



PRESTON HOLLOW  
V I L L A G E

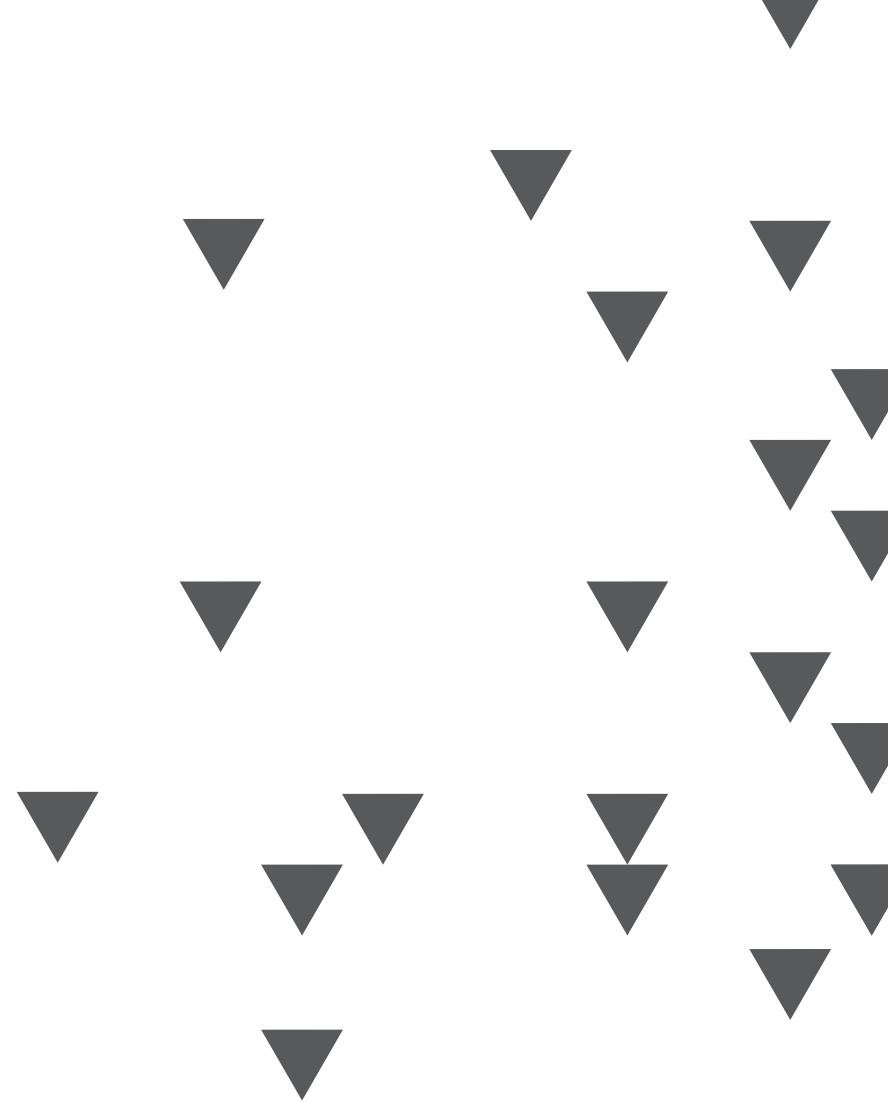
**THE BRIGHT PLACE TO BE.**



# ABOUT PRESTON HOLLOW VILLAGE

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Vibrant, walkable and inviting, Preston Hollow Village is here to put a new spin on the prestigious Preston Hollow neighborhood. Bringing together fresh dining, boutique retail, office space and contemporary apartments, Preston Hollow Village is the perfect place to get refreshed, get connected and get living.



# DESIGNED TO SHINE

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Designed to be pedestrian-friendly, Preston Hollow Village is as much an urban community as it is a mixed-use retail development. Retail, restaurant and office tenants are all encouraged to establish their identity and add character to the Preston Hollow Village brand.



