

# ONE STRATFORD PARK



## THE BUILDING

- 18383 Preston Road, Dallas, Texas 75252
- 5-story Class B Office Building
- 92,513 RSF
- Built in 1986
- Close Proximity to Dallas North Tollway and President George Bush Turnpike

## AMENITIES

- On-site Gym with Locker Rooms and Showers
- Building Conference Center with Wi-Fi Connectivity and Smartboard
- 24/7 Key Card Access
- Walking Distance to Numerous Restaurants and Shops on Preston Road

## BUILDING FACTS

AVAILABILITY	1,100 - 17,000 RSF Contiguous Space
LEASE TERM	3 - 10 Years
ESTIMATED ELECTRICITY	\$1.87 PSF
TENANT FINISH	Negotiable
BUILDING HOURS	Monday - Friday 7:00 a.m. to 6:00 p.m. Saturday 8:00 a.m. to 1:00 p.m.
PARKING	4.32:1000 ratio 3 Level Adjacent Parking Garage
FIBEROPTICS PROVIDERS	AT&T Logix Spectrum Fiber Business

## LEASING TEAM

AUSTIN BUSSE	972.354.8084 abusse@dogwoodcommercial.com
ERIC DELL	972.942.8601 edell@dogwoodcommercial.com



**DOGWOOD**  
COMMERCIAL