

6150



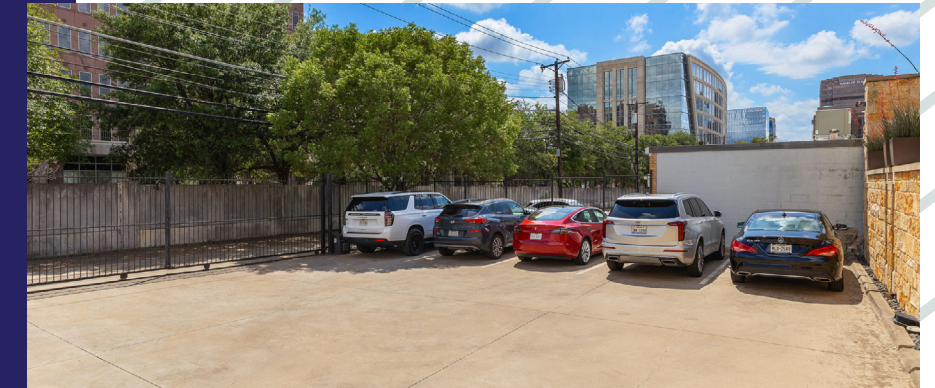
SHERRY LANE

Building Details

BOUTIQUE OFFICE BUILDING

AVAILABLE APRIL 1ST, 2025

- ◇ Freestanding building in Preston Center
- ◇ Prominent exterior signage opportunity
- ◇ Unmatched reserved parking located in the front and gated parking in the rear of the building
 - 5 reserved parking spaces in front
 - 9 reserved parking spaces located in the secured, gated rear lot
 - 2 additional reserved spaces located in the back
- ◇ Secluded outdoor patio with custom-built fireplace and water feature
- ◇ Two-story building with open work space, private glass-front offices, luxury conference rooms, and an equipped kitchen
 - 8 Private Offices
 - 2 Conference Rooms
 - Secured access in front and rear entrances
 - IT & Storage Closets



