

PRESTON PLAZA

DALLAS, TEXAS

17950 PRESTON RD | DALLAS, TX





WELCOME TO PRESTON PLAZA

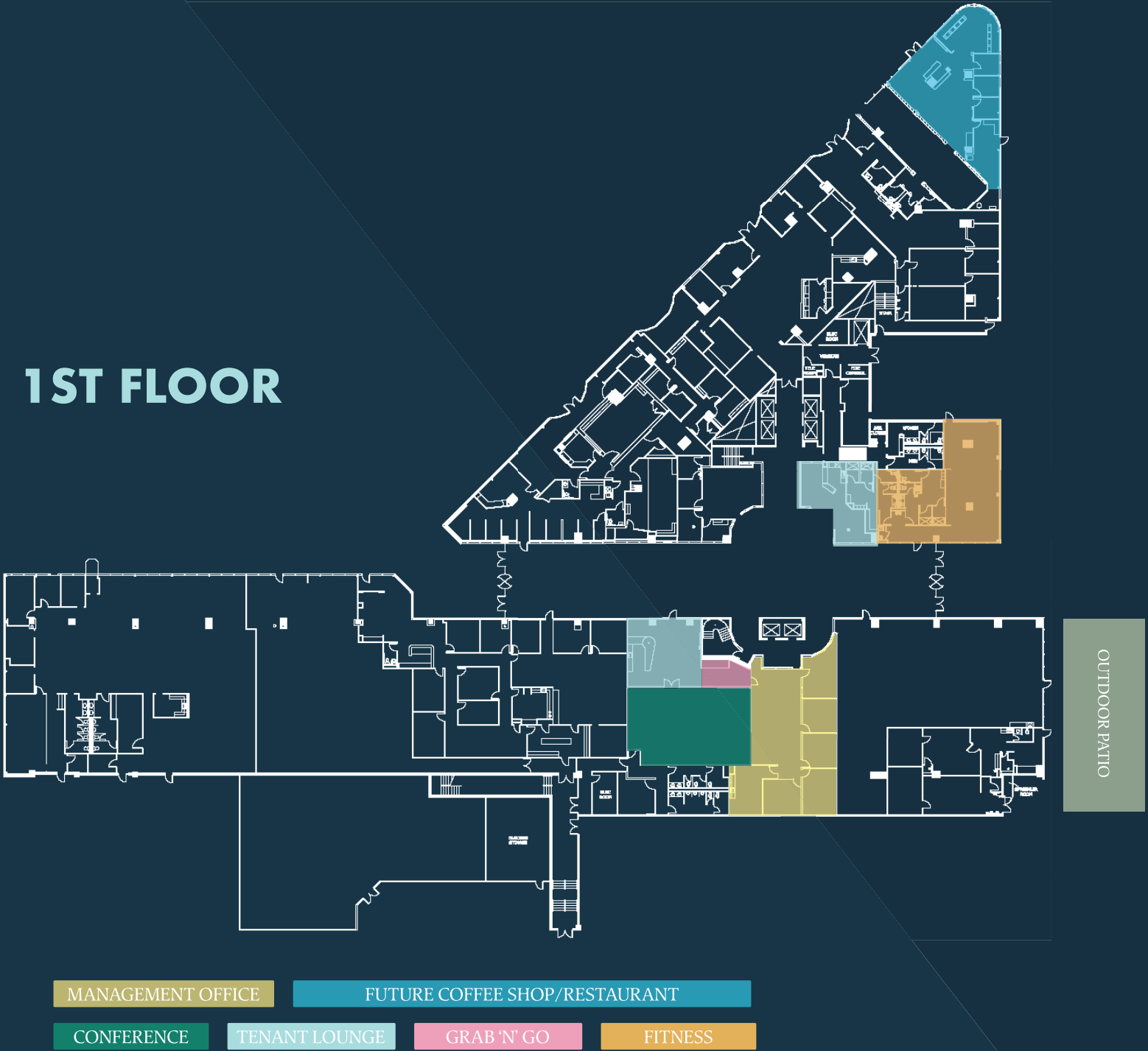
A distinguished 10-story Class A office tower perfectly situated at Preston and Frankford in North Dallas. Surrounded by premier retail, dining, and established neighborhoods, the property delivers exceptional accessibility and an amenity-rich environment.



