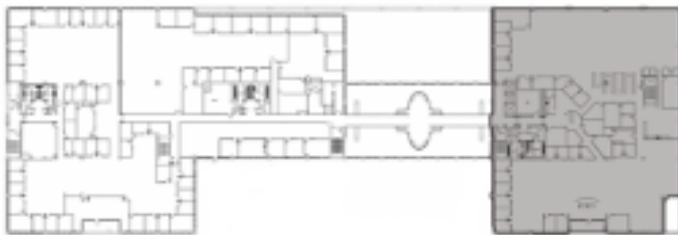
OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251

RCP RESERVE
CAPITAL PARTNERS

Suite 300-N | 30,635 SF

- Second Gen Corporate Space



Hidden Grove

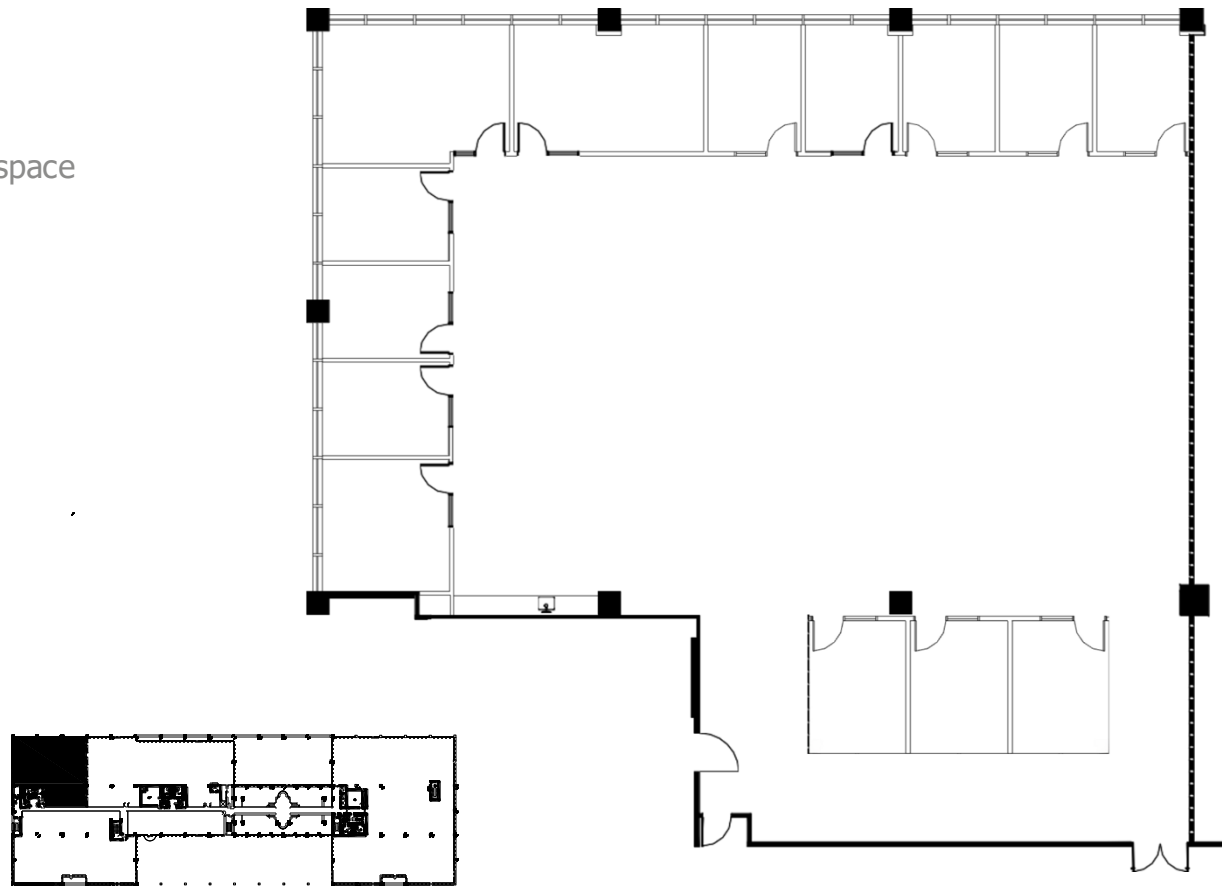
OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251

RCP RESERVE
CAPITAL PARTNERS

Suite 390S- 8,549 SF

- Second gen space
- Glass sidelight offices
- Lake views / natural lighting
- Mix of offices and open workspace



