



**7171 FOREST LANE
DALLAS, TX 75230**

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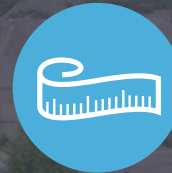




Class A
Office Building



North Dallas
Location



160,000
Building Size



160,000
Contiguous Space



19,793
Typical Floorplate
Size



1972/2024
Built/Remodeled

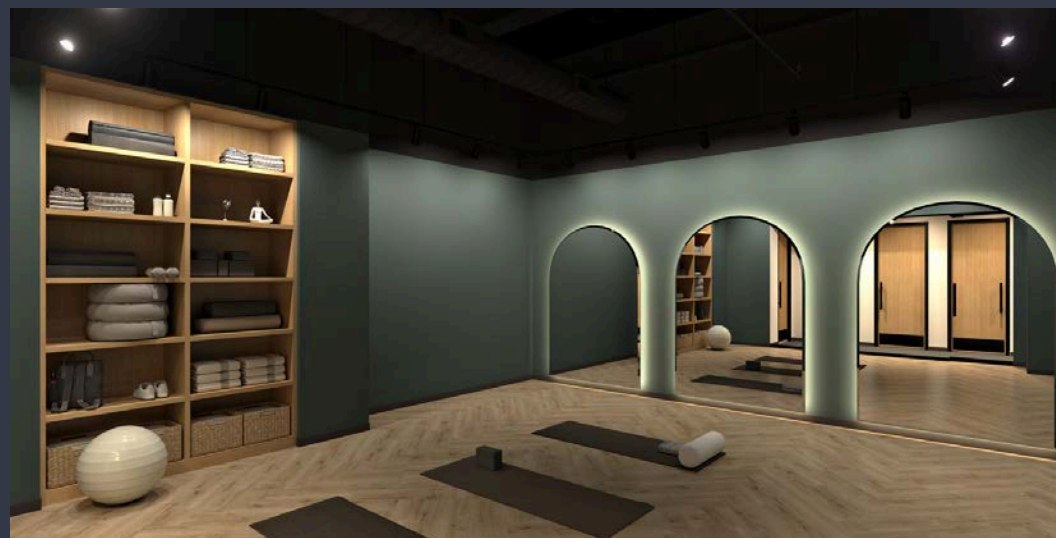


3/1,000
Parking Ratio

