



P R E S T O N P L A Z A

UNMISTAKABLE, LIVE-WORK-PLAY OFFICE ASSET IN THE HEART OF NORTH DALLAS

EXECUTIVE SUMMARY

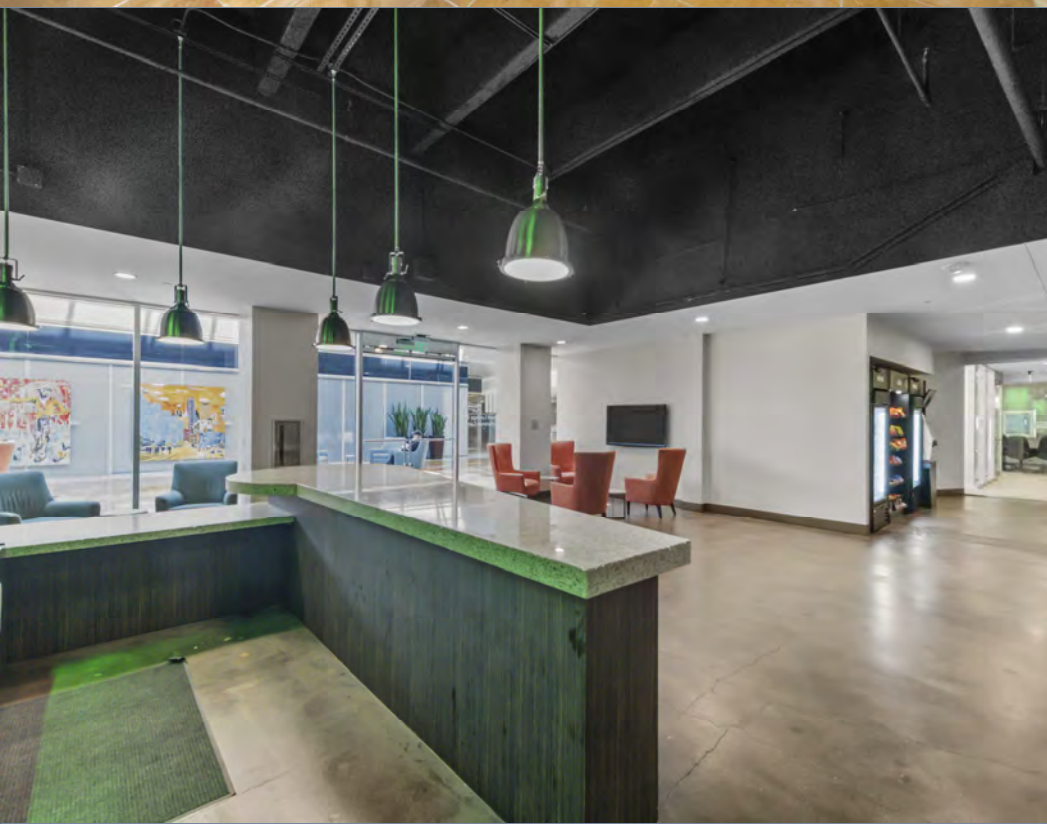
Younger Partners, as exclusive advisor for the Receiver, is pleased to present the opportunity to acquire Preston Plaza (the “Property”), a prominently positioned office building located in North Dallas at the high-profile intersection of Preston and Frankford Roads. The Property consists of a 10-story, trophy office tower spanning 259,000 SF with a 4-level structured parking garage on a 6.29-acre site. The Property is currently 36% occupied and offers untapped upside through reinvigoration. The offering is being made unpriced and on an “as-is” basis.

Originally constructed in 1986, Preston Plaza has been meticulously maintained and renovated a number of times, most recently 2020. The latest modernizations have laid the groundwork to reclaim a spot amongst the premier office assets in North Dallas.

THE PROPERTY

ADDRESS	17950 PRESTON ROAD DALLAS, TX 75252
BUILDING SIZE	259,009 SF
LAND AREA	6.29 ACRES
YEAR BUILT / RENOVATED	1986 / 2020
BUILDING HEIGHT	TEN STORY
PARKING	3.7 / 1,000 SF (STRUCTURED & SURFACE)





INVESTMENT HIGHLIGHTS

IMMEDIATE WALKABILITY

Proximate to 40(+) restaurants, 2 country clubs, a variety of shopping destinations and a wealth of affluent rooftops, Preston Plaza is a quintessential suburban office asset.

A SPACE FOR EVERY TASTE

From a full floor to a few hundred feet, Preston Plaza has something for everyone including ground level, direct access suites that call out for medical, dental and quasi-retail tenancy.

FULL COMPLIMENT OF TENANT AMENITIES

The building offers structured parking, conference center, food service, fitness facility and tenant lounges. The above-standard, on-site amenities distinguish the Property within the competitive set and is further complimented by floor to ceiling glass and sweeping views.

PLENTIFUL ON-SITE PARKING

Featuring over 591 structured parking spaces with nearly 362 surface spaces, Preston Plaza parks at a total ratio of 3.7/1,000. Superior to market, the parking structure offers direct access into the building's lobby without having to brave the elements.