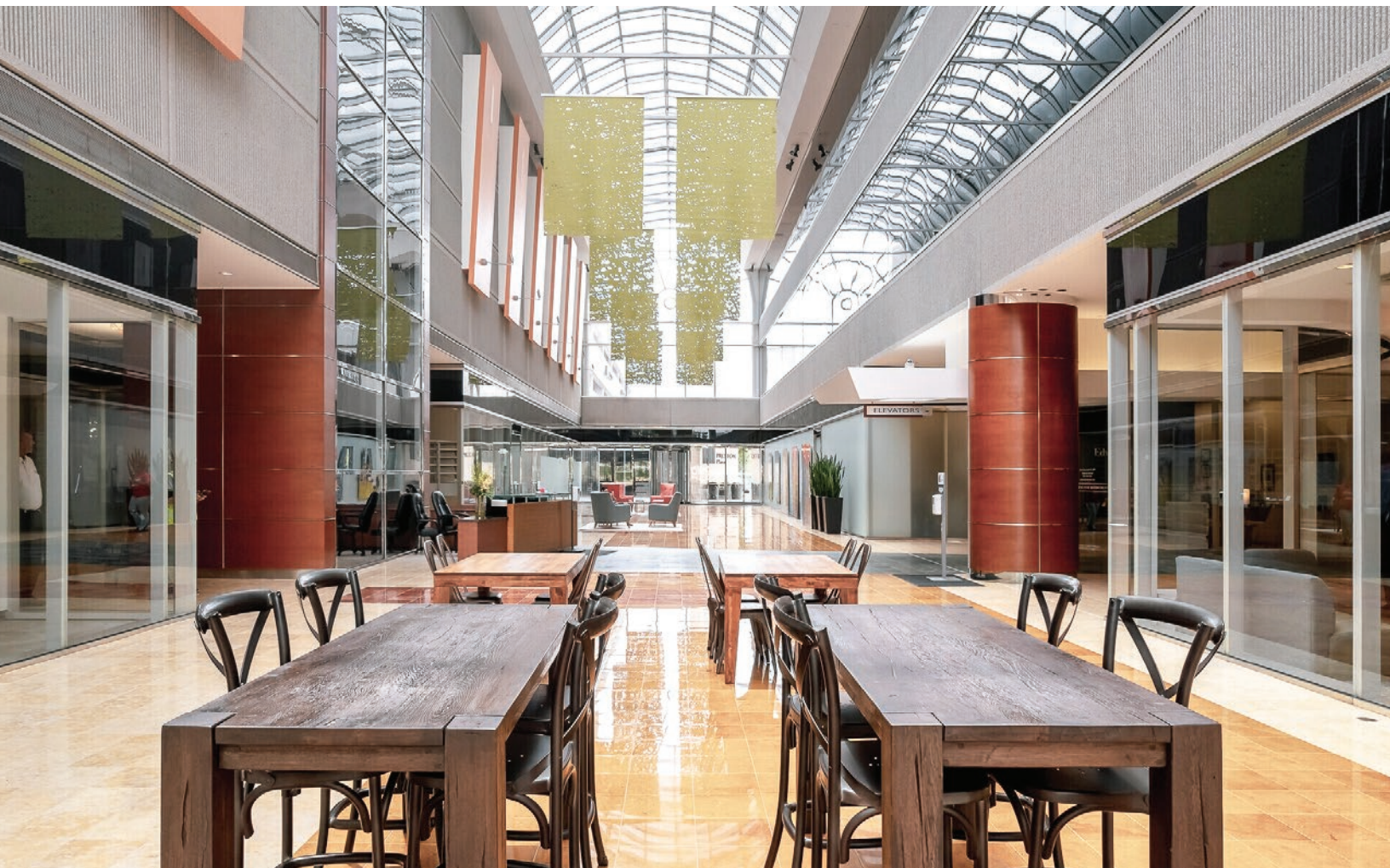
ON-SITE AMENITIES

Preston Plaza makes the day easier with convenient on-site amenities, comfortable common areas, and everyday essentials right in the building. Enjoy access to a conference center, fitness center, tenant lounge, and grab 'n' go, all just steps from your space.

1ST FLOOR



LOBBY



FITNESS CENTER



TENANT LOUNGE/GRAB 'N' GO



CONFERENCE CENTER



PREMIER TOP FLOOR AVAILABLE



TOP OF BUILDING SIGNAGE OPPORTUNITY





FUTURE COFFEE SHOP/RESTAURANT



ELEVATED LOCALE

Ideally positioned along the Preston Road corridor, Preston Plaza offers immediate access to an exceptional mix of surrounding amenities.


60+
Dining Options


50+
Retail Stores


25+
Hotels

DINING (< 5 MILE)