IN THE HEART OF
PRESTON CENTER

Signage Opportunity

PROMINENT BUILDING SIGNAGE AVAILABLE
IN MULTIPLE LOCATIONS



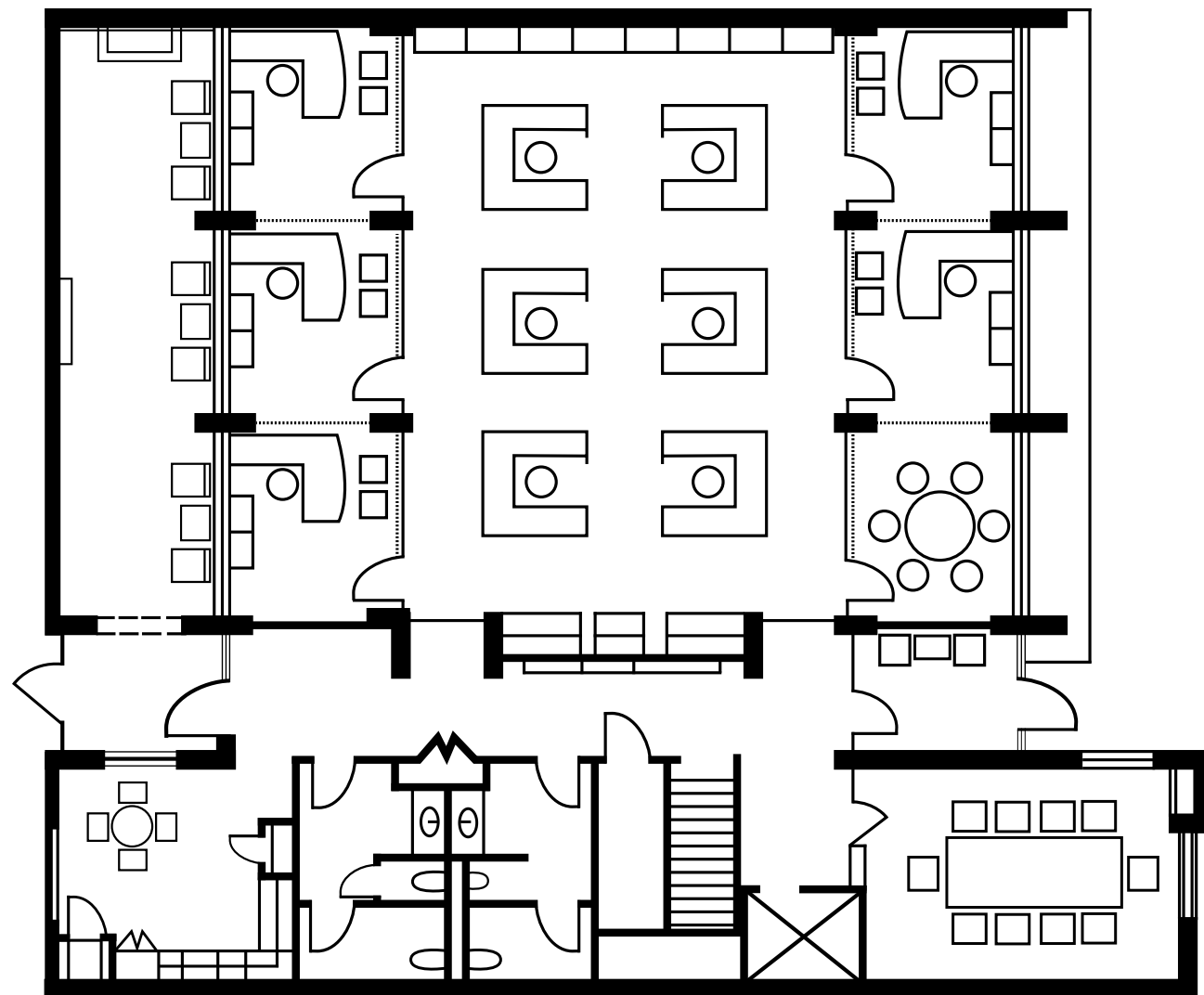
AN UNPARALLELED
BRANDING OPPORTUNITY



First Floor

TEST FIT

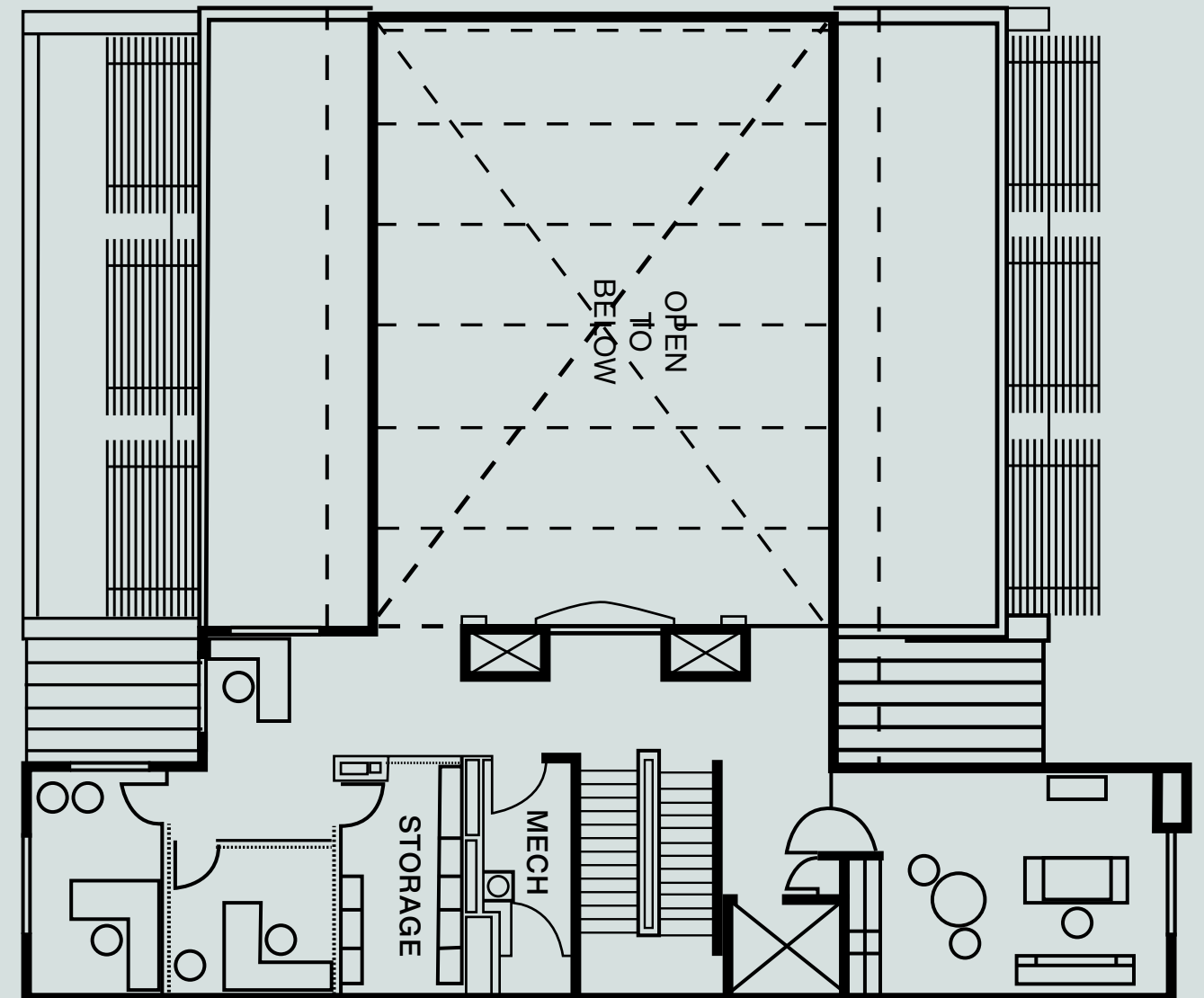
- ◇ Ability to accommodate up to 18 workstations
- ◇ Secured, private entrance into the building



