



## NORTH TOWER II

13727 NOEL ROAD • DALLAS, TX 75240



NEWMARK



# BUILDING OVERVIEW

306,933 RSF

Class A Building

13  
Stories

3.2/1,000  
Garage Parking

9ft  
Finished Ceilings

24hr  
On-Site Courtesy Officer



## ON-SITE DELICATESSEN



## OUTDOOR COURTYARD

## ON-SITE CONFERENCE CENTER



## ON-SITE FITNESS CENTER WITH TOWEL SERVICE



## MORE AMENITIES

Nearby Healthclubs, Daycares and Restaurants

**Tenant Services**

Dry Cleaning Drop-off Service

**Auto-Detailing Service**

LEED Silver since 2018

**FedEx & UPS Drop Boxes**

Energy Star-Rated



# AREA AMENITIES

60



RESTAURANTS  
WITHIN 0.5 MILES

100



SERVICES WITHIN  
0.5 MILES

17



HOTEL OPTIONS  
WITHIN 0.5 MILES

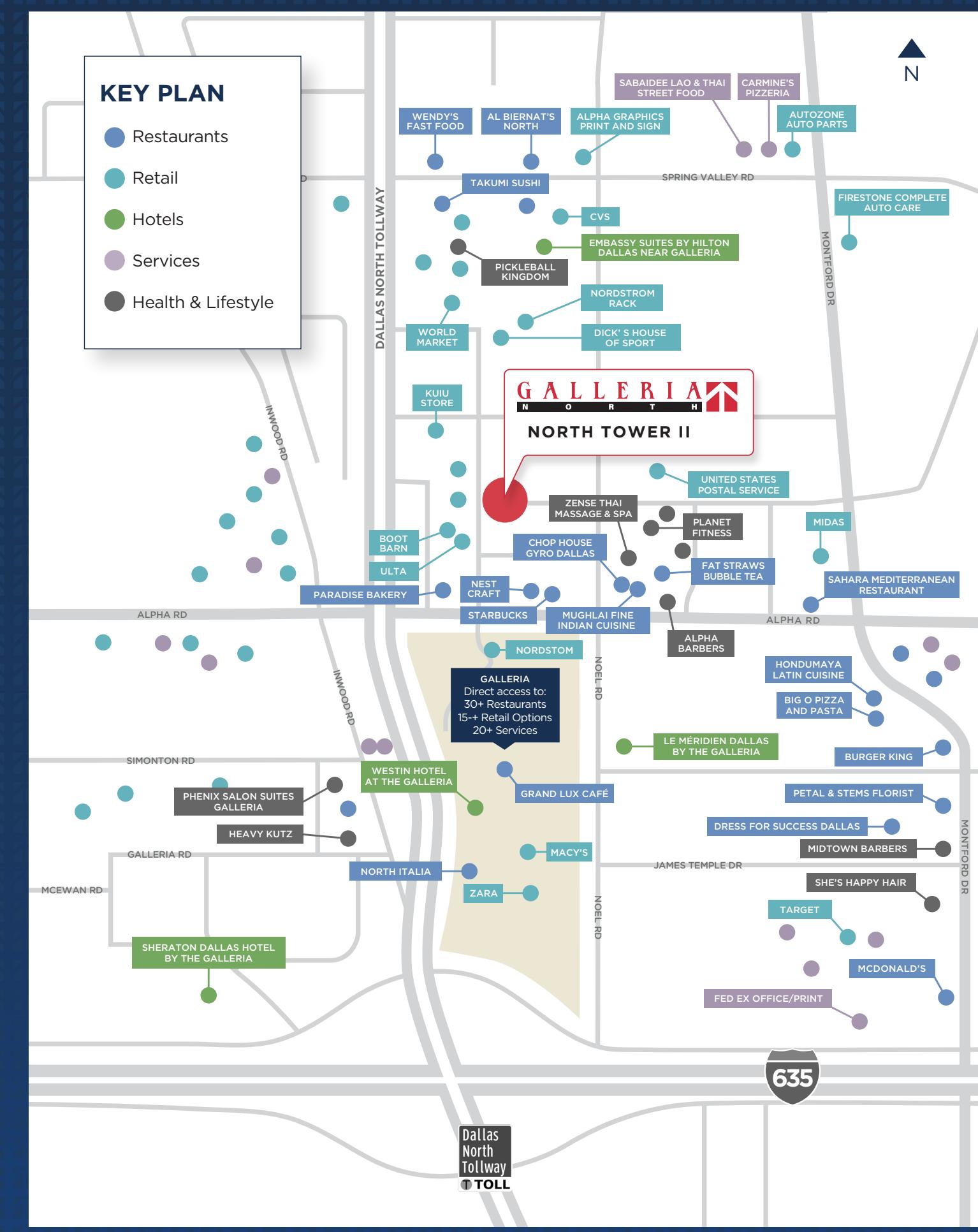
100+



RETAIL OPTIONS  
WITHIN 0.5 MILES

## DIRECT ACCESS TO GALLERIA

Autie Anne's	Netflix House
Candy Land	Nordstrom Café
Charley's Philly Steaks	North Italia
Corner Bakery	Oceanaire Seafood Room
Dapper Doughnut	Paciugo Gelato
Five Guys Famous Burgers & Fries	Panda Express
Grand Lux Café	Raising Cane's
Haagen-Dazs	Starbucks
Jamba Juice	Subway
Luciano Family Pizzeria	Taste Bar Café
Marble Slab Creamery	Thai Express
McDonald's	Thirsty's
Mi Cocina	Yogurtland



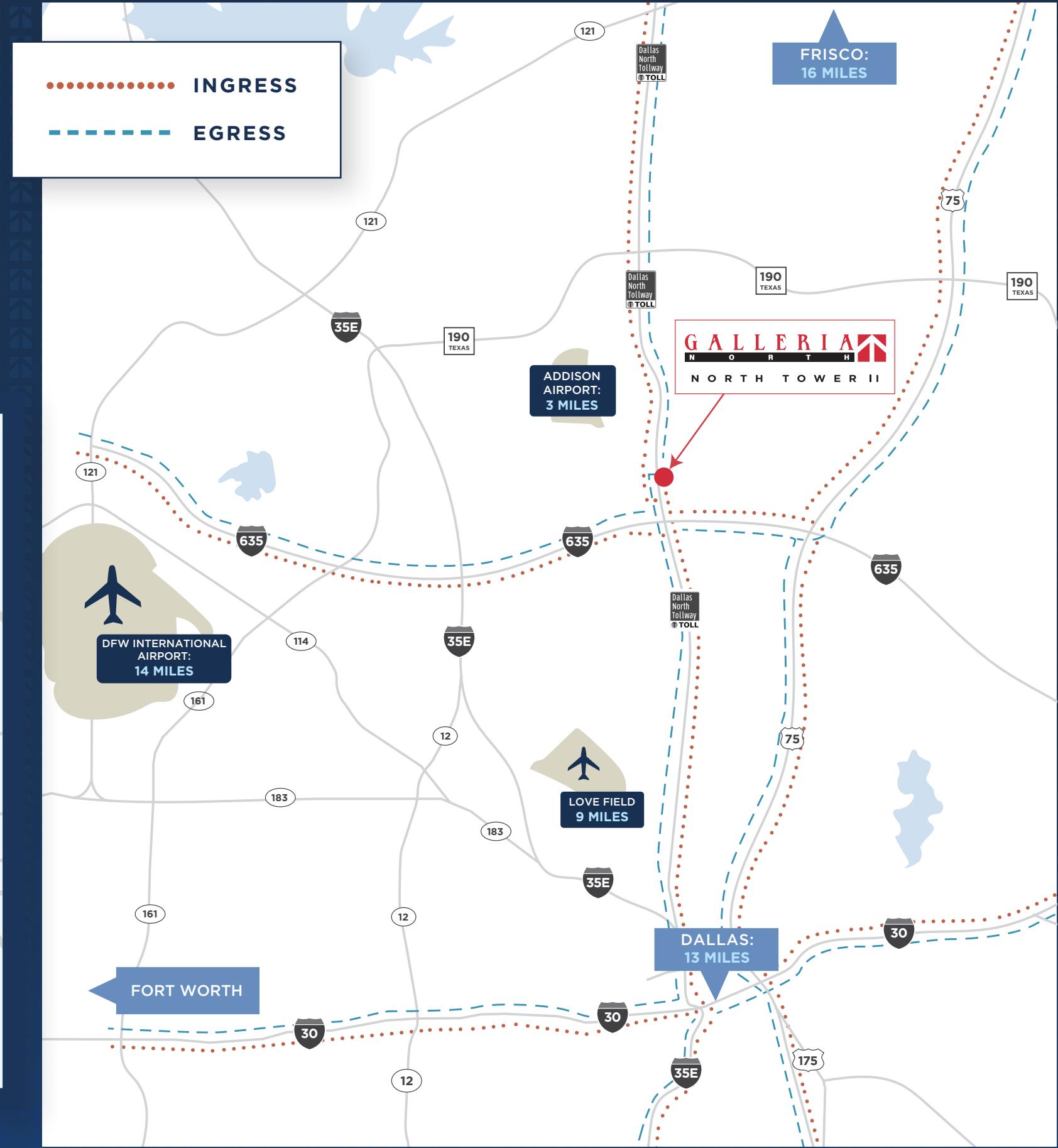
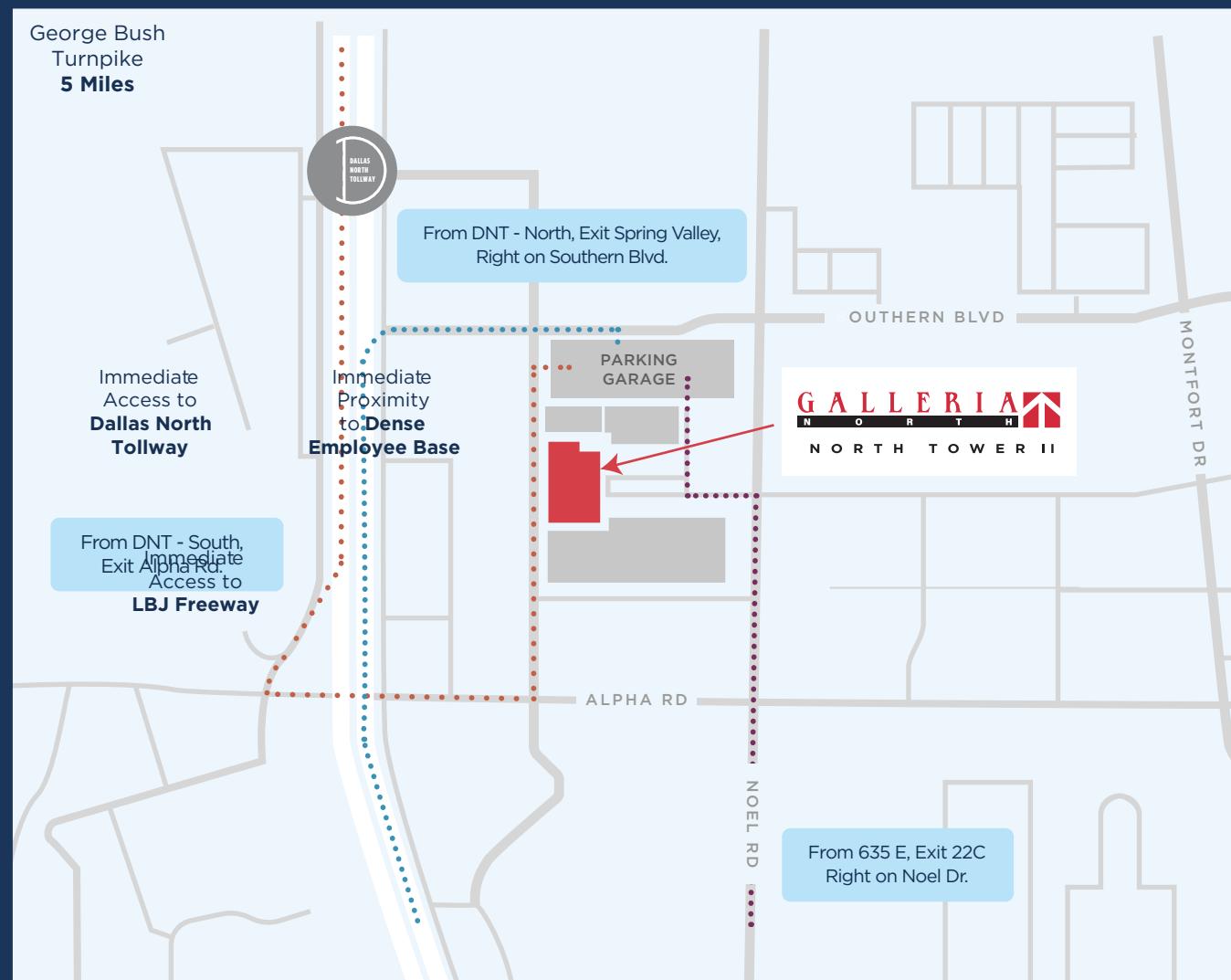
# AREA ACCESS

## **IMMEDIATE** Access to Dallas North Tollway

## **IMMEDIATE** Access to LBJ Freeway

## 5 MILES George Bush Turnpike

## **IMMEDIATE** Proximity to Dense Employee Base





DINE  
■ 60 RESTAURANTS

SHOP  
■ 100+ STORES

ENJOY  
■ 100+ SERVICES



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### CONTACT INFORMATION:

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