



Hidden Grove

OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251



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Dallas, TX

Hidden Grove is a modern, Class A office building with a unique park-like setting in a prime Dallas location, while offering tenants a garden environment.

The property is comprised of a four-story office building constructed above 2.5 levels of garage parking. Hidden Grove offers a corporate campus setting with scenic garden/pond views and access to the White Rock Trail.

Property Highlights

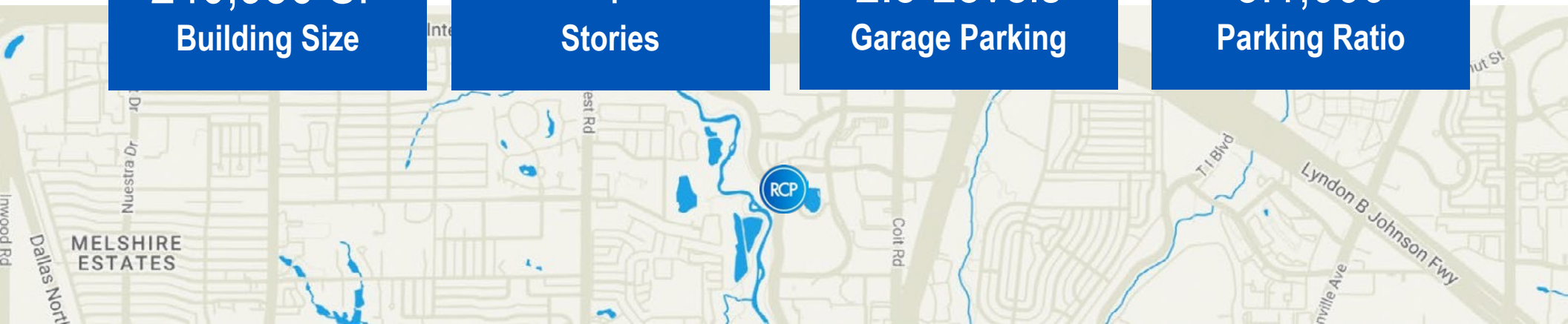
- 240,956 total building SF
- Convenient structured parking
- Onsite property management
- Wifi in all common areas
- Outdoor seating area & walking paths
- On-site bike racks
- Cafe and deli
- Adjacent to White Rock Creek running and biking trail
- Q1 2024 lobby renovations
- Move-in ready suites
- Home to Team Roc Fitness Center
- Whiskey lounge
- Large and small conference rooms
- Personal balconies
- Water views
- Large floorplates
- Onsite massage therapist

240,956 SF
Building Size

4
Stories

2.5 Levels
Garage Parking

3:1,000
Parking Ratio



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Amenities

- 3:1000 free garage parking (Reserved is \$75/month)
- On-site security 7am-7pm
- On-site management
- Whiskey tasting room
- Conference facilities (Large training and small conference with patio)
- Weekly massage services
- Connected to White Rock Trail
- Fitness center with personal training, and full locker rooms with showers

Hidden Grove has a beautiful, glass lobby that reaches all the way to the 4th floor and separates the north and south pods of office space. The building is unique because it offers tenants the ability to take escalators or elevators, as well as access the pond/walking trail garden area, in addition to the White Rock Trail access.

Availability

- Suite 170N – 1,288 SF – Second Gen/Move-In Ready
- Suite 210S is a 1,687 RSF- Second Gen
- Suite 250S is 8,427 RSF- Industrial-modern spec suite
- Suite 260S is 5,943 RSF- Shell
(Contiguous with suite 250 S to total 14,370 SF)
- Suite 390S is 8,549 RSF- Second Gen

See the following pages for floor plans.