- | | | |
|--|---|---|
| <ul style="list-style-type: none">• 12 Cuts Brazilian Steakhouse• 151 Coffee• Bellagreen• Blue Goose Cantina• Brooklyn Pizzeria• C Rolls Sushi• Cadot Restaurant• Campisi's Restaurant• Casa Pollastro• CAVA• Cavali• Cheba Hut Toasted Subs• Chick-fil-A• Chipotle Mexican Grill• Cindi's NY Deli• Coffee House Cafe• Cowboy Chicken• Cris and John• Dave's Hot Chicken | <ul style="list-style-type: none">• Deli News NY Style Deli• Firehouse Subs• Flower Child• Grandmas Bakery• Hawaiian Bros Island Grill• India Chaat Cafe• Jersey Mike's Subs• Jimmy Johns• Jollibee• Katy Trail Ice House Outpost• La Hacienda Ranch• La La Land Kind Cafe• Manny's Tex-Mex• Meso Maya• Mi Cocina• Nekter Juice Bar• Nelson's Neighborhood Grill• Nothing Bundt Cakes• P.F. Chang's | <ul style="list-style-type: none">• Pappadeaux Seafood Kitchen• Red Claws Crab Shack• Rosa's Cafe & Tortilla Factory• Schlotsky's• Shake Shack• Sky Rocket Burger• Snappy