RE-BRAND AND CAPITALIZE

Unmistakable amongst the office buildings of Preston Road in north Dallas, the Property could benefit from a new identity. The striking architectural design, attracts the eye and should lend itself to a new identity.

LONG RUN OPPORTUNITY

Located on more than 6 acres of land in the southeast corner of Preston Road and Frankford Road, roughly 78,000 cars are estimated to pass by the building on a daily basis.

LOCATION, LOCATION, LOCATION

Easily accessible to all of Dallas and Plano, including 2 million residents within a 30-minute drive, Preston Plaza is moments from the Dallas North Tollway and President George Bush Turnpike.

SUBURBAN OFFICE STORY

Dallas leads the nation (according to Placer.ai) in back to the office statistic and it isn't even close. Year over year, the data indicates a 25% increase in office usage. These metrics align with reality. Attorneys take depositions in conference rooms, accountants review tax filings in offices and dentists don't make house calls. Some businesses can thrive out of the office but the typical suburban office tenant relies on a professional setting to host meetings and interact with clients and coworkers. Preston Plaza fits neatly into this category with tenancy that reads like a "101" intro-class for suburban office: Law firms, energy companies, wealth managers, doctors, a title company, a bank, home healthcare, information technology, etc.

SUBURBAN OPPORTUNITY

The opportunity at Preston Plaza is to continue pursuing small, suburban office tenants that are the bread and butter of North Dallas, while backfilling larger vacancies that were created in the last year. When you consider the fundamentals of an attractive acquisition basis, dynamic location and in-place amenities, then layer in fresh capital to aggressively pursue tenants, the result is a range of repositioning and possible development strategies in the nation's strongest market for job and population growth.

Preston Plaza is uniquely positioned to appeal to the surrounding residents and provide a vibrant live-work-play location on Preston Road that avoids the daily grind of the Dallas North Tollway. Preston Plaza offers an unparalleled mixed-use amenity base and prestige of a true Class A office environment amongst the mostly Class B competitive set on Preston Road.

THE NEXT CHAPTER

Available at a staggering discount to replacement cost (est \$450/sf), Preston Plaza is located on a highly coveted and efficient 6.29-acre redevelopment site. The existing occupancy (36%) offers contractual revenues to operate the building and bridge the gap while pursuing zoning and entitlements for a reimagined use of a true in-fill location.



(29K CPD)

PRESTON ROAD (49K CPD)

AYCO

WITHIN THREE MILES

HOUSEHOLDS... 94,818

AVERAGE HOME VALUE... \$412,305

AVERAGE HOUSEHOLD INCOME... \$102,950

BACHELOR'S DEGREE OF HIGHER... 57% OF RESIDENTS

FOR ADDITIONAL BUILDING INFORMATION
PLEASE CONTACT:



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Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interested in receiving a full Offering Memorandum, please sign and return the Confidentiality Agreement to the exclusive agents listed above. The information contained herein was obtained from sources believed reliable; however, Younger Partners makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or withdrawal notice.



CONFIDENTIALITY STATEMENT
PRESTON PLAZA
17950 Preston Road
Dallas, Tx 75252

Please return to:
tom.strohbehn@youngerpartners.com
Attn: Tom Strohbehn, CCIM

The undersigned has been advised that Younger Partners has been retained on an exclusive basis by the Owner with respect to the offering for sale of 17950 Preston Road (the "Property"). The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed to Younger Partners. All fees due Younger Partners in connection with the sale of the Property shall be paid by the Owner. The undersigned hereby acknowledges that it is a principal or an investment advisor in connection with the possible acquisition of the

The Owner has available for review certain information ("Confidential Information") concerning the Property. On behalf of the Owner, Younger Partners may make such Confidential Information available to the undersigned upon execution of this Confidentiality Statement. The Confidential Information is intended solely for your own limited use in considering whether to pursue negotiations to acquire the Property. This is not an agreement to sell the Property nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associated or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding agreement of sale.

The Confidential Information contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Owner and Younger Partners, primarily from information supplied by the Owner of the Owner's agent. It does not purport to be all inclusive or to contain all the information which a prospective purchaser may desire. Neither Younger Partners, the Owner nor the Owner's Lender make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Confidential Information and no legal liability is assumed or to be implied with respect thereto.

By executing this Confidentiality Statement you agree that the Information provided is confidential, that you will hold and treat it in the strictest of confidence, and that you will not disclose or permit anyone else to disclose the Information to any person, firm or entity without prior written authorization of the Owner and Younger Partners except that the information may be disclosed to your partners, employees, legal counsel and lenders or pursuant to a court order. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions or interest in the property and to terminate discussions with any party at negotiations you hereby agree to return the Confidential Information to Younger Partners.

ON BEHALF OF PROSPECTIVE PURCHASER:

CO-BROKER (If Any):

Company: _____

Company: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Telephone: _____

Telephone: _____

Email: _____

Email: _____

By: _____

By: _____

Its: _____

Its: _____

Date: _____

Date: _____

Signature: _____

Signature: _____