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Area Map

RESTAURANTS

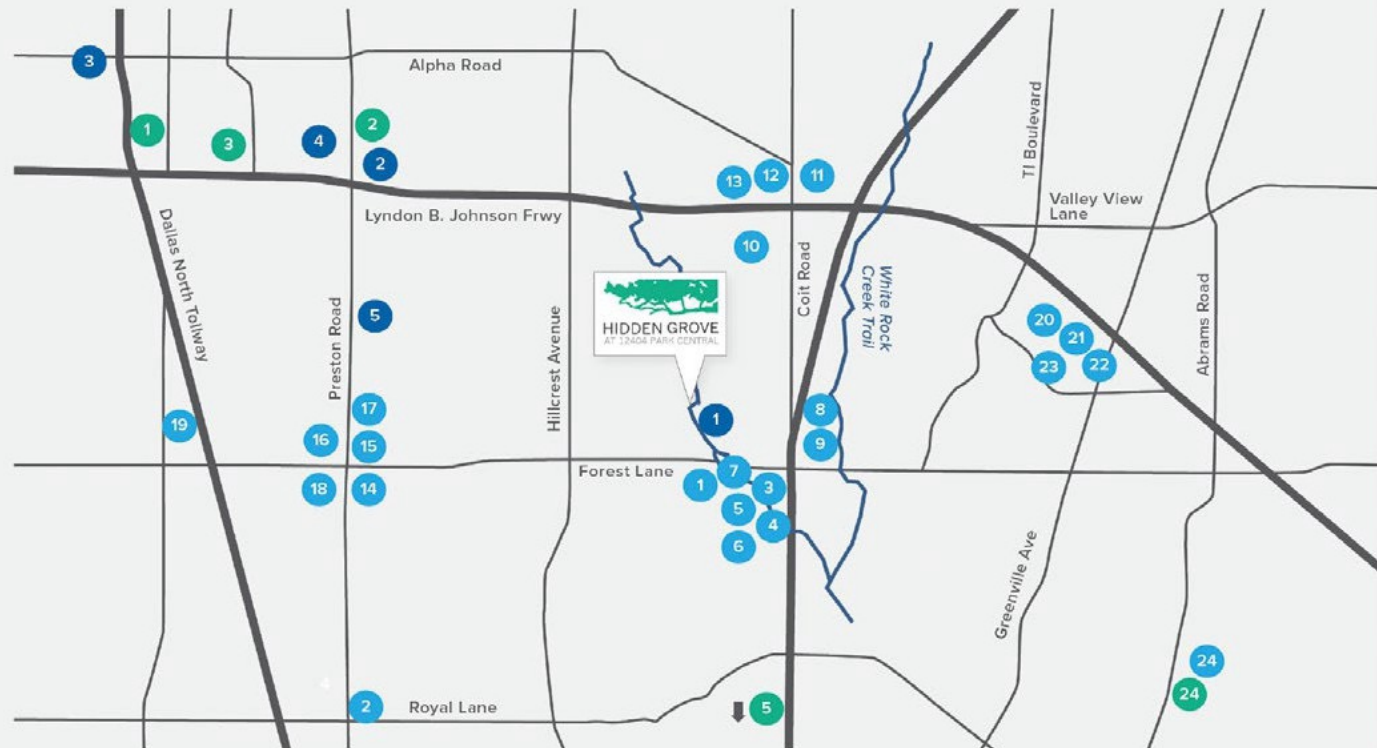
1. Starbucks
2. Central Market
3. Mattito's Tex-Mex
4. Chipotle
5. Dickey's Barbecue
6. Boston Market
7. Schlotzsky's
8. Whataburger
9. Popeye's
10. Benihana
11. McDonald's
12. Subway
13. In-N-Out Burger
14. Pei Wei
15. Jimmy John's
16. Snappy Salads
17. La Madeleine
18. Mi Cocina
19. Chick-fil-a
20. Outback Steakhouse
21. Olive Garden
22. Cheddar's Causal Café
23. Red Lobster
24. Starbucks

FITNESS CENTERS

1. Vitality Fitness Center
2. LA Fitness
3. TELOS Fitness Center
4. Better You Fitness
5. Cooper Fitness Center

SHOPPING

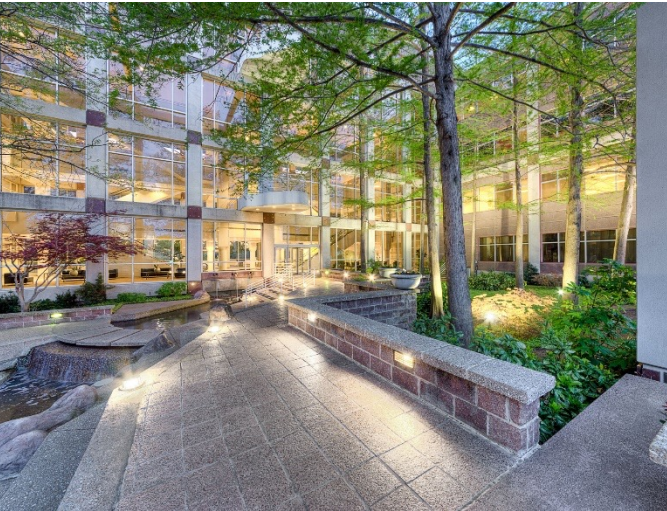
1. Galleria Dallas
2. Preston Village
3. Target
4. Preston Royal Village
5. NorthPark Center