## PROJECT OVERVIEW

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310,000

SQ. FT. OF CLASS A  
OFFICE SPACE

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130,000

SQ. FT. OF RETAIL &  
RESTAURANT SPACE

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42-ACRE

MIXED-USE  
DEVELOPMENT

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1,200

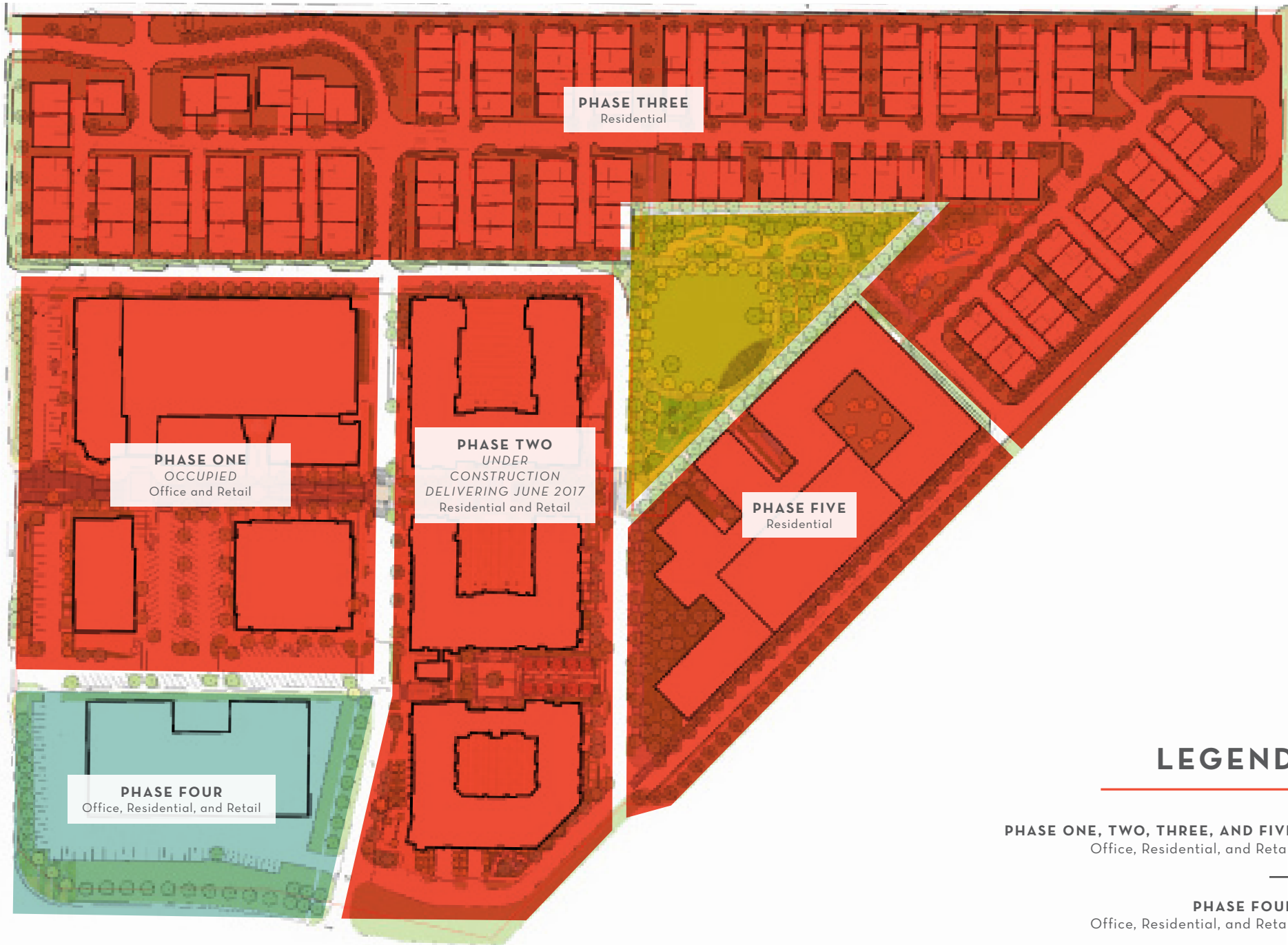
RESIDENTIAL UNITS

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300,000+

CARS PER DAY PASS  
DIGITAL BILLBOARD  
WITH SPACE FOR  
TENANT ADVERTISING

WALNUT HILL



**PHASE THREE**  
Residential

**PHASE ONE**  
OCCUPIED  
Office and Retail