Second Floor

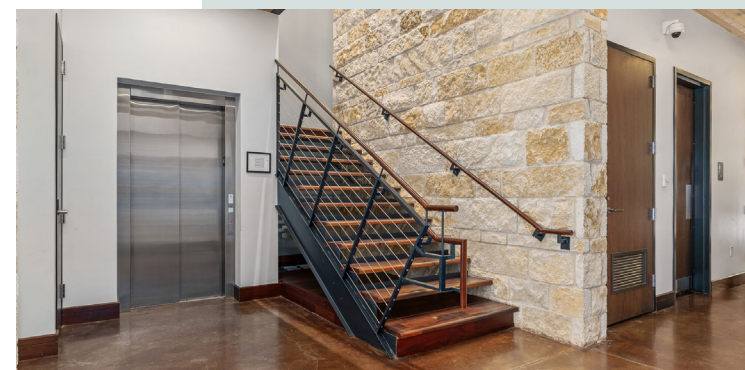
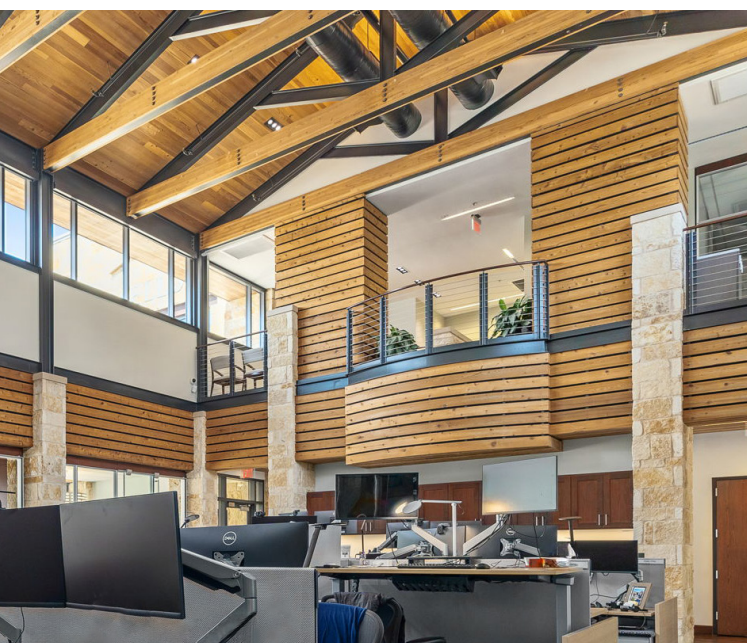
TEST FIT

- ◇ Unobstructed views of Preston Center
- ◇ Optionality to add additional offices and conference rooms





STATE-OF-THE-ART INTERIOR DETAILS



- ◇ Vaulted, wood-beam ceiling and hardwood flooring
 - Custom steel I-beams
 - 22 feet-tall ceiling heights
- ◇ Ample natural light throughout
- ◇ Automatic, remote-controlled window blinds
- ◇ Two-story building with staircase and elevator
- ◇ Fully equipped kitchen including stovetop, oven, and plumbing on first and second floor

The Neighborhood

● Banks

Bank of America
 Bank of Texas
 Truist
 Chase Bank
 CIT Bank
 Comerica
 Community Bank of Texas
 Dominion Bank
 First United Bank
 Frost Bank
 Independent Financial
 NexBank
 Oakwood Bank Origin

Bank
 OZK Bank
 PlainsCapital Bank
 PNC
 Prosperity Bank
 Regions Bank
 Simmons Bank
 Sunflower Bank
 TBK
 Third Coast Bank
 Veritex
 Vista Bank
 Wells Fargo

● Restaurants

Burning Rice
 Flattery Cafe
 Flying Fish
 Go Fish Poke
 Grain
 Hillstone
 Hopdoddy
 il Bracco
 Jersey Mikes
 Jia Modern Chinese
 la Madeleine
 Malai Kitchen
 Montlake Cut
 Muchacho