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RESERVE
CAPITAL PARTNERS



Hidden Grove

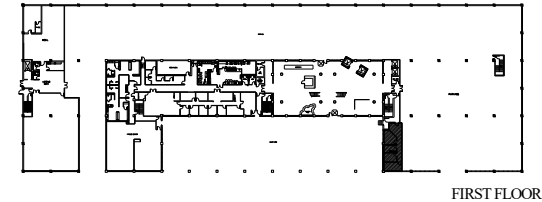
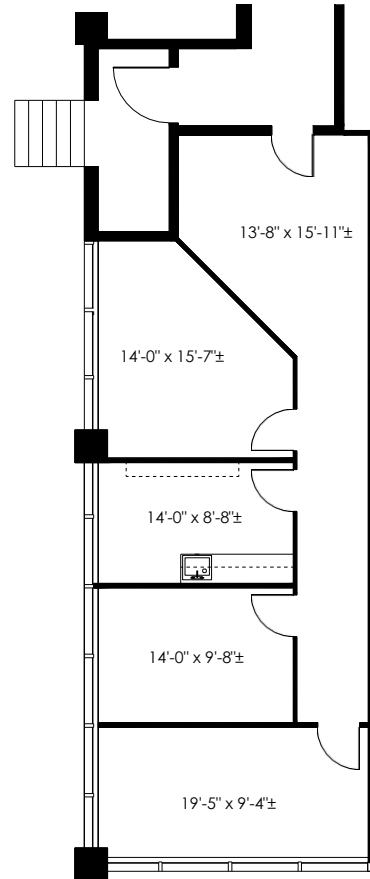
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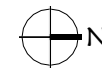
RCP RESERVE
CAPITAL PARTNERS

Suite 170N- 1,288 SF

- Spec suite
- Great ingress/egress
- Break area
- Courtyard views



KEY PLAN



RCP RESERVE
CAPITAL PARTNERS

HIDDEN GROVE

12404 PARK CENTRAL DR. DALLAS, TEXAS 75251

FLOOR: 1ST FLOOR
SUITE: 170N
DATE: 04.16.19
RSF: 1,288

ENTOS
design

Hidden Grove

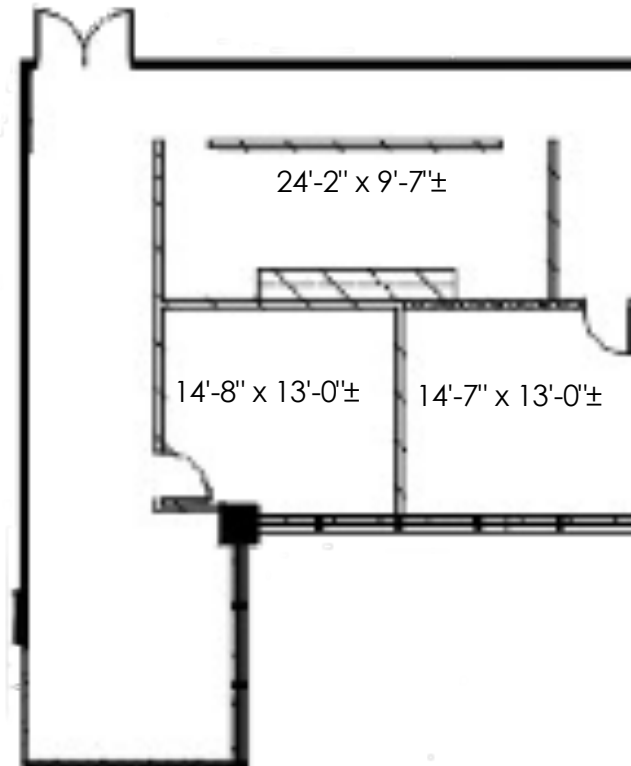
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Suite 210S- 1,687SF