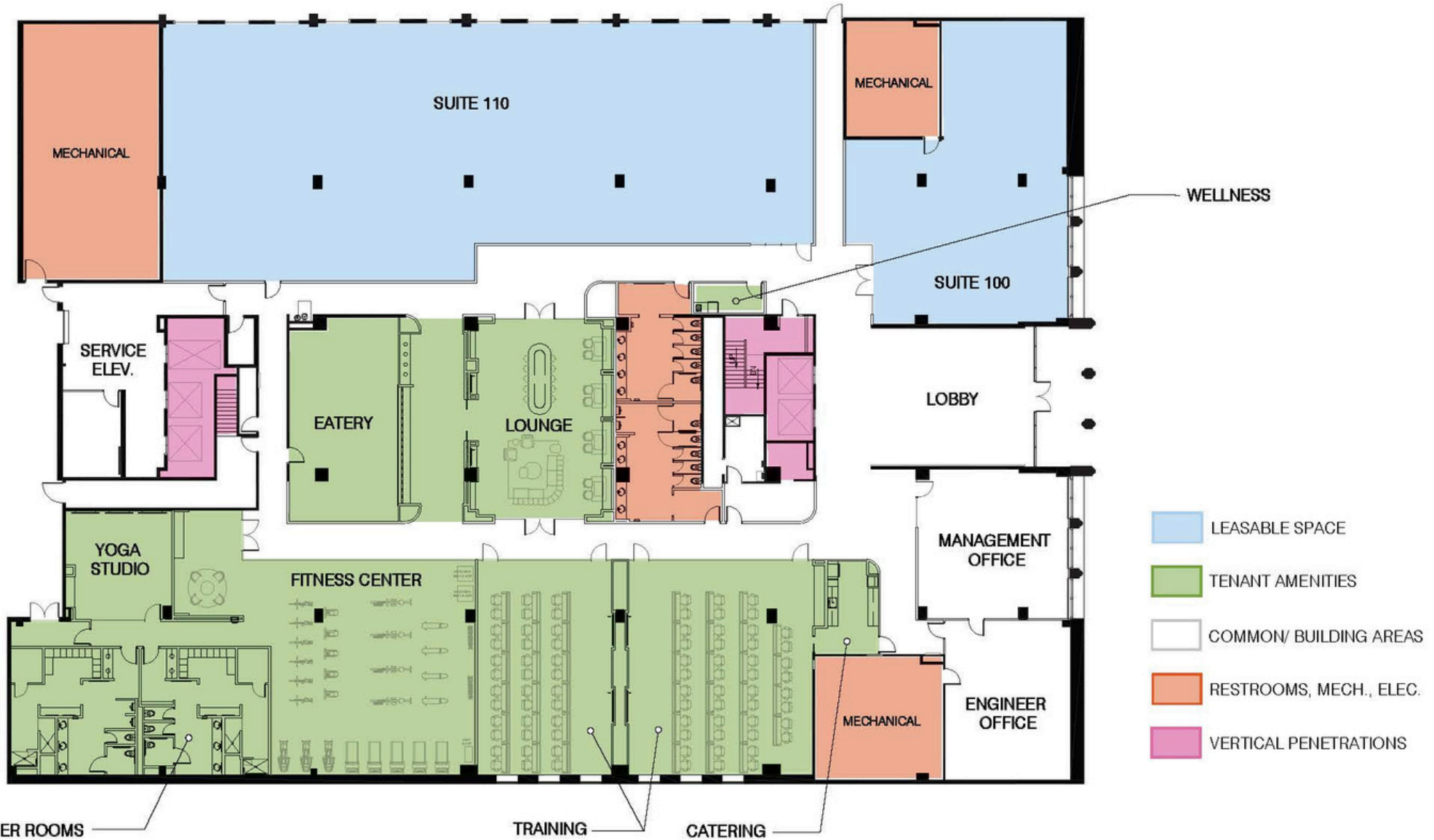
LUXURY AMENITIES

- Completely Remodeled Facility
- (2) Onsite Training/Conference Rooms
- 3,500 RSF Gym equipped with new equipment and a yoga room
- (2) Locker Rooms with Saunas
- Pickleball Court
- Onsite Food Service
- Executive Tenant Lounge with TVs, Dining Space, Multiple Seating Areas
- Brand new four-story covered parking garage





