



TOWER AT PARK LANE

Be Seen,
Be Connected.

Empower Your
Business at
Tower at Park Lane

8750 N Central Expy
Dallas, TX 75231

Lincoln

REAL | CAPITAL | SOLUTIONS

Dallas' Hub for Growth and Connections

PRIME DALLAS TROPHY OFFICE TOWER:
509,818 square foot, 20-story Class A office building.

ACTIVE \$13 MILLION CAPITAL IMPROVEMENTS:
New, well capitalized ownership.

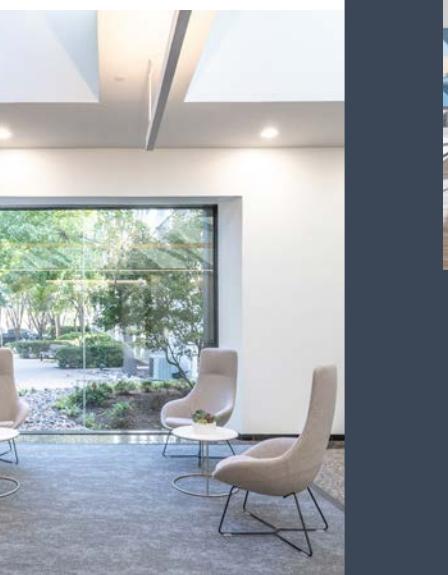
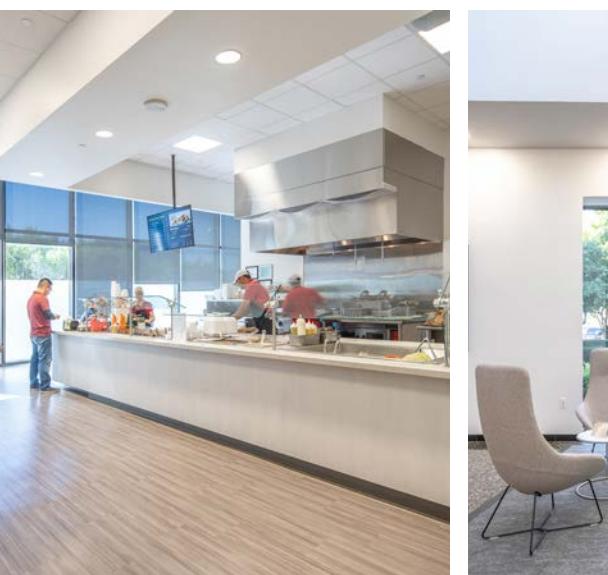
UNPARALLELED CONNECTIVITY:
Positioned at the intersection of I-75 and Loop 12.

EXCLUSIVE TENANT AMENITIES:
Including state-of-the-art fitness center, a connected tenant lounge, conference center, walkable to Shops at Park Lane, and refined indoor-outdoor collaboration spaces.

UNMATCHED SIGNAGE OPPORTUNITY:
Signage visible to over 340,000 vehicles daily, in one of Dallas' most high-traffic areas.

AMPLE PARKING ADVANTAGE:
Market-leading parking ratio of 3.6 per 1,000 square feet, supported by a 6-story structured parking garage.

TOP-TIER TENANT ROSTER:
Home to Match.com, TopGolf, and East Texas A&M Dallas.



UPCOMING RENOVATIONS

+\$13M in Capital Improvements

Q4 2025 PLANNED UPGRADES INCLUDE:

- Full lobby redesign
- New entry façade and landscaping
- Upgraded fitness center
- Additional amenities being introduced (coffee bar, lounge, conference center, outdoor courtyard and pavilions)
- Reorienting pedestrian pathways
- Bespoke hospitality experience
- State-of-the-art golf simulators



Join an Impressive
Tenant Roster.



match.





UNMATCHED VISIBILITY

Best In Market Signage Opportunities

IMPOSSIBLE TO MISS, LANDMARK OFFICE TOWER

TOP OF BUILDING VISIBILITY

- Prominence at the intersection of I-75 and Loop 12
- Situated in a high-traffic area with substantial retail and pedestrian activity
- Signage visible to 340k vehicles a day
- Walkable shops and dining including The Shops at Park Lane, Northpark, and Lincoln Park