- Second gen space
- Glass sidelight offices
- Great natural light



HIDDEN GROVE
12404 PARK CENTRAL DR., DALLAS, TEXAS 75251

FLOOR: 02
SUITE: 210S
DATE: 03.23.22
RSF: 1,687



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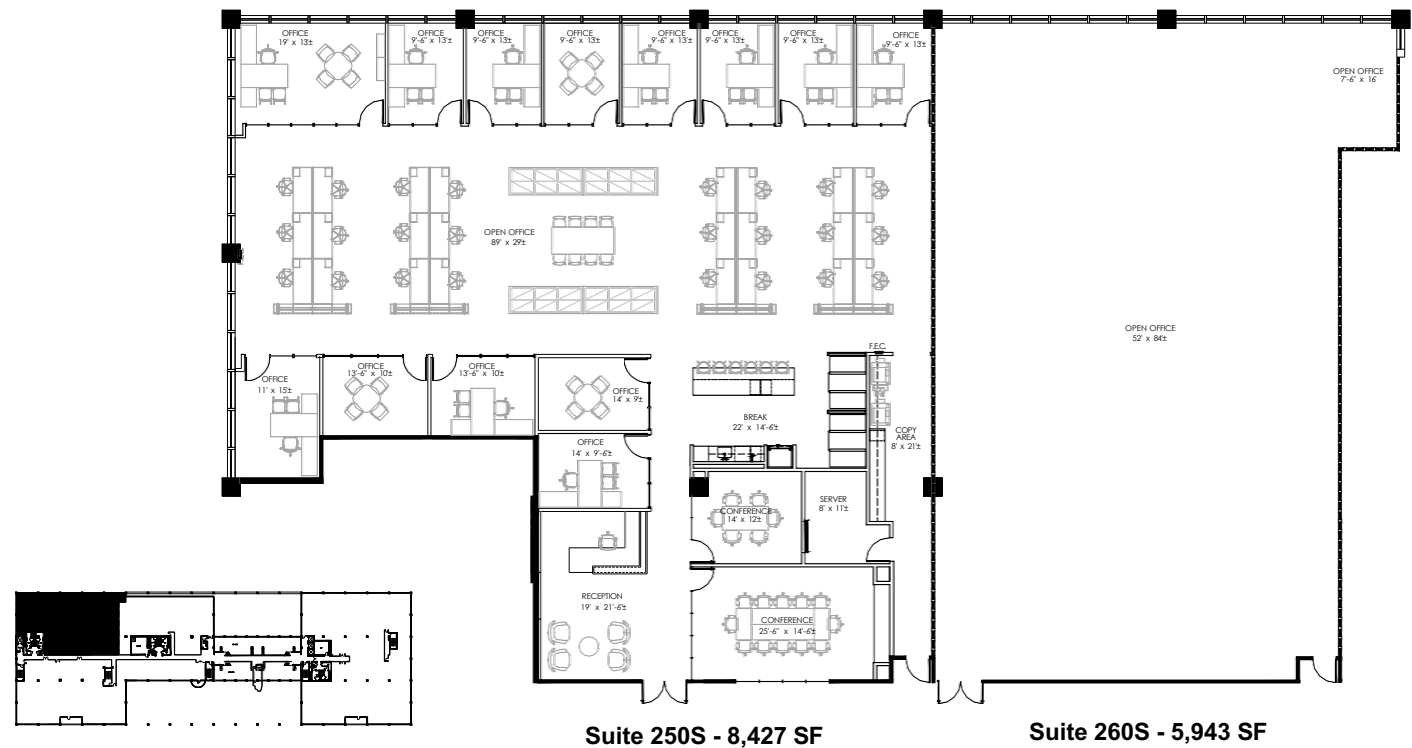
Suite 250S- 8,427 SF

- Spec suite
- Framed glass offices
- Open break area
- Two glass conference rooms
- Polished concrete floor
- Exposed ceilings
- Natural lighting