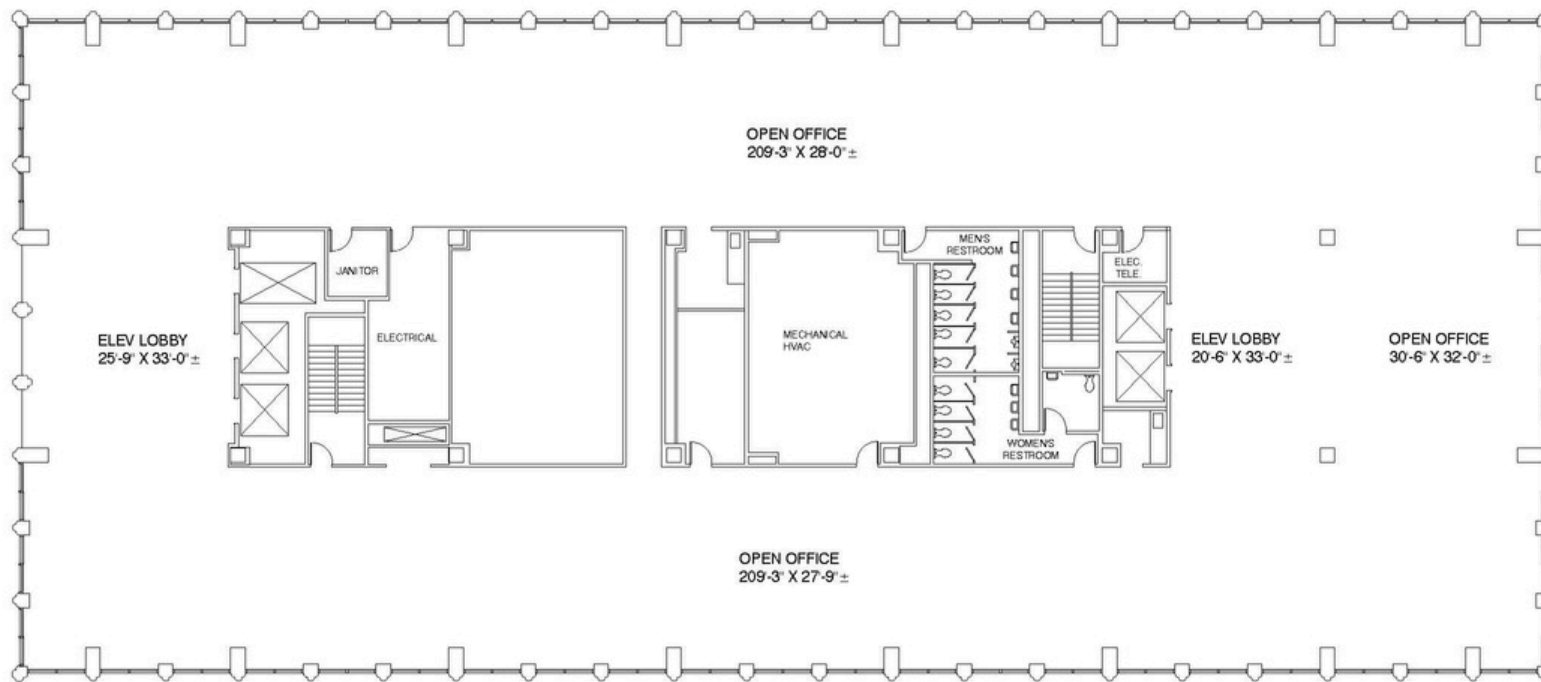
1ST FLOOR AMENITY MAP



7171 FOREST - SAMPLE FLOOR PLATE

4TH FLOOR | 19,793 RSF

7171 FOREST LN. DALLAS, TX 75230



**Typical
Floor
Plan**

**Suite 100 - 2,126 RSF
Suite 110 - 6,105 RSF**

Suite 300 - 19,793 RSF

Suite 500 - 19,793 RSF

Suite 700 - 19,793 RSF

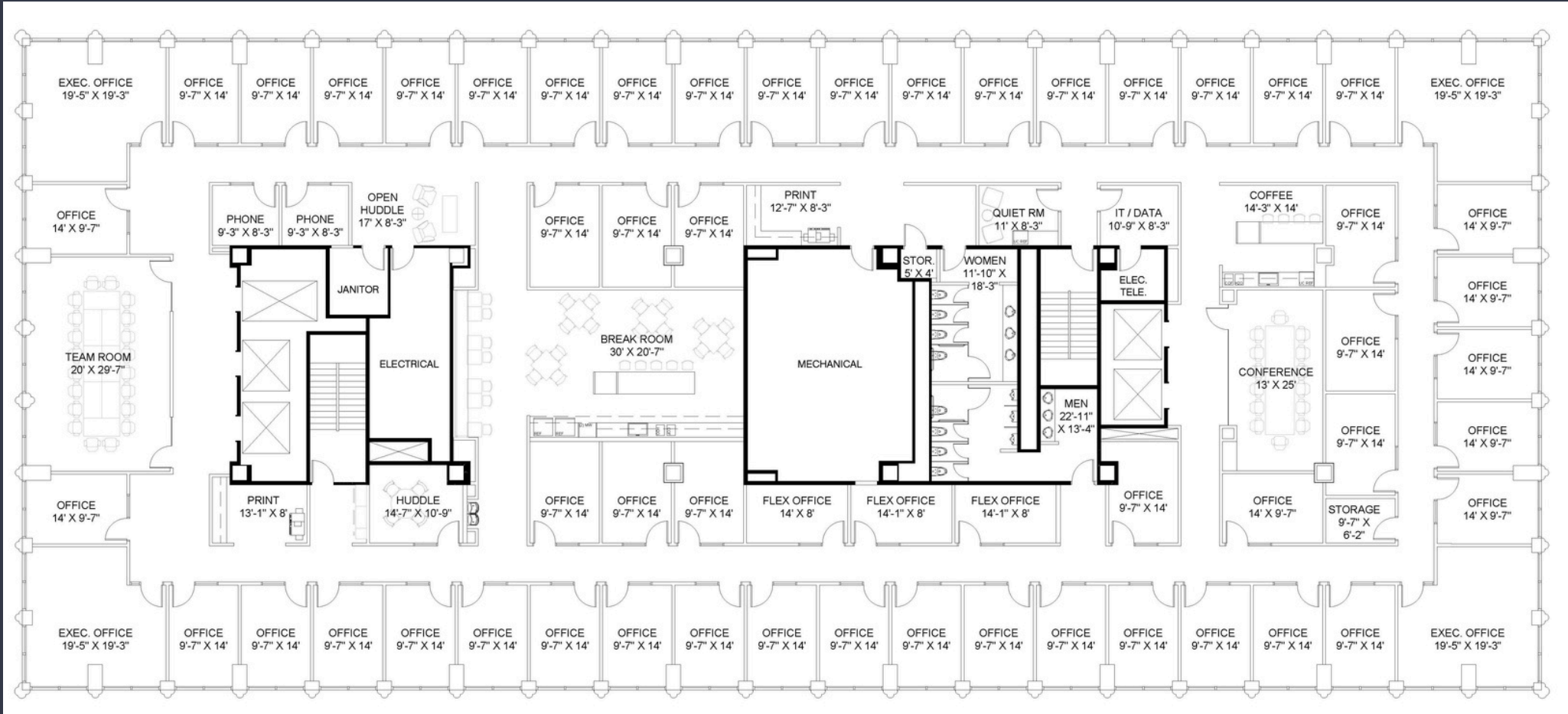
Suite 200 - 19,793 RSF

Suite 400 - 19,793 RSF

Suite 600 - 19,793 RSF

Suite 800 - 19,793 RSF

7171 FOREST - HYPOTHETICAL FLOORPLAN



**52 - Typical Office
(Approx 130 SF)**

**4 - Exec Offices
(345 SF)**

**3 - Flex Offices
(Approx 115 SF)**

**3 - Conference Rooms
(140 - 360 SF)**

1 - Team Room (590 SF)

2 - Storage Rooms

2 - Phone Rooms

PARKING



**237 SPACES IN PARKING
GARAGE**

**247 SURFACE LOT PARKING
SPACES**

BUILDING IMPROVEMENTS

ROOF

- All New Roofs on First Floor, Penthouse, Main Tower

HVAC

- (2) Brand New Trane 400 Ton Water Cooler Chillers
- (2) Brand New Condenser Water Pumps
- (1) Brand New Cooling Tower
- (16) Brand New Trane Air Handlers
- All Brand New Fan Power Boxes
- Brand New Distribution Ducts
- New Ductwork on First Floor
- Perimeter Heating Strips to be installed as well as interior heating zones