Full Floor Town Hall

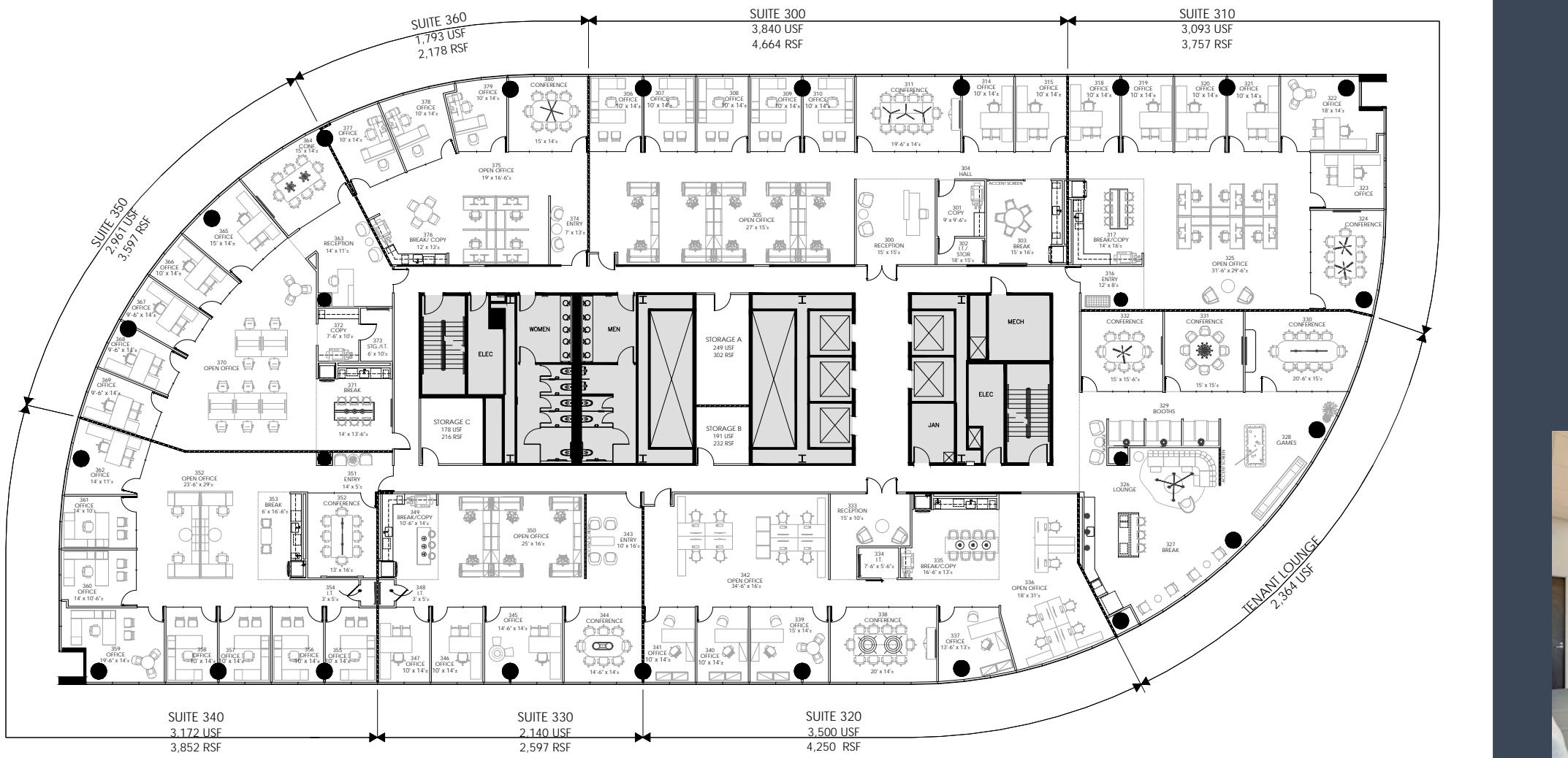
MOVE-IN READY SPEC SUITES

AVAILABLE Q4 2025

- Full 3rd Floor
- Modern, high-end finishes
- Ranging from 2,178 - 4,664 RSF
- Tenant Lounge



MOVE-IN READY AT ANY SIZE



3rd Floor Town Hall

Q4 2025 SPEC SUITE AVAILABILITY

AVAILABLE SPACES

- SUITE 300 - 4,664 RSF
- SUITE 310 - 3,757 RSF
- SUITE 320 - 4,250 RSF
- SUITE 330 - 2,597 RSF
- SUITE 340 - 3,852 RSF
- SUITE 350 - 3,597 RSF
- SUITE 360 - 2,178 RSF

COMMON AREA AMENITY

- Tenant Lounge - 2,364 SF





TOP TALENT MAGNET

Our prime location offers easy access to major highways, public transportation, and food and beverage options, positioning Tower at Park Lane to attract the best talent in Dallas.

Drive Times

1. Preston Hollow - 5 min.
2. University Park - 5 min.
3. Lake Highlands - 7 min.
4. Lakewood - 10 min.
5. Highland Park - 10 min.
6. Dallas Love Field Airport - 15 min.
7. The Galleria - 15 min.

DART Destinations

- Downtown
- Uptown
- DFW Airport

AND BEYOND



**TOWER AT
PARK LANE**



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LEASING

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Lincoln

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