Suite 260S- 5,943 SF

- Shell space

Total Contiguous Space - 14,370 SF



HIDDEN GROVE

12404 PARK CENTRAL DR., DALLAS, TEXAS 75251

FLOOR: 02
SUITE: 250-60S
DATE: 12.12.22
RSF: 14,370



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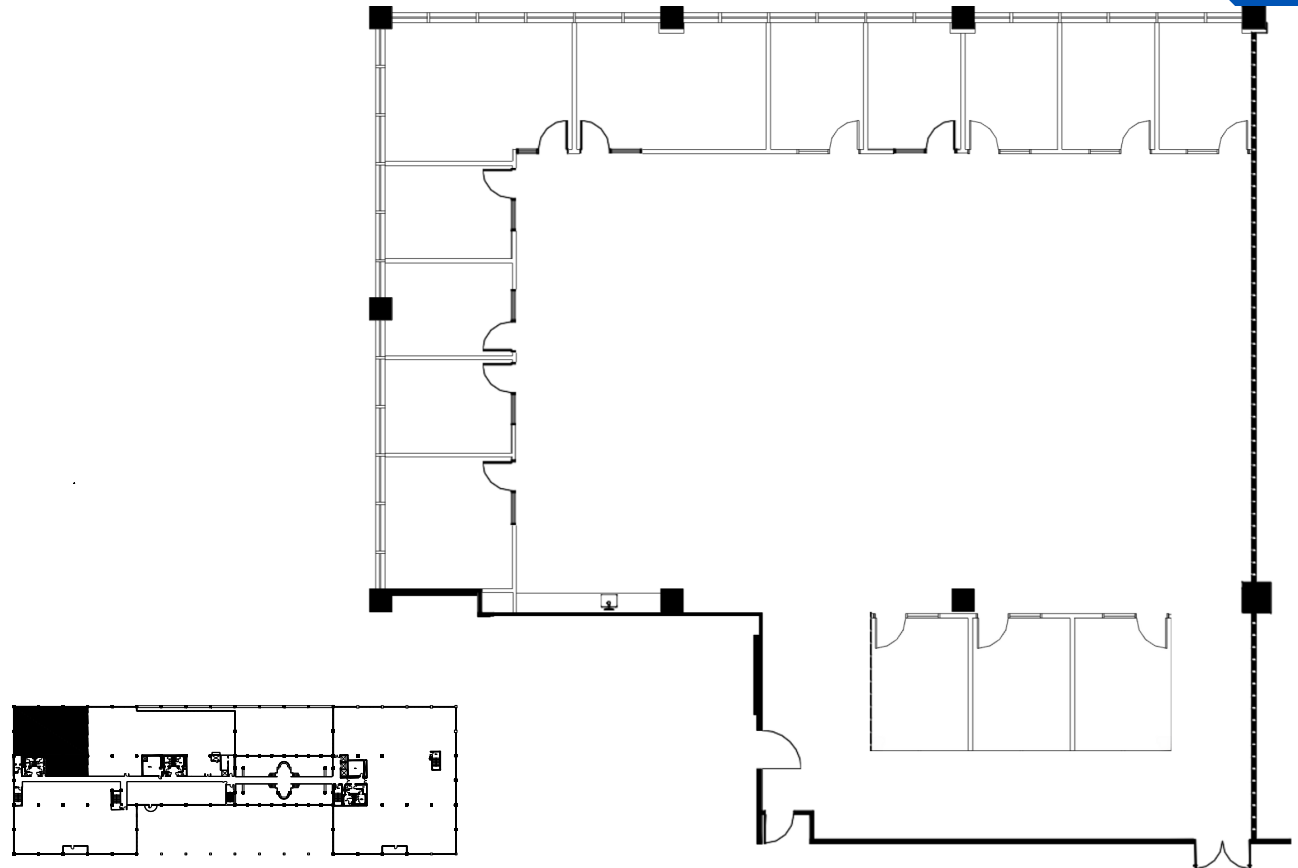
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RCP RESERVE
CAPITAL PARTNERS

Suite 390S- 8,549 SF

- Second gen space
- Glass sidelight offices
- Lake views / natural lighting
- Mix of offices and open workspace
- Endcap



KEY PLAN

RCP RESERVE
CAPITAL PARTNERS

HIDDEN GROVE

12404 PARK CENTRAL DR., DALLAS, TEXAS 75251

FLOOR: 03
SUITE: 390S
DATE: 08.28.23
RSF: 8,549



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