

# MERIT TOWER

12222 MERIT DRIVE • DALLAS TEXAS 75251

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



MERIT  
TOWER



[Gildenson.com/MeritTower](http://Gildenson.com/MeritTower)



GILDENSON  
REAL ESTATE  
Commercial • Residential REALTOR

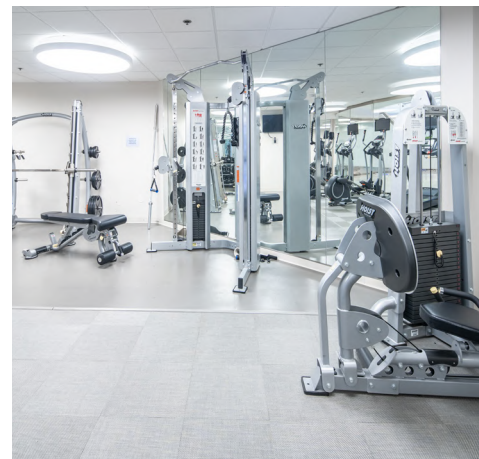


# FOR LEASE • 398,767 TOTAL SF PROPERTY OVERVIEW



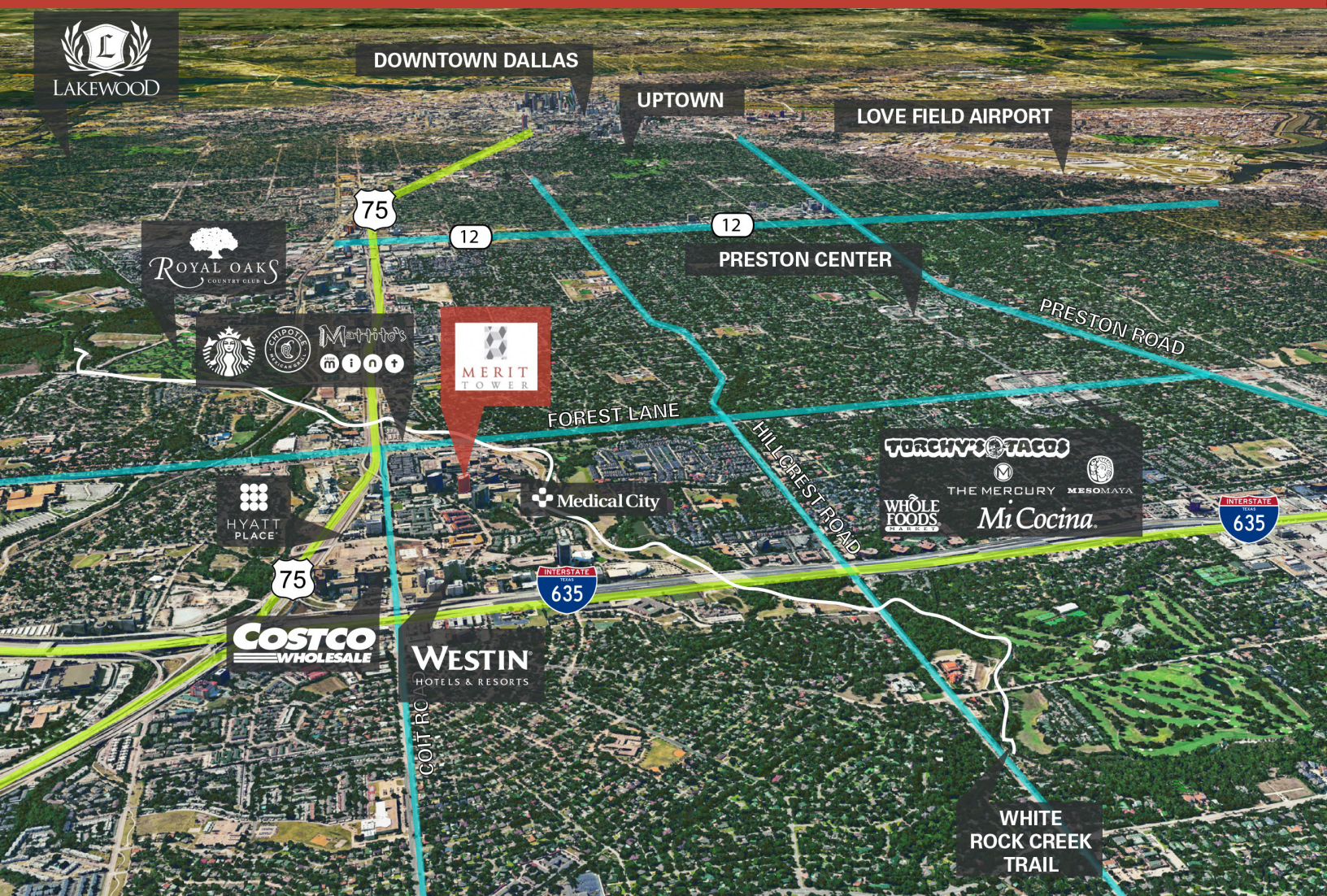
## Property Description

- 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  
building space 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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