Salads• Snarf's Sandwiches• Snooze, an A.M. Eatery• Sonny Bryan's Smokehouse• Starbucks• Steve Fields Steakhouse• Sushi Robata• Sushi Yokohama• Thai Thumbs Urban Kitchen• The String Bean• Tre Stelle Coffee Co• Wingstop• Zato Thai Cuisine |
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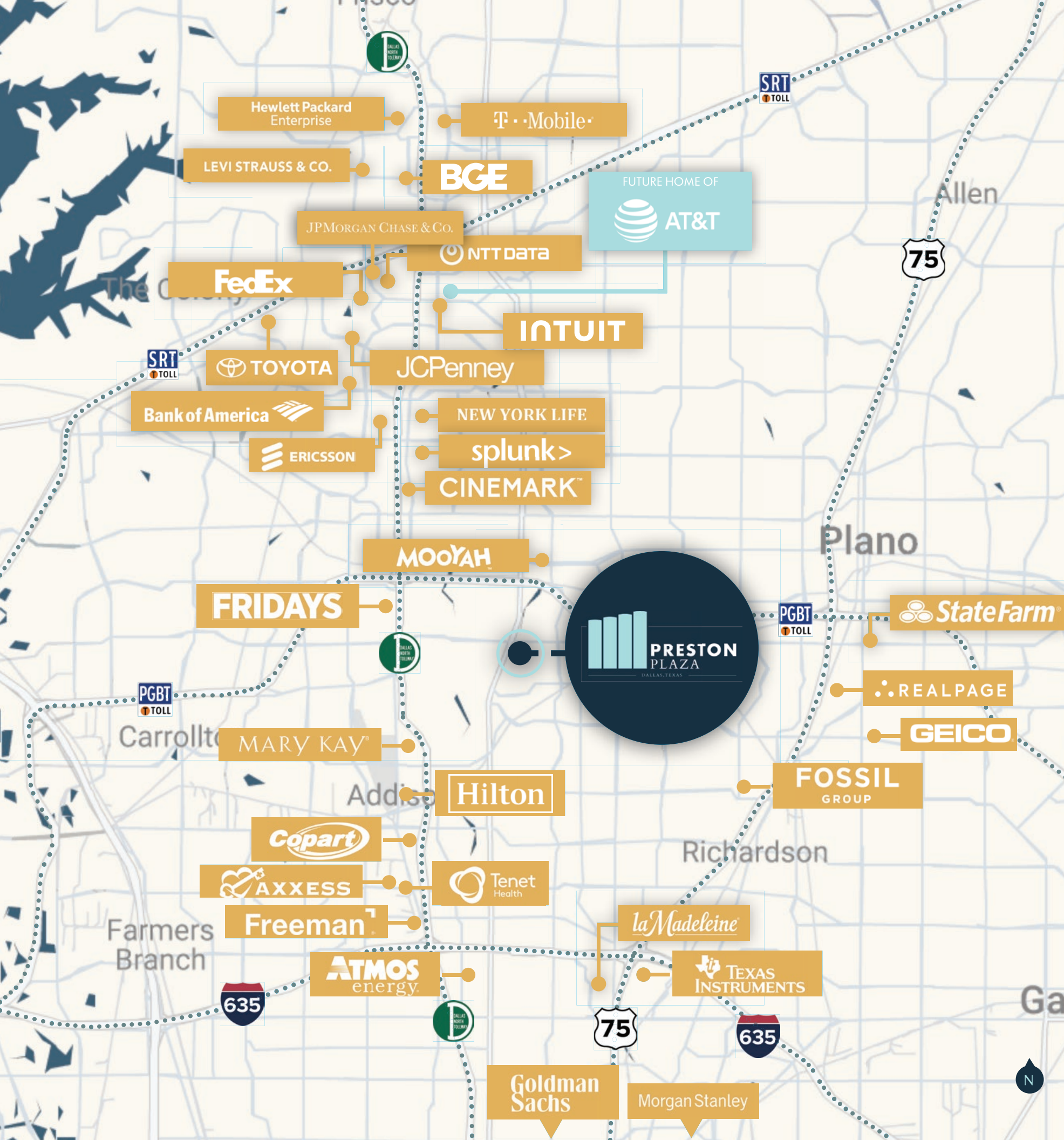
RETAIL/FITNESS/BANKING (< 5 MILE)

- | | | |
|--|--|---|
| <ul style="list-style-type: none">• Anytime Fitness• Bank of America• Central Market• Chase Bank• Costco Wholesale• Crate & Barrel• CVS• Equinox• Fitness Connection | <ul style="list-style-type: none">• Frost Bank• Hobby Lobby• HomeGoods• Kroger• Life Time Fitness• Market Street• Michaels• Nordstrom Rack• PNC Bank | <ul style="list-style-type: none">• Sam's Club• Sprouts Farmers Market• Target• Tom Thumb• Trader Joe's• Ulta Beauty• Walgreens• Wells Fargo Bank• Whole Foods Market |
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HOTELS (< 5 MILE)

- | | | |
|--|--|---|
| <ul style="list-style-type: none">• Aloft Plano• Courtyard Marriott• Four Points Sheraton• Hilton Garden Inn• Holiday Inn• Home2 Suites• HomeTowne Studios | <ul style="list-style-type: none">• Homewood Suites - North Dallas• Hyatt House Addison• Hyatt Place Plano• Intown Suites• HALL Park Hotel• Le Meridien Dallas by the Galleria• Marriott | <ul style="list-style-type: none">• Marriott at Legacy• Renaissance Plano at Legacy West• Renaissance Dallas• Rosewood Hotel• SpringHill Suites• The Westin Galleria |
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CORPORATE NEIGHBORS

Located in the heart of a well-established North Dallas business district, Preston Plaza sits among a mix of professional services, corporate offices, and business support firms. The building benefits from proximity to a range of reputable local companies and offices that contribute to a vibrant commercial ecosystem.



BUILDING FACT SHEET

Building	Preston Plaza 17950 Preston Road Dallas, TX 75252
Year Built/Renovated	1985/2020/2026
Floors	10
Building Size	259,009 RSF
Typical Floor Plate	23,091 RSF
Site Size	6.29 AC
Ceiling Heights	9' 2" Dropped/ 13' Deck
Parking	3.7 per 1,000 (591 Garage & 362 Surface) 5-Level Structured Parking Garage Reserved Parking Rate: \$50.00/Month
Elevators	4 Passenger / 2 Garage / 1 Freight
HVAC	Monday to Friday: 7:00 AM to 7:00 PM Saturday: 7:00 AM to 1:00 PM
Electrical	6 Watts per square foot

A man in a dark suit and a fedora-style hat stands in profile on the right side of the frame, looking towards a city skyline across a body of water. The scene is dimly lit, suggesting dusk or dawn. The skyline features several tall buildings, with the most prominent one having a distinctive pointed top. The water in the foreground is calm, reflecting the faint lights from the city.

ABOUT THE OWNERS

The owners of Preston Plaza have a deep multi-generational history in real estate ownership and development. In addition to a hotel in Fort Worth, Arthur and Artie have co-lead Zeckendorf Development, a leading developer in luxury residential buildings in New York City.


UNLEVERAGED LONG TERM OWNERSHIP

Preston Plaza is owned free and clear, allowing ownership the flexibility to reinvest directly into the property and respond quickly to tenant needs. With no lender restrictions, the ownership group can focus on ongoing improvements, long-term stability, and creating a great experience for tenants.

ZECKENDORF LEGACY

1947


United Nations Headquarters



William Sr. acquired 17 acres of land along the East River and later sold the land to the Rockefellers to be donated for the development of the United Nations Building.

1983


The Columbia



William Jr. and sons transformed the Upper West side by building a ground up 35 story luxury condominium on 96th Street and Broadway.

1987


Zeckendorf Towers



Zeckendorfs developed a large scale 670 unit condominium in Union Square. the development is credited for anchoring the resurgence of Park Avenue South and the Flatiron district.

1993


The Four Seasons NY



A 368 room, 55 story ground up hotel development built by a Zeckendorf / Regent partnership.

2004


15 Central Park West



Developed with Goldman Sachs and Global Holdings, 15 Central Park West is a 900,000 SF, full-block project with residences, retail, and parking--NYC's most successful condo development.

2017


520 Park Avenue



A 309,000 square foot ground up development of 88 luxury residences.

2018


115 Eat 55th Street



60-unit luxury rental development targeting executives located off Park Avenue in Midtown.

2022


80 Clarkson



Located in the West Village, 80 Clarkson stands apart for its height and scale, offering expansive views and a comprehensive amenity package.

2025


Preston Plaza



260,000 sf office acquisition and repositioning in Dallas north plan includes lease-up, further amenitize including F&B outlets and beautify.

2026

The Ashton Hotel Fort Worth



Joint venture opportunity focused on redevelopment and repositioning



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FOR LEASING INFORMATION



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