**PHASE TWO**  
UNDER  
CONSTRUCTION  
DELIVERING JUNE 2017  
Residential and Retail

**PHASE FIVE**  
Residential

**PHASE FOUR**  
Office, Residential, and Retail

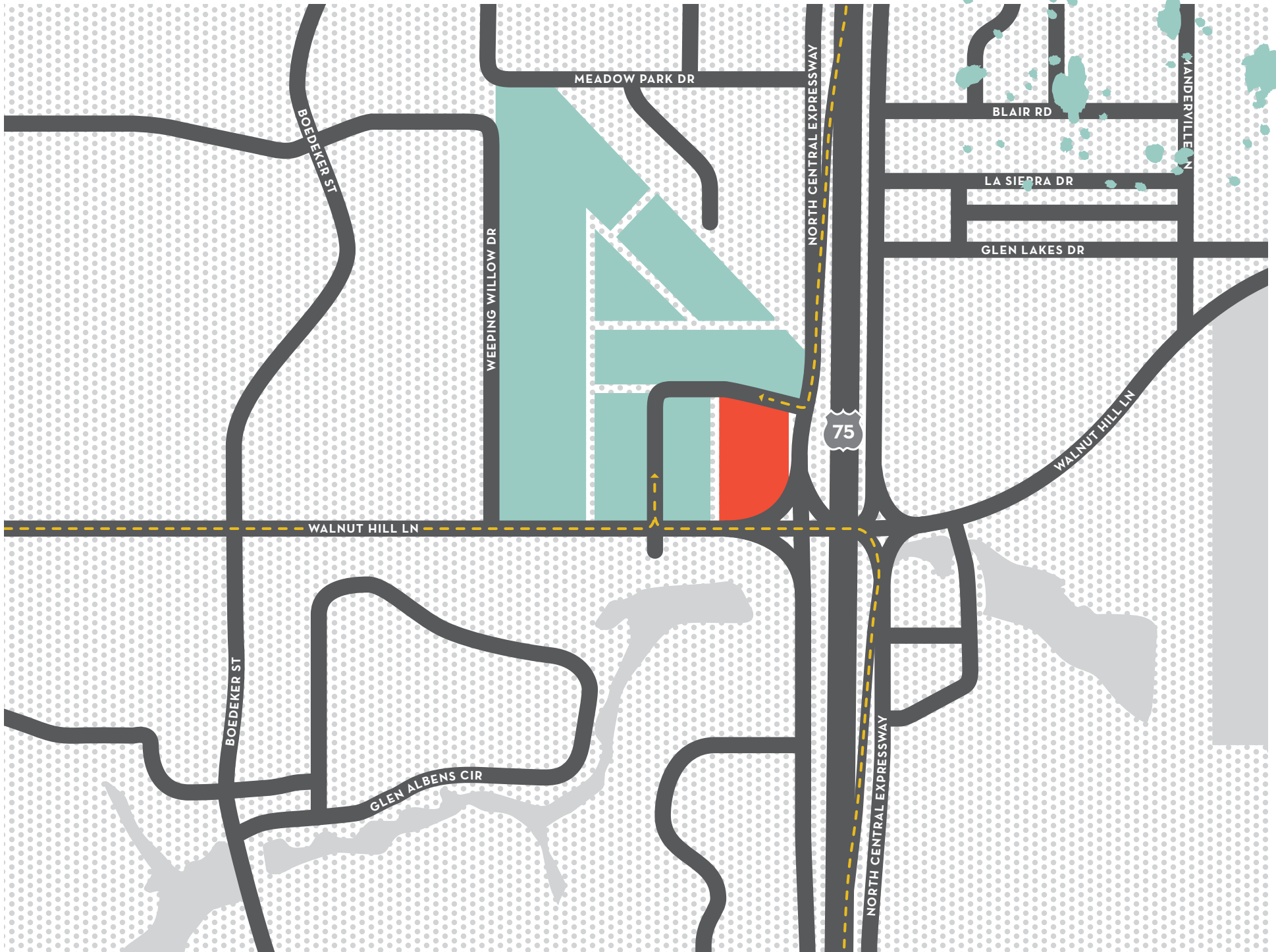
## LEGEND

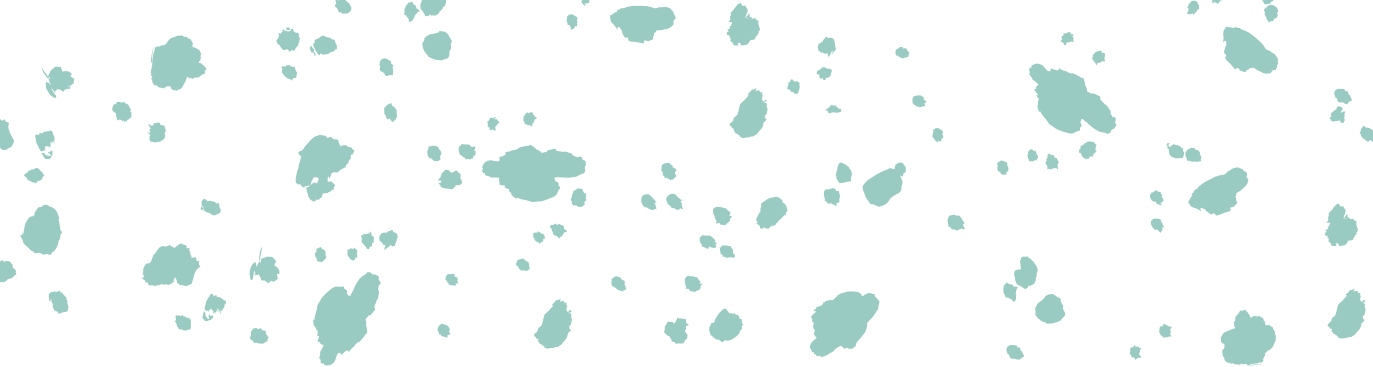
**PHASE ONE, TWO, THREE, AND FIVE** ●  
Office, Residential, and Retail

**PHASE FOUR** ●  
Office, Residential, and Retail

**THREE ACRE PARK** ●

HIGHWAY 75

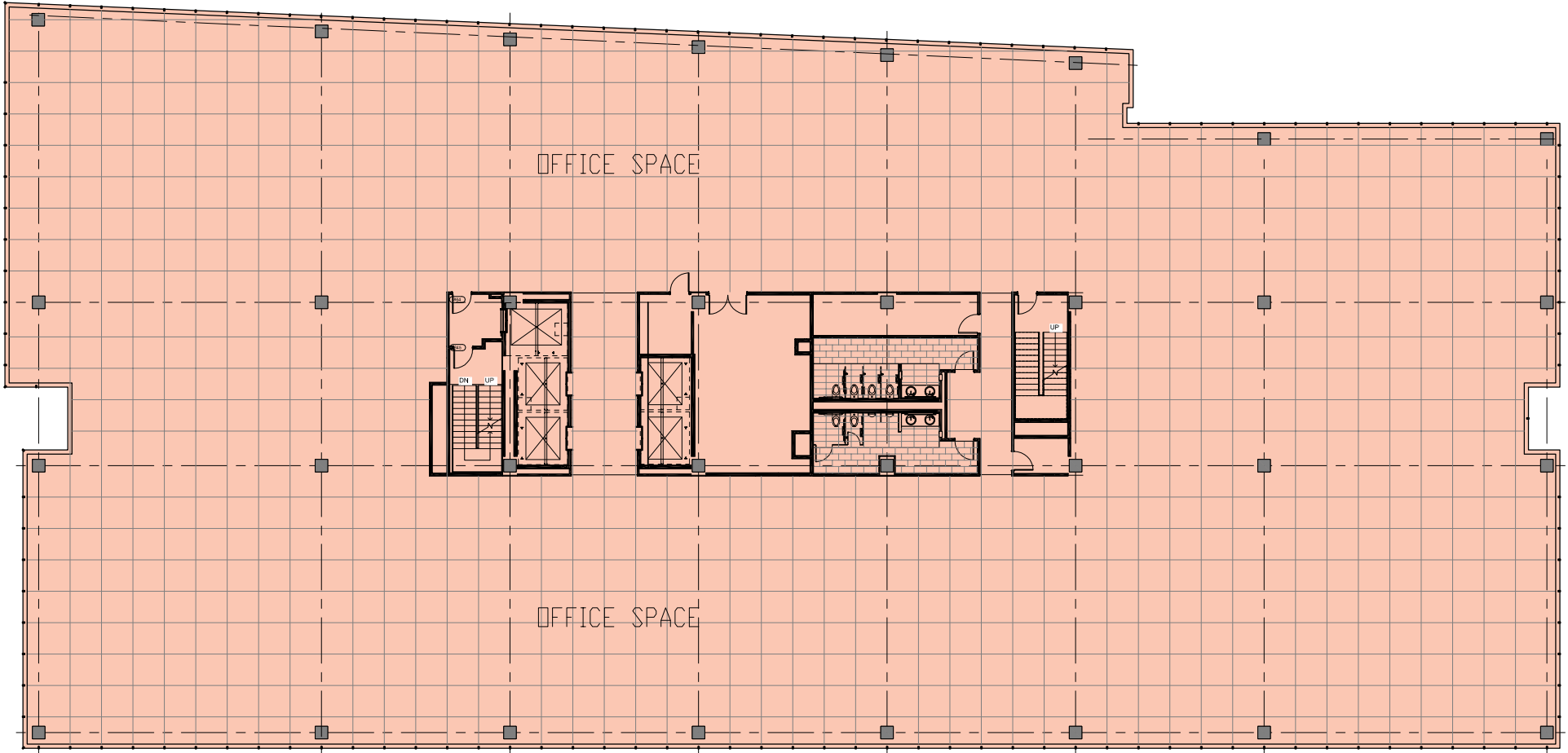




## **HIGHLY VISIBLE. EASILY ACCESSIBLE.**

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Located atop the retail promenade, the Class A offices at Preston Hollow Village offer stylish finishes, comprehensive amenities and spectacular views of the area.



# TYPICAL FLOOR PLATE

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27,000 RSF

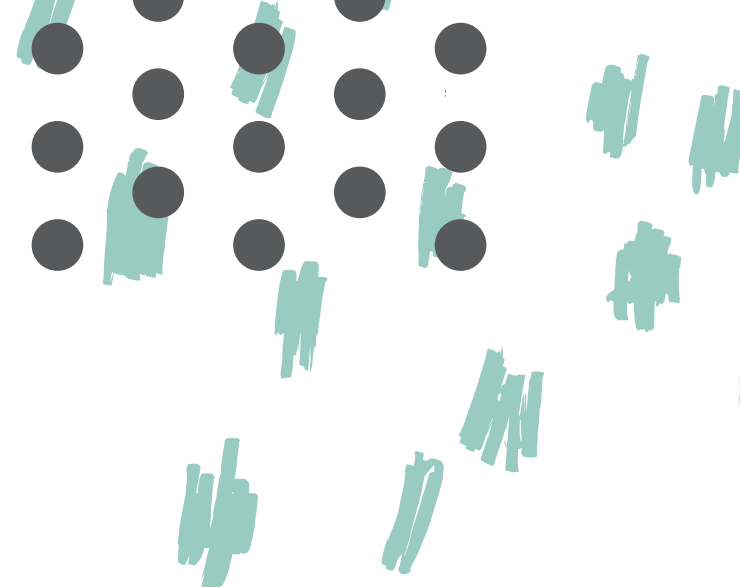