Nekter Juice Bar
 R&D Kitchen Roti
 Salata
 Sevy's Grill
 Southpaws
 Sprinkles
 Starbucks
 Taco Joint
 True Food Kitchen
 Unrefined Bakery
 White Rock Coffee
 Woodbine Bar
 Yolk
 Yonkers Pizza Co

● Retail

Bachendorf's
 Diamonds Direct
 Everything But Water
 Kendra Scott
 New Balance
 Sleep Number

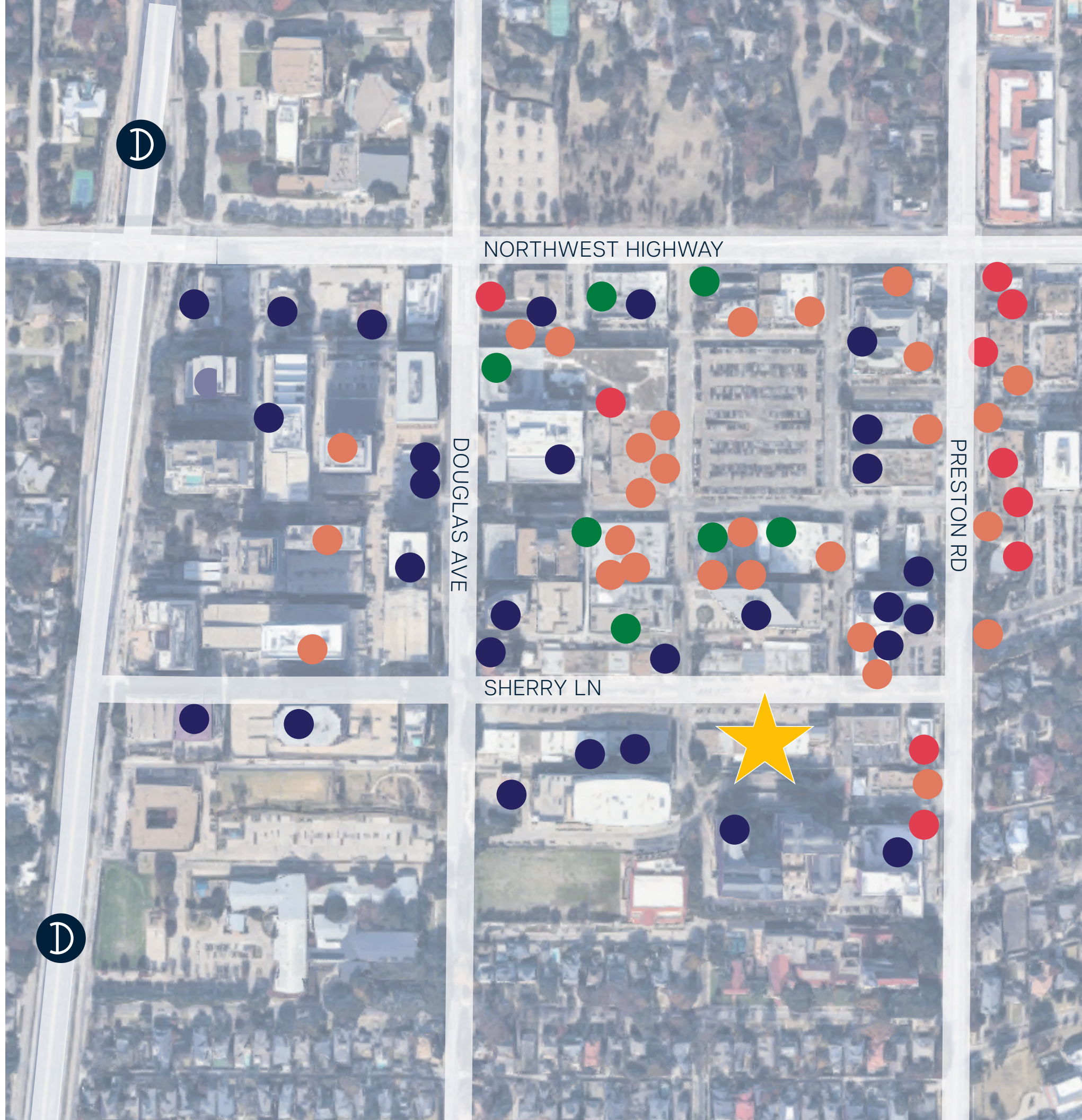
Spec's Wine & Spirits
 Target
 Temper-Pedic Flagship
 Tom Thumb
 Ylang 23

● Fitness

Class Studios
 Crossfit
 John Reed Fitness
 Lift House Fitness
 Soulcycle



6150 Sherry Ln



6150

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BANDERA|VENTURES