Hidden Grove

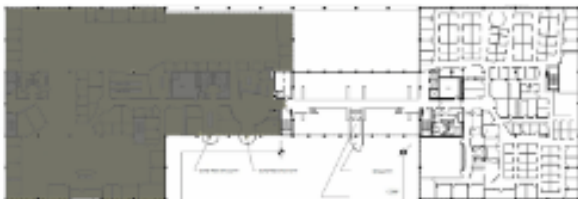
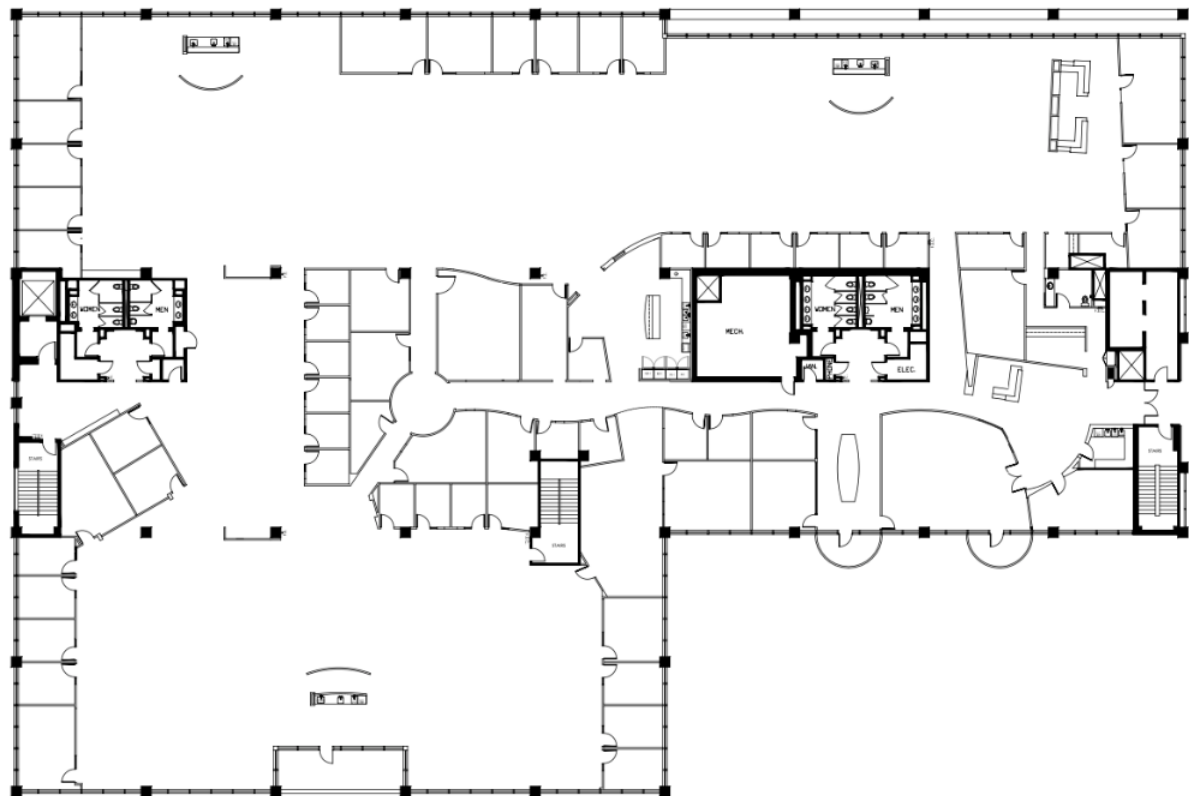
OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251



Suite 400-S | 42,989 SF

- Second gen space
- Lake views / natural lighting
- Mix of offices and open workspace
- Personal balconies



Property Contact

Leasing Team:

Grant Frerichs

grant@reservecappartners.com

c 214.601.0722

Property Management:

Kristen Schwartz

kristen@reservecappartners.com

o 214.983.1360

24 Hour Security:

o 972.273.0300



The information presented was obtained from sources deemed reliable;
however, Reserve Capital Partners does not guarantee its completeness or accuracy.

©RESERVE CAPITAL PARTNERS LLC | RESERVECAPPARTNERS.COM

12404 Park Central Dr. Suite 250-S

Dallas, TX 75251

214.983.1360