Plumbing

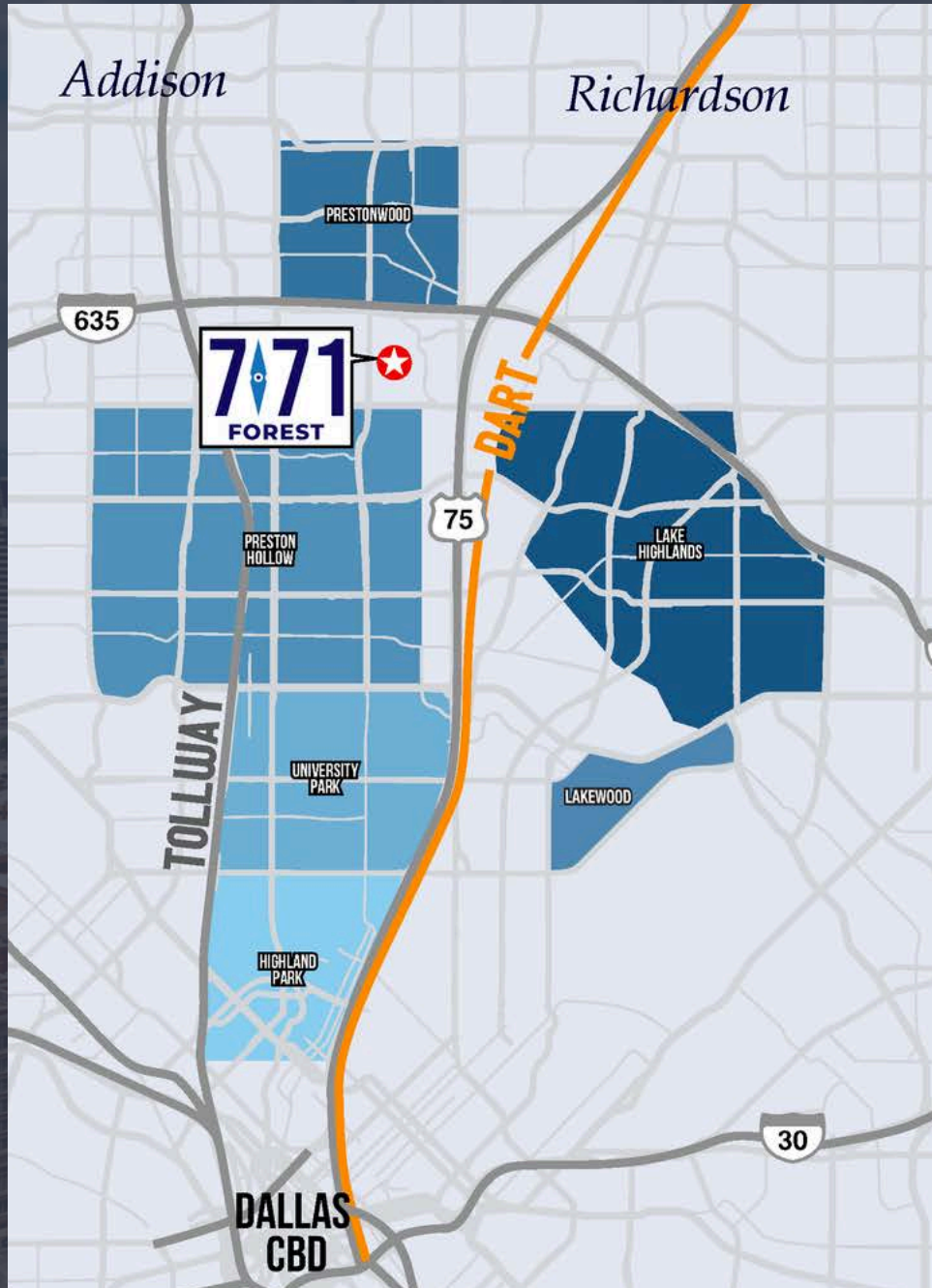
- Plumbing Stacks - All Existing Plumbing Stacks are being replaced
- Cast Iron Pipes- All Existing Cast Iron Pipes are being replaced

Fire System

- Brand New Rescom- Full Fire Sprinkler System
- All New, Wet System with a Peerless 750 GPM Fire Pump
- Brand New Honeywell Silent Knight Intelliknight Panel & Strobe System



PROXIMITY TO PREMIER DALLAS NEIGHBORHOODS



Highland Park

- \$234,427 (Median HH Income)
- \$1.5M (Median Home Value)

Lake Highlands

- \$112,863 (Median HH Income)
- \$379,089 (Median Home Value)

Lakewood

- \$171,189 (Median HH Income)
- \$1,324,960 (Median Home Value)

Preston Hollow

- \$133,540 (Median HH Income)
- \$1,030,556 (Median Home Value)

