

DOMINION PLAZA EAST

17300 PRESTON ROAD - DALLAS, TX 75252



NEIGHBORHOOD OFFICE ASSET

USER-OWNER OPPORTUNITY

YOUNGER | EXECUTIVE
PARTNERS SUMMARY

OPPORTUNITY

Younger Partners, as exclusive advisor, is pleased to present the opportunity to acquire Dominion Plaza East (the "Property"), a privately owned and maintained office buildings in flourishing North Dallas. The Property offers 55,000 square feet of highly efficient, neighborhood office space that is 48% leased and well positioned for an owner occupant wanting to take control of their real estate needs. Home to a diverse rent roll, the building lays out well for small and mid-size office / medical suites.

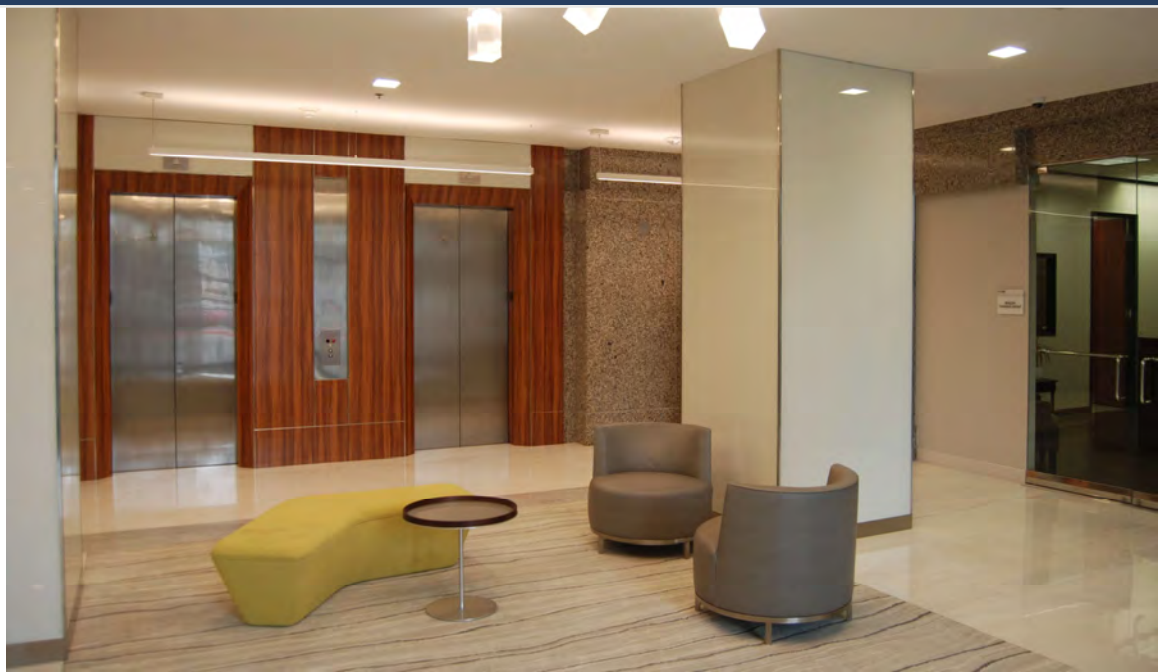
Situated along heavily traveled Preston Road, Dominion Plaza East is proximate to one of North Texas' most significant residential populations. The nearby rooftops fuel demand in the building from customer facing service operators that feed off the neighborhood community. Located near the intersection of Campbell Road and Preston Road, Dominion Plaza East is proximate to 40(+) restaurants, 2 country clubs, a variety of shopping destinations and a wealth of affluent rooftops.

The building has been substantially renovated and offers a variety of space availabilities to a potential owner-occupant. With over 36,000 square feet available, the building is available at a sizeable discount to replacement cost and an attractively low-cost basis.



D O M I N I O N P L A Z A E A S T

■ BUILDING ADDRESS	17300 PRESTON ROAD - DALLAS, TX 75252
■ BUILDING SIZE	55,982 SF
■ OCCUPANCY	48%
■ YEAR BUILT / UPDATED	1985 / 2018
■ NUMBER OF STORIES	3
■ ZONING	CR
■ PARKING	3.18 / 1,000 (178 SURFACE SPACES)
■ REPLACEMENT COST	\$25,000,000 (\$450/SF)



INVESTMENT HIGHLIGHTS

- IRREPLACEABLE ASSET AND LAND SITE IN THE HEART OF DFW.
- UP TO 85% OF THE BUILDING CAN BE AVAILABLE FOR AN OWNER OCCUPANT’S USE.
- AMENITY RICH SUBURBAN ENVIRONMENT.
- DYNAMIC LOCATION AMONGST OUTSTANDING DEMOGRAPHIC AREA.
- VARIETY OF SPACE OPTIONS AND STRONG IN-PLACE TENANTS.
- SMALL FLOOR PLATES WITH SHALLOW BAY DEPTHS.
- OUTSTANDING ACCESS TO AREA TRANSPORTATION NETWORKS.
- LONG RUN OPTIONALITY AND LAND SCARCITY IN THE AREA.
- BENEFITED BY DALLAS / FORT WORTH’S STATUS AS A TOP U.S. MARKETPLACE WITH A DIVERSIFIED ECONOMY, NATION LEADING POPULATION AND JOB GROWTH.
- DISCOUNT TO REPLACEMENT COST OF APPROXIMATELY \$450/SF.

DALLAS-FORT WORTH HIGHLIGHTS

- #1 BACK-TO-WORK CITY IN THE UNITED STATES.
- 54,000 NEW JOBS CREATED IN 2024.
- #1 REAL ESTATE MARKET FOR 2025 (ULI).
- THREE FORTUNE 10 COMPANY HQ’S.
- LOW COST OF DOING BUSINESS.
- OVER 1,000,000 JOBS ADDED SINCE 2010.
- TOP MARKET FOR INVESTMENT.
- 8.1 MILLION RESIDENTS.
- 345 NEW RESIDENTS DAILY.
- NATION-LEADING JOB & POPULATION GROWTH.
- NO ECONOMIC SECTOR ACCOUNTS FOR MORE THAN 20% OF EMPLOYMENT.





DOMINION PLAZA EAST

For Additional Building Information, Contact:

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Enclosed with this Investment Offering Summary is a Confidentiality Agreement relating to the Property. If you are interest 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 of lease, or withdrawal notice.