

4245

N C X

4245 N CENTRAL EXPRESSWAY | DALLAS, TX 75205

A

Westdale

PROPERTY



RENTABLE BUILDING AREA
87,292 SF

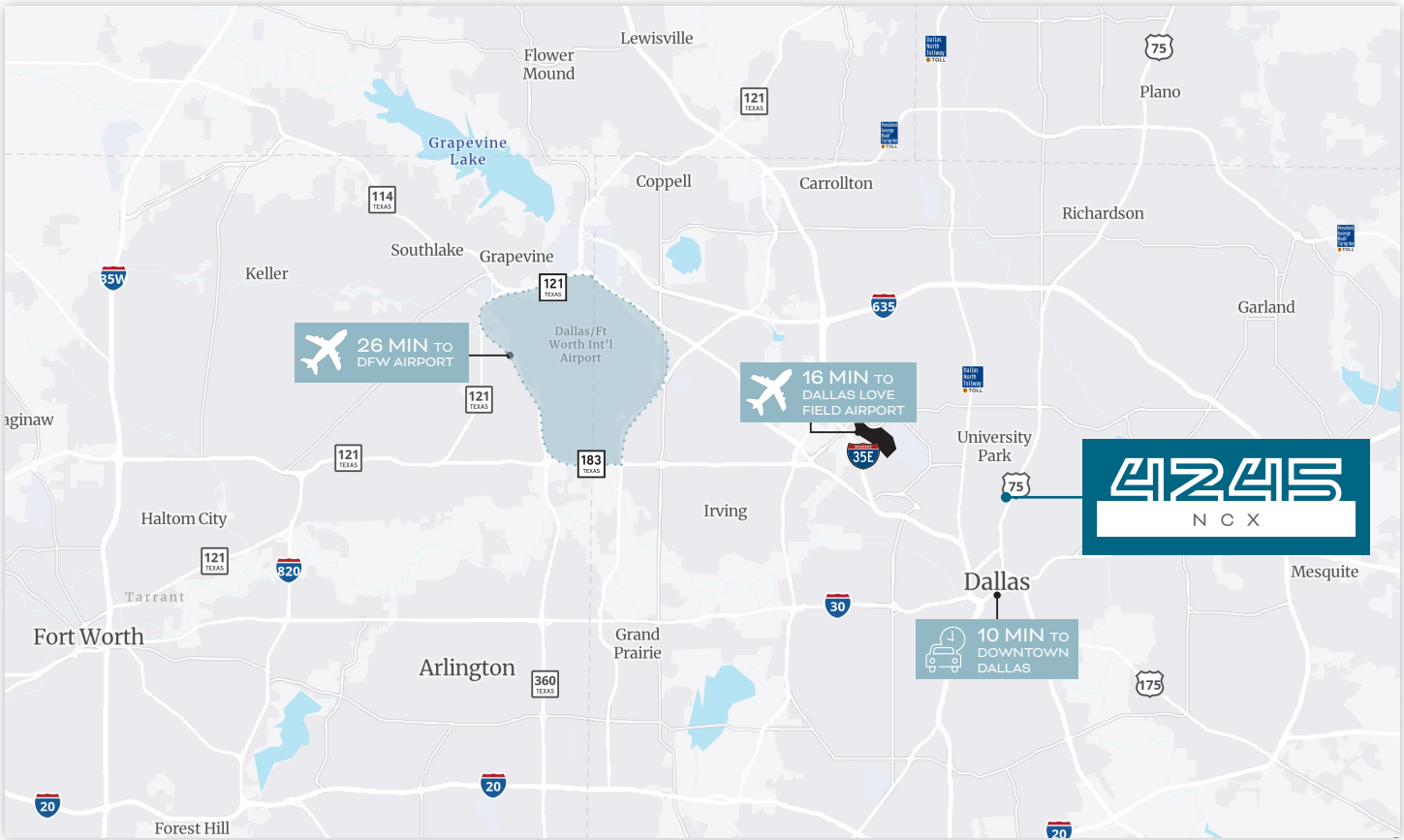
STORIES
6

BUILDING CLASS
B

YEAR BUILT
1986

PARKING RATIO
3:1,000

TYPICAL FLOOR SIZE
15,500 SF



4245 NCX offers tenants a premier location with dramatic views of downtown Dallas. Exceptional ingress and egress allows for easy access to the abundance of area restaurants including Knox Park Village, Knox Street and McKinney Avenue.