Prestonwood

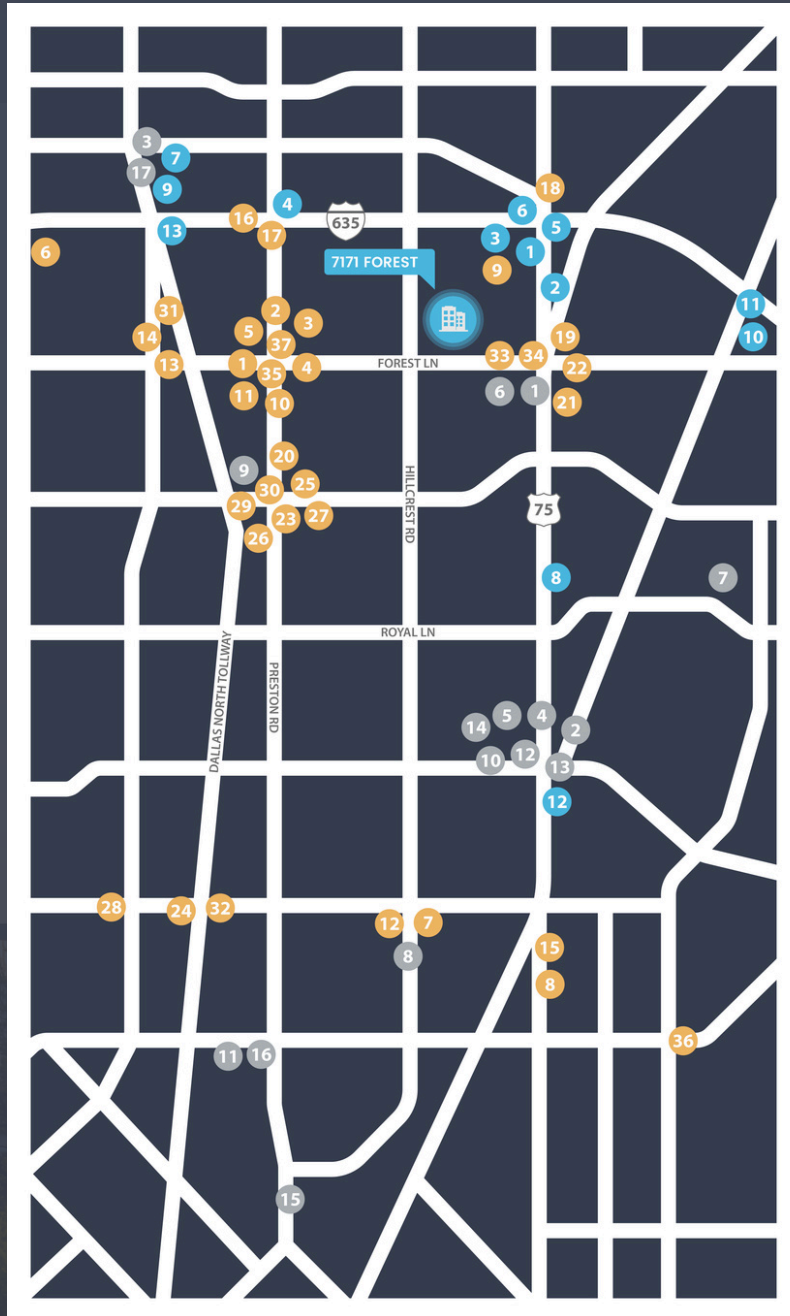
- \$128,371 (Median HH Income)
- \$543,000 (Median Home Value)

University Park

- \$321,848 (Median HH Income)
- \$1.977,324 (Median Home Value)

LOCATION

7171 Forest is near the US-75 and LBJ Freeway intersection in Dallas, Texas. Hire talent from all across Dallas with its access to North Dallas, Dallas CBD, Plano, and more!



LEGEND

Hotels

1. The Westin Dallas Park Central
2. Hyatt Place Dallas/Park Central
3. Residence Inn by Marriott
4. Holiday Inn Express & Suites
5. IBAN Hotel, Trademark Collection
6. Alexis Hotel & Banquets Dallas Park
7. Le Méridien Dallas by the Galleria
8. Hilton Garden Inn
9. The Westin Galleria Dallas
10. Homewood Suites by Hilton
11. Fairfield Inn & Suites
12. DoubleTree by Hilton Hotel
13. Hilton Dallas Lincoln Centre

