

Modern Elegance,
Timeless Appeal



STERLING
PLAZA

A **KBS** property



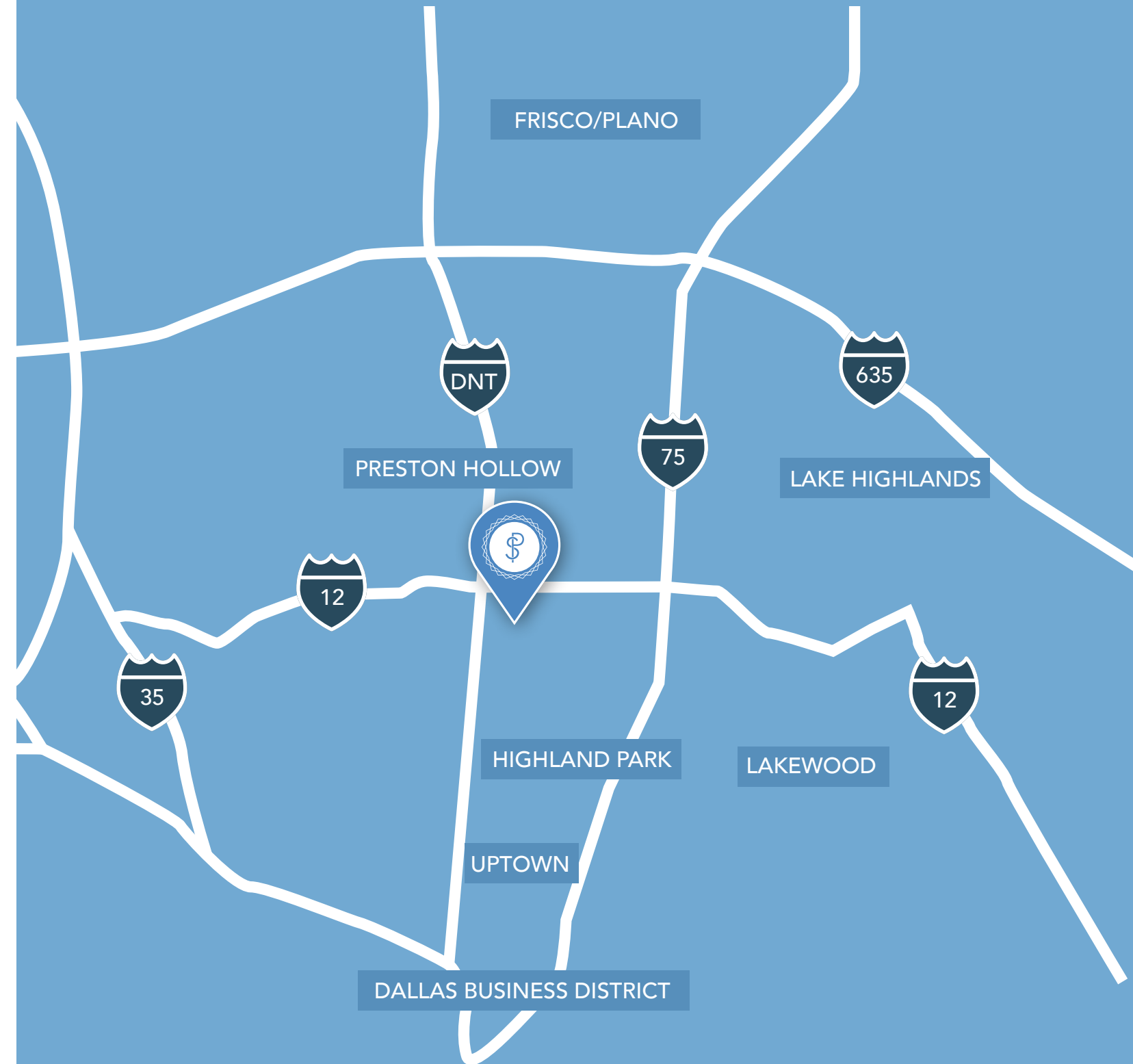
A Sterling Level of Service

From its sleek, modern lobby to its market-leading amenity base, Sterling Plaza provides its tenants with hospitality-level service in a Class AA office environment.



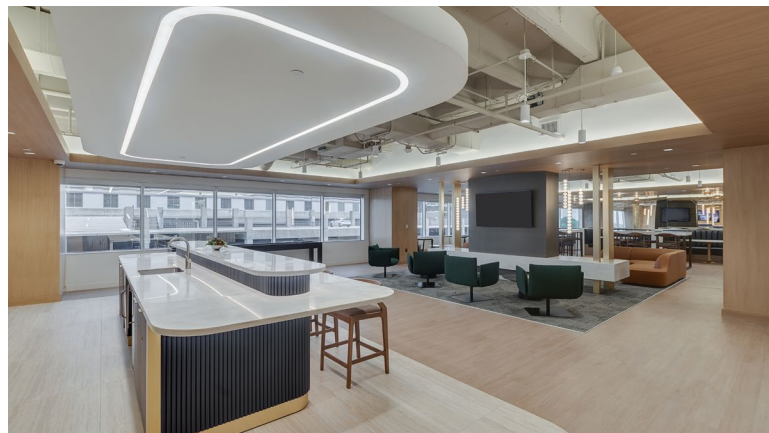
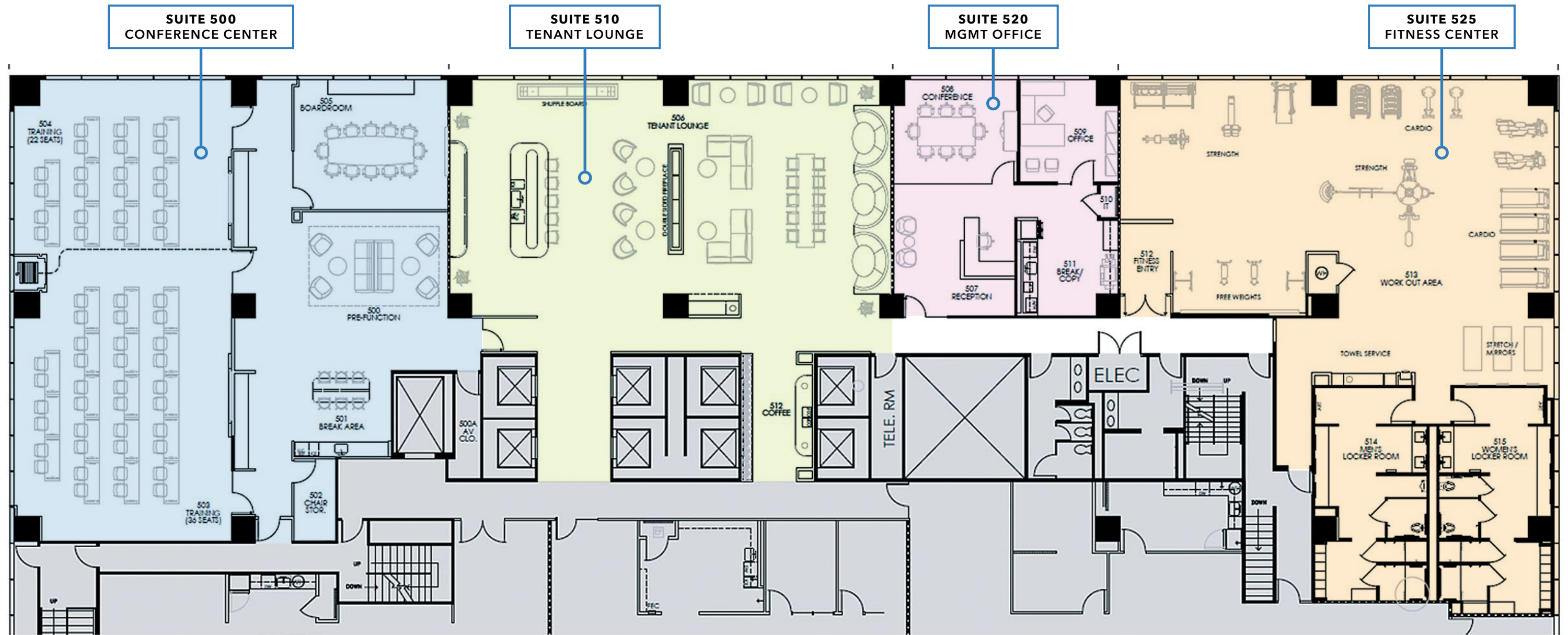
Located in the prestigious Preston Center submarket, Sterling Plaza is nestled in the heart of the Dallas/Fort Worth business elite. With convenient access to the Dallas North Tollway and US 75, Sterling Plaza is ideally situated amongst major business hubs including, the Dallas Central Business District and the growing Plano and Frisco corridors.

Unbeatable Location



A New Level of Amenities

5th Floor Amenity Space offering 10,000 SF of Best-in-Class Tenant Spaces and Services









Facts and Figures

Ownership

KBS Realty Advisors

Year Delivered

1984

Typical Floor Plate

19,700 RSF

Expenses

\$17.14 NNN (2023 Estimate)

\$1.22 Electricity (2023 Estimate)

Hours of Operation

Monday - Friday : 7:00am - 6:00pm

Saturday : 8:00am - 1:00pm

Security

24 hours, 7 days per week on-site security

Card-key access, Video surveillance

Parking

Ratio 3/1,000

Six-level parking garage,
Surface visitor parking

Garage reserved (\$150/month) &
unreserved (\$75/month) parking spaces

Elevators

8 passenger elevators

1 freight elevator

3 garage elevators

Windows

Single-pane thermal windows
in aluminum frames

Fire Protection

Fully sprinklered with fire alarm system

Ceiling Height

Finished ceiling : 8'6"

Explore The Neighborhood



THE HILTON



HIGHLAND PARK VILLAGE



PRESTON CENTER



PRESTON CENTER FINE DINING



NORTH PARK CENTER



PRESTON HOLLOW



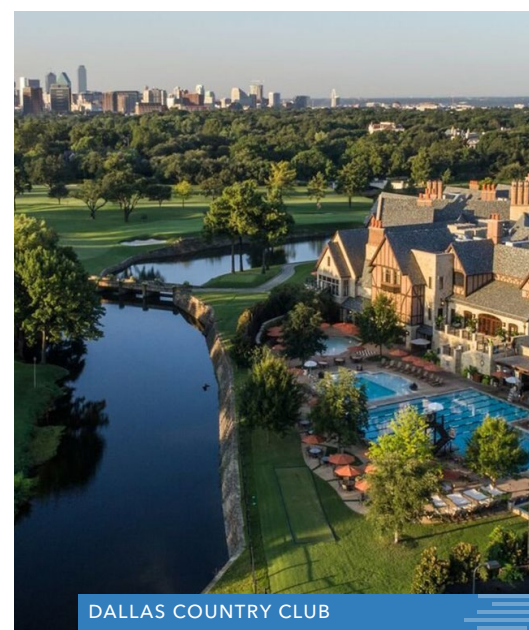
SNIDER PLAZA



PRESTON CENTER FITNESS



PRESTON CENTER RETAIL



DALLAS COUNTRY CLUB

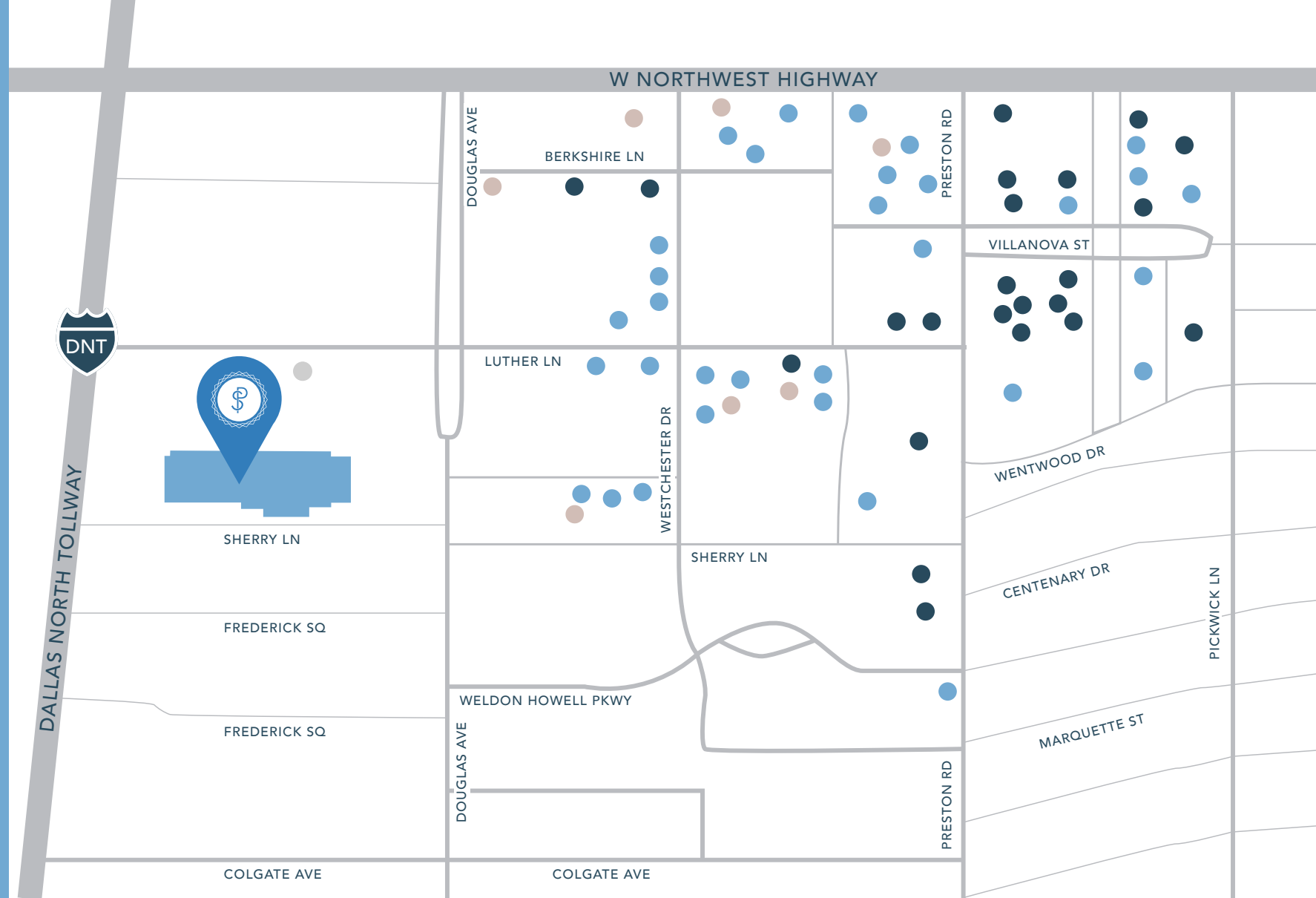


SOUTHERN METHODIST UNIVERSITY



THE PLAZA AT PRESTON CENTER

Destinations and Dining



Dining

- BASKIN-ROBBINS
- CALIFORNIA PIZZA KITCHEN
- CARLO'S BAKERY
- CORNER BAKERY
- DOMINO'S PIZZA
- FLYING FISH
- THE GEM
- HILLSTONE
- HOPDODDY BURGER BAR
- IL BRACCO
- JERSEY MIKE'S SUBS
- MALAI KITCHEN
- MONTLAKE CUT
- MUCHACHO
- NEKTAR JUICE BAR
- PANINI BAKERY & CAKES
- ROTI
- R + D KITCHEN
- SALATA
- SEVY'S GRILL
- SOUTHPAWS
- SPRINKLES CUPCAKES
- STARBUCKS

Fitness

- SQUEEZED
- TACO JOINT
- TRUE FOOD KITCHEN
- UNREFINED BAKERY
- WANG'S
- YOLK
- CROSSFIT KT
- GOLD'S GYM
- PETERS FITNESS
- PILATES CONNECTION
- PRESTON CENTER PERSONAL TRAINING
- SOULCYCLE

Shopping

- BACHENDORF'S
- CASTLE GAP JEWELRY
- DIAMONDS DIRECT DALLAS
- DOUBLE R BRAND
- DSW
- EVERYTHING BUT WATER
- KENDRA SCOTT
- LUCKY DOG BARKERY
- MAL MALOUF
- MARSHALLS
- MATTHEW TRENT
- MEN'S WEARHOUSE
- NEW BALANCE
- OFFICE DEPOT
- ORVIS
- POCKETS MENSWEAR
- ROLEX
- SPEC'S WINES, SPIRITS & FINER FOODS
- SWOOZIES
- TARGET
- TOM THUMB
- TOOTSIES
- TUESDAY MORNING
- YLANG 23

Hotels

- HILTON DALLAS/PARK CITIES

Drive Times



15-minute drive to Interstate 635
7-minute drive to Dallas North Tollway
5-minute drive U.S. Highway 75



1-short walk to infinite shopping, dining
and entertainment options in Preston Center



20-minute drive to Bent Tree Country Club
7-minute drive to Dallas Country Club



18-minute drive to Galleria Dallas
10-minute drive to NorthPark Center



30-minute drive to DFW International Airport
15-minute drive to Dallas Love Field Airport



30-minute drive to Frisco
20-minute drive to Plano
10-minute drive to the Central Business District
7-minute drive to Preston Hollow
5-minute drive to Highland Park and University Park

**For office leasing inquiries,
please contact:**

Dennis Barnes

214.979.6308

dennis.barnes@cbre.com

Jackie Marshall

214.979.6115

jackie.marshall@cbre.com

Alexandra Cullins

214.979.6389

alexandra.cullins@cbre.com

KBS
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CBRE

KBS.COM

5949 Sherry Lane | Dallas, Texas 75225