BUILDING HIGHLIGHTS

- Renovated main lobby, corridors, restrooms and garage/elevator lobbies
- Walking distance to restaurants and retail on Knox/Henderson
- Katy Trail access at Fitzhugh
- Covered parking and 5 levels of underground garage with direct tenant floor access
- On-site security
- Bank on-site
- Immediate access to North Central Expressway
- Move in ready spec suites available



Nearby Amenities

Knox District

Restaurants:

- Doce Mesas
- Fairgrounds
- Little Katana
- Ziziki's
- Pizzana
- RH Rooftop
- Village Baking Co
- Toulouse
- Café and Bar
- Taverna
- Knox Bistro
- Starbucks
- Foxtrot
- La Duni Latin Café
- Fadi's Mediterranean Grill
- Javier's
- Chelsea Corner

- Barcelona Wine Bar
- The Porch

Retail:

- CB2
- Room & Board
- Yeti
- Apple
- Crate & Barrel
- Anthropology
- Sur La Table
- Lululemon
- Lovesac
- Weir's Furniture
- Stag
- Pottery Barn
- Sid Mashburn
- Paper Source

Lower Greenville

Restaurants:

- Desert Racer
- Truck Yard
- HG Supply Co
- Son of a Butcher
- Wabi House
- Starbucks
- Leela's Pizza & Wine Bar
- Standard Service
- Fortune House
- Alamo Club
- Greenville Avenue Pizza Company

- Teppo Yakitori
- Company Café & Bar
- Manpuku Japanese BBQ
- Hinodeya Ramen Bar
- La La Land Kind Café
- The Libertine Bar
- Village Baking Co

Retail:

- World Market
- Living Modern Furnishings & Design



4245
NCX

Turtle Creek Village

Restaurants:

- East Hampton Sandwich Co
- CAVA
- Neighborhood Services
- Mister O1 Extraordinary Pizza
- Sams Burger House
- Starbucks
- Jalisco Norte
- Twin Turtles Café
- Chocolate secrets

- Malibu Poke
- Drip Coffee
- Al Biernet's
- Tulum
- Eddie V's Prime Seafood

Retail:

- World Market
- Living Modern Furnishings & Design

West Village

Restaurants:

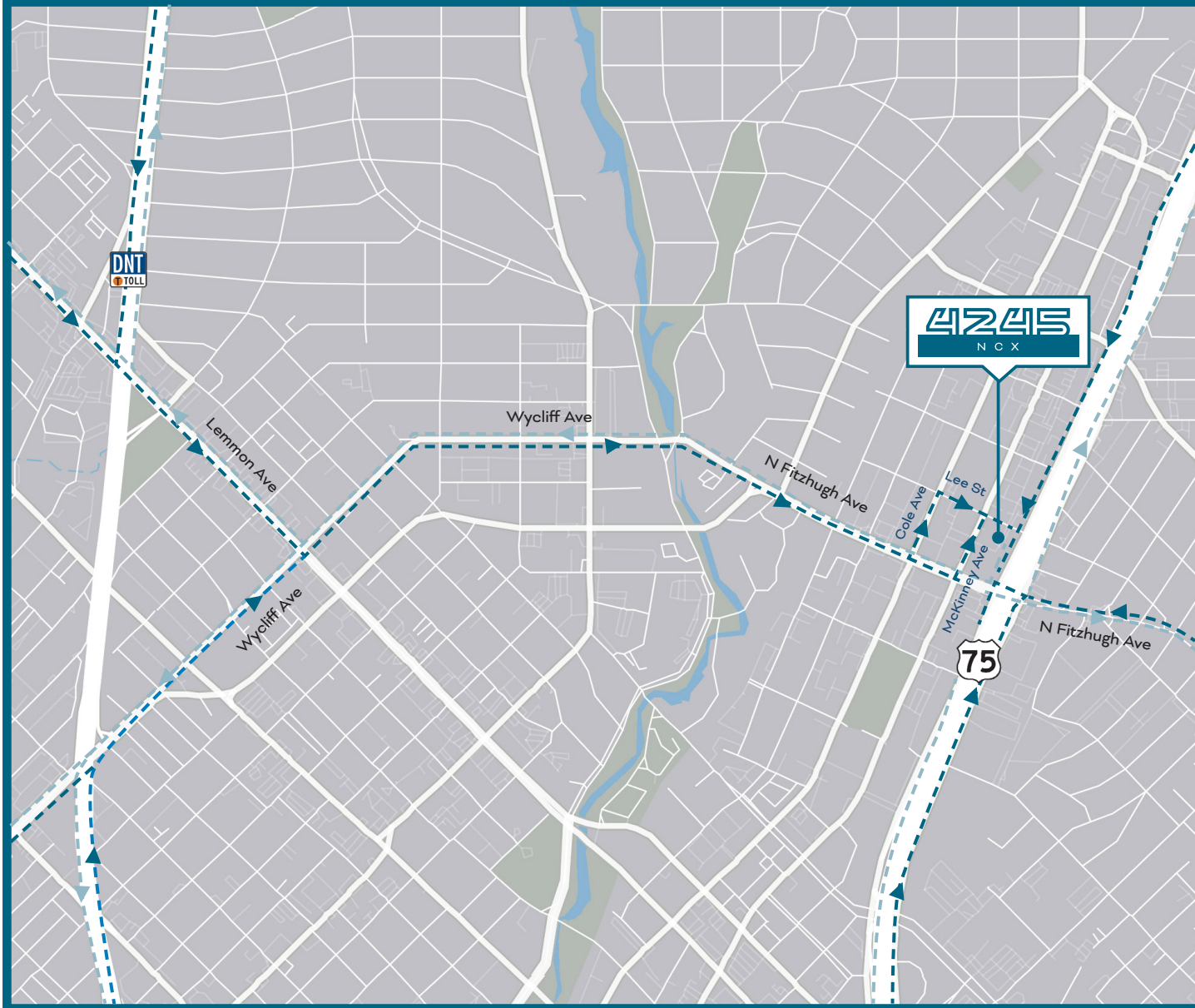
- Sip Stir Coffee House
- Pho Crimson
- Village Burger Bar
- Hugo's
- Malai Kitchen
- Honest Taco
- CRU Food & Wine
- The Rustic
- Grimaldi's Pizzeria
- Fianto Uptown
- Starbucks
- Salata
- Sweetgreen
- Salum
- Beverly's

- Buzz Brews
- Joe Leo

Retail:

- KREWE
- Myx Blend Bar Dallas
- MKT
- UNTUCKit
- Q Clothier
- Jonathan Adler
- Nicole Kwon
- Nickel & Suede
- Y&I clothing
- Saatva
- Mizzen+Main

All Access



Fact Sheet

BUILDING

4245 NCX
4245 N Central Expressway,
Dallas, TX 75205

Building Square Footage: 87,292 RSF
Typical Floor Plate: 15,500 RSF
Floors: 6
Building Hours:
Monday-Friday 7am-6pm

LEASING COMPANY INFORMATION

Colliers

Jack Beare
214 217 4861
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Lily Jackson
214 217 4920
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Chris Wright
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PROPERTY MANAGEMENT

On-site: No
Name of Property Management Company:
Westdale Properties

YEAR BUILT

Built: 1986
Renovated: 2020

PARKING

3.0/1,000 Parking ratio
Parking rates:
Unreserved: Free
Reserved: \$100/Month plus applicable taxes
Covered: Yes
Visitor parking: Yes

BUILDING HVAC

Hours of Operation
Monday-Friday 7am-6pm
Saturday 8am-1pm
Hvac After Hours Cost:
\$75.00 Per Hour

SECURITY

On site security
Hours: 7am-7pm

ELECTRICITY

Rate/ SF

OPERATING EXPENSES

2023: \$11.59
2022: \$11.11
2021: \$10.70

TELECOM PROVIDERS

Spectrum, T-Mobile, UPN, At&T



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CONTACTS

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