Shopping

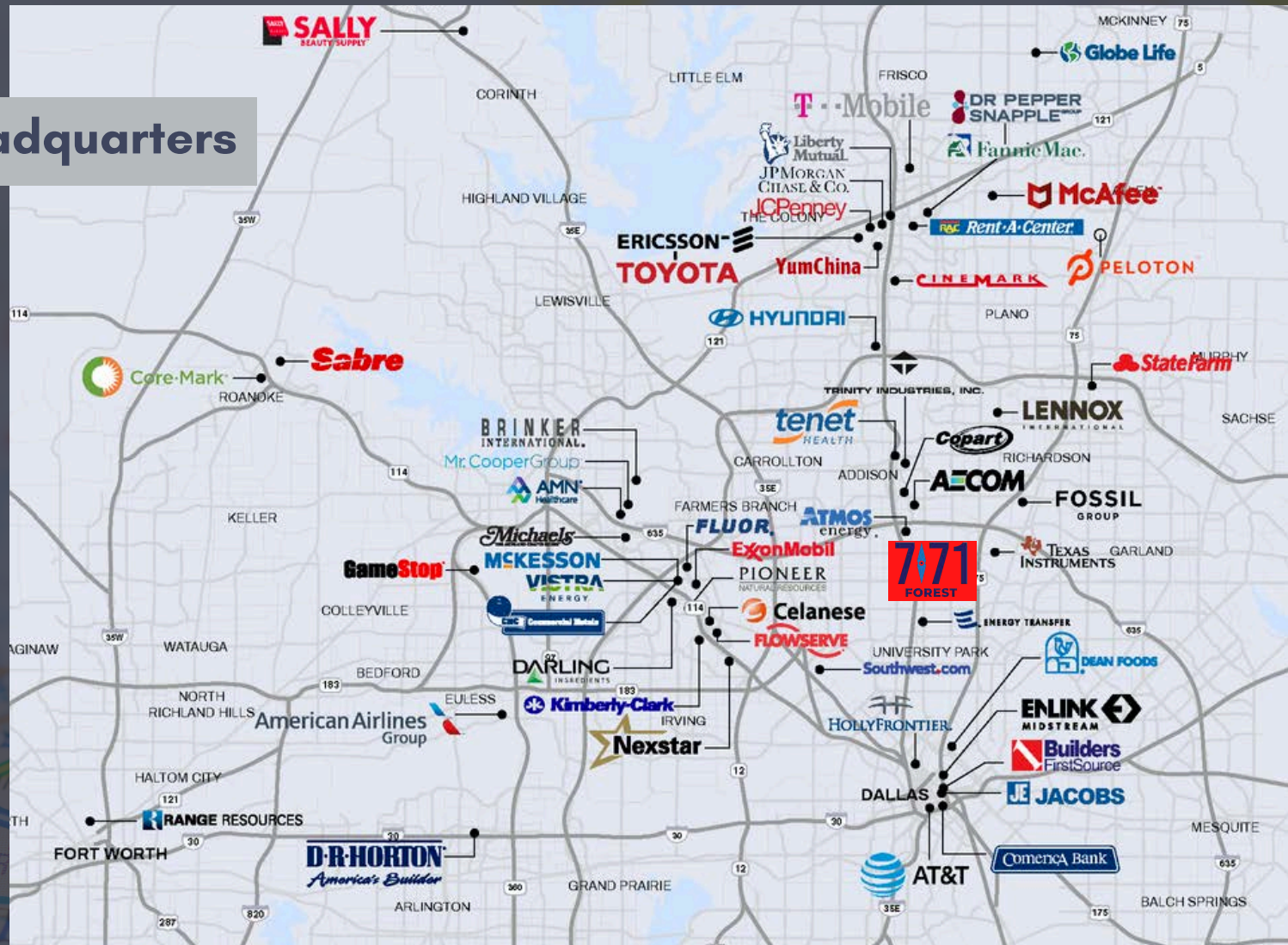
1. Office Depot
2. Lands' End
3. Nordstrom
4. The Shops at Park Lane
5. Saks OFF 5TH
6. Preston Forest Shopping Center
7. The Store in Lake Highlands
8. Cotton Island
9. Chico's
10. Neiman Marcus
11. HERMÈS Dallas Highland Park
12. St. John Knits Boutique
13. Nordstrom Rack
14. NorthPark Center
15. The Shops of Highland Park
16. CHANEL
17. Gucci

Restaurants

1. Becks Prime
2. la Madeleine
3. MoMo's Pasta
4. Woodlands American Grill
5. Torchy's Tacos
6. Potbelly
7. Smoothie King
8. Velvet Taco
9. Corner Bakery
10. Mi Cocina
11. Jersey Mike's Subs
12. Penne Pomodoro
13. Liberty Burger Forest Lane
14. Chick-fil-A
15. Rusty Taco
16. Villas Brazilian Steakhouse Grill
17. Lemongrass Thai Eatery
18. In-N-Out Burger
19. Whataburger
20. Shake Shack Dallas, Preston Royal
21. Boston Market
22. Raising Cane's Chicken Fingers
23. Flower Child
24. Eatzi's Market & Bakery
25. Royal China Restaurant
26. Gazebo Burgers
27. Princi Italia - Dallas
28. Neighborhood Services
29. IWA Sushi Grill
30. Zoës Kitchen
31. Village Burger Bar
32. Fajita Pete's - Park Cities
33. Mattito's
34. I Luv Pho Noodle Soup & Grills
35. Pei Wei Asian Kitchen
36. Haystack Burgers and Barley
37. Chipotle Mexican Grill

