



OFFICE OPPORTUNITIES

THE OFFICES  
AT PARK LANE

NORTHWOOD  
RETAIL



CBRE

# The Offices

Welcome to The Offices at Park Lane, where we've redefined the way you experience your workday. Our sleek, sophisticated spaces are designed to enhance productivity, comfort, and overall employee satisfaction. Shared conferencing space, furnished outdoor seating areas, and a luxurious tenant lounge with gaming area are in-demand tenant amenities that make the workday smoother, more enjoyable, and ultimately more successful.





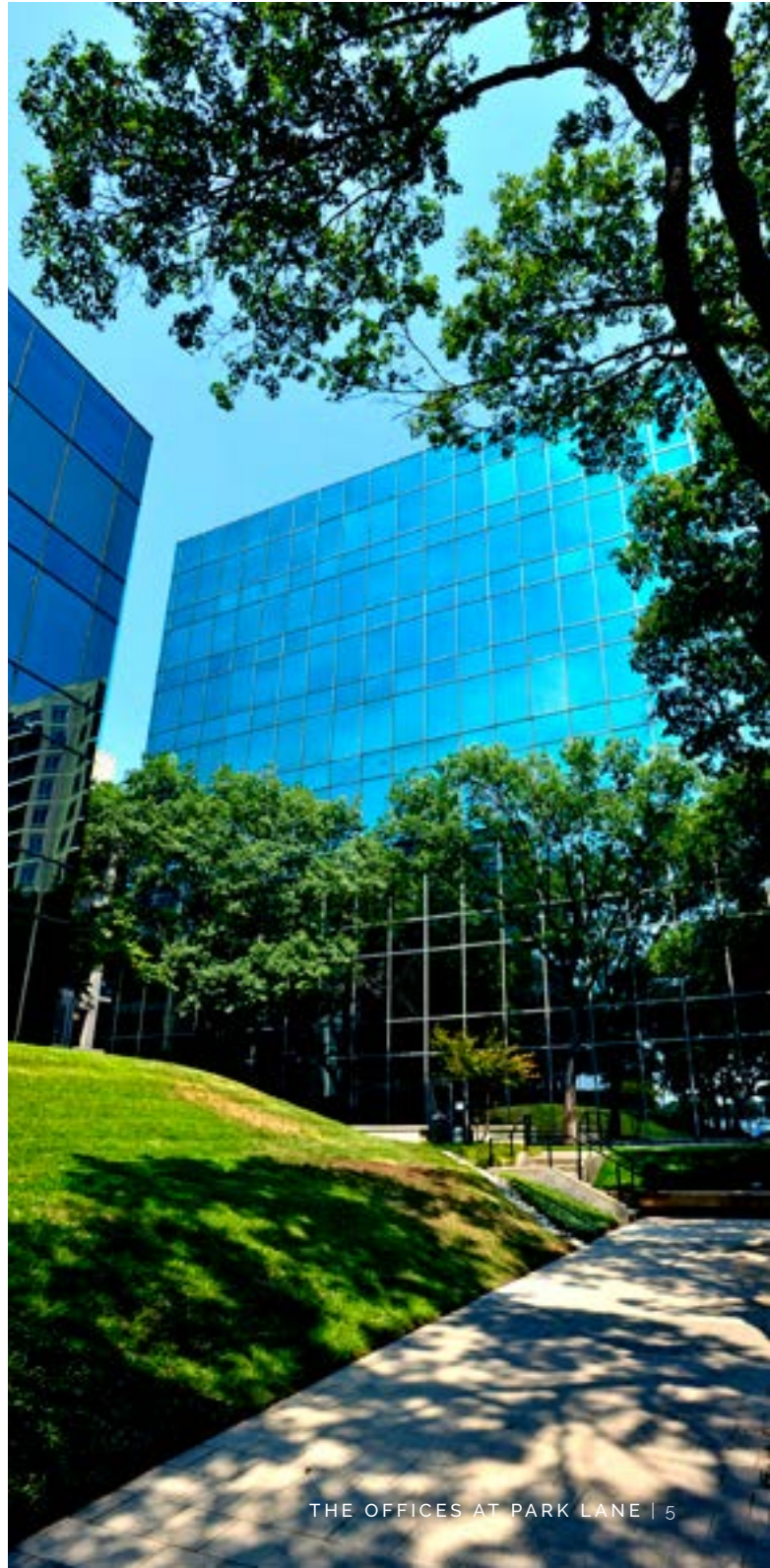
OFFICE OPPORTUNITIES

# 8070 & 8080 Park Lane





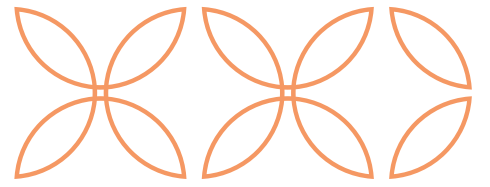
|                      | 8070                                | 8080       |
|----------------------|-------------------------------------|------------|
| <b>GLA</b>           | 68,800 SF                           | 166,256 SF |
| <b>Stories</b>       | 4 Stories                           | 8 Stories  |
| <b>Typical Floor</b> | 16,900 SF                           | 20,460 SF  |
| <b>Parking</b>       | 4:1,000 SF Fully Structured Parking |            |



GROUND FLOOR

# Park Lane Amenities





**CONFERENCE CENTER**



**GAMING AREA**



**TENANT LOUNGE**





PRESTON CENTER

PARK CITIES

PRESTON HOLLOW

NORTHPARK CENTER

MATCH.COM  
& TOPGOLF HQS

NORTH CENTRAL EXPRESSWAY

3

2

7

1

5

6

9

10

4

11

GREENVILLE AVE

PARK LANE

- 1. Whole Foods Market
- 2. Nordstrom Rack
- 3. HomeGoods, The Aveda Institute Dallas
- 4. Ulta, DSW
- 5. Old Navy
- 6. The Park - Starbucks, Cava, Chipotle
- 7. 8020 Park Lane - Office
- 8. 8070 Park Lane - Office
- 9. The Heights at Park Lane
- 10. 8080 Park Lane - Office
- 11. The Galleries at Park Lane



# All-Access Location

Adjacent to Northpark Center, bordered by Park Lane and Central Expressway, the location provides unmatched accessibility, thanks to its proximity to I-75, Northwest Highway, Greenville Ave., and Park Lane, in addition to an on-site DART Light Rail Station.

## CORPORATE NEIGHBORS:



1.6M SF Campus | 5,000 Employees

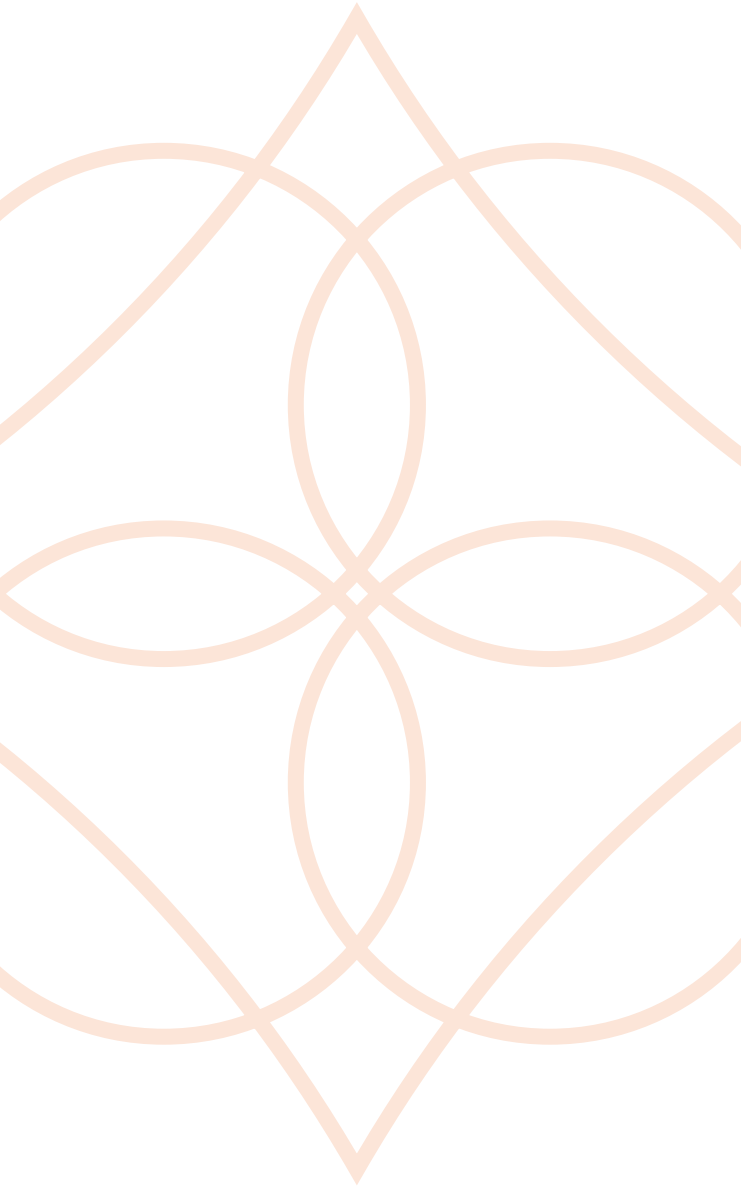
## WITHIN A 1.5-MILE RADIUS:

- 3.3 million SF office space
- 2,227 luxury residences
- 426 hotel keys

8



# THE SHOPS AT PARK LANE



The Shops at Park Lane is a premier 33.5-acre mixed-use development adjacent to Northpark Center in Dallas, Texas.

Located at the most-shopped intersection in Dallas, The Shops at Park Lane attract an affluent mix of shoppers, employees and residents looking for a walkable and modern urban environment.

- 4 office buildings totaling 479,000 SF
- 20 restaurants
- Flagship Whole Foods Market
- 571 luxury residential units
- 462,524 square-feet of designer-value department stores, name brand boutiques, and restaurants
- Abundant structured parking
- Dart Light Rail access
- 24/7 fully manned security



@ARTISTUPRISING  
@BOBBY.CERDA  
@ARTICULATIONART  
@SHOPSATPARKLANE

# The Shops

Designer brands, premium services, patio dining, and an urban greenspace with year-round events programming draw discerning, savvy shoppers.

Easy, walkable access to shopping, dining and services provides an added benefit for office tenants.

**DSW**  
DESIGNER SHOE WAREHOUSE®

J.CREW



 American Girl™



**ULTA**®  
BEAUTY



bloomingdale's



NORDSTROM  
rack

+ MANY MORE



# The Food

The convenience of having over 10 restaurant options on-site is a game-changer for Office Tenants. In the midst of a busy workday, employees have the option to grab a quick healthy meal, or enjoy one of the many dine-in spots for meeting clients for a business lunch or networking.



TEMAKI NORI  
COMING SOON



✦ GRIMALDI'S ✦

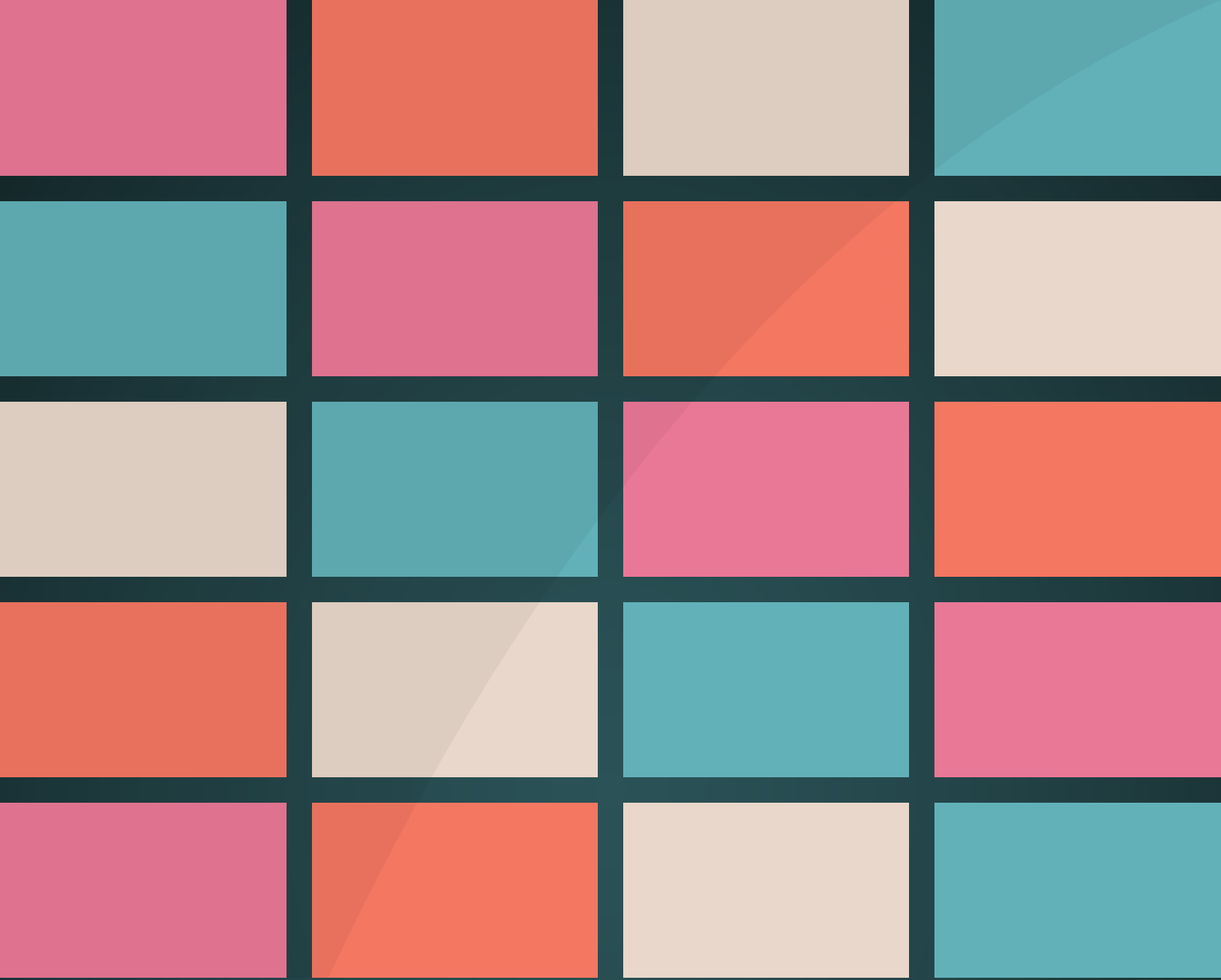


COMING SOON

+ MANY MORE

BOWL  
&  
BARREL





# THE OFFICES AT PARK LANE

## FOR MORE INFORMATION, CONTACT:

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