All within 3 Miles

DFW Corporate Headquarters



#1 MSA

For projected population growth

3 Fortune 10 Companies

(No other US metro area has more than one)

22 Fortune 500 Companies

45 Fortune 1000 Companies

144

Corporate Headquarter relocations to DFW since 2010

WHY DALLAS?

There are many good reasons why DFW has seen 20% growth (faster than any other major city) since 2010. North Texas offers residents an extremely diverse economy and a great job market. The area also provides various living environments with rural, urban, and suburban options, all within a reasonable distance. This, coupled with easy access to airports, leading school districts, and a remarkably low cost of living, attracts people of all demographics. These factors have contributed to the attraction of new industries to the DFW area and fostered continued expansion in industries that have called the metroplex their home for decades.

111,000

New Jobs Added

One of only two markets to add 100K+ new jobs (2020)

#2

in the country for % job growth

(9.3% growth 2015-2020)

4M

Person Workforce
(Only behind NY, LA, Chicago)

72%

of DFW Higher-Ed graduates stay and work in the region

+250,000

Net Change in Total Non-Farm Employment
(From Jan-May 2021)

only 7.5%

of jobs lost during Covid
(3rd best in the US)

Cost of Living Index



DFW Population Growth

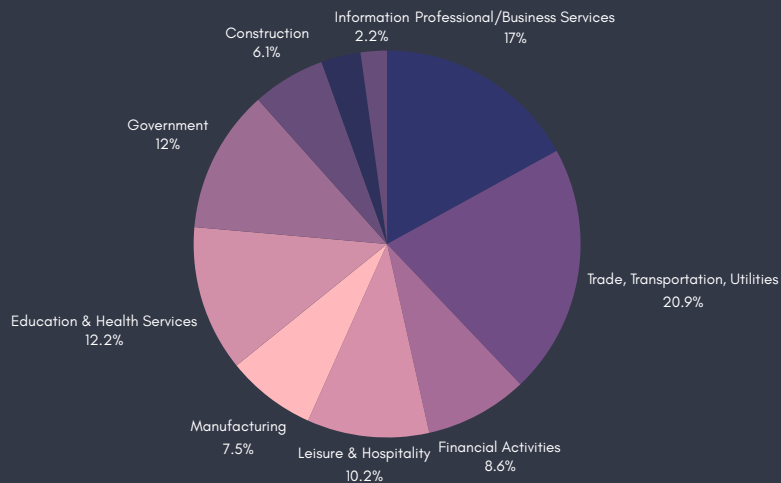


400 New Residents a Day
(1 Every 3 Minutes)

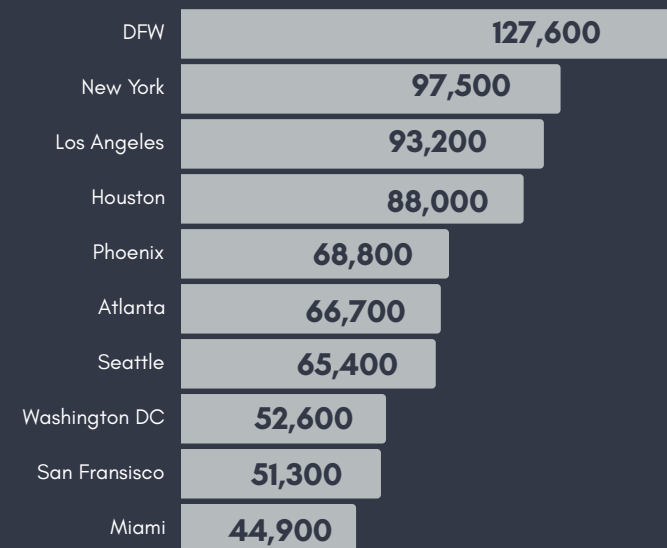


19% Population Growth
From 2010-2019

Well Diversified Economy



#1 Metro for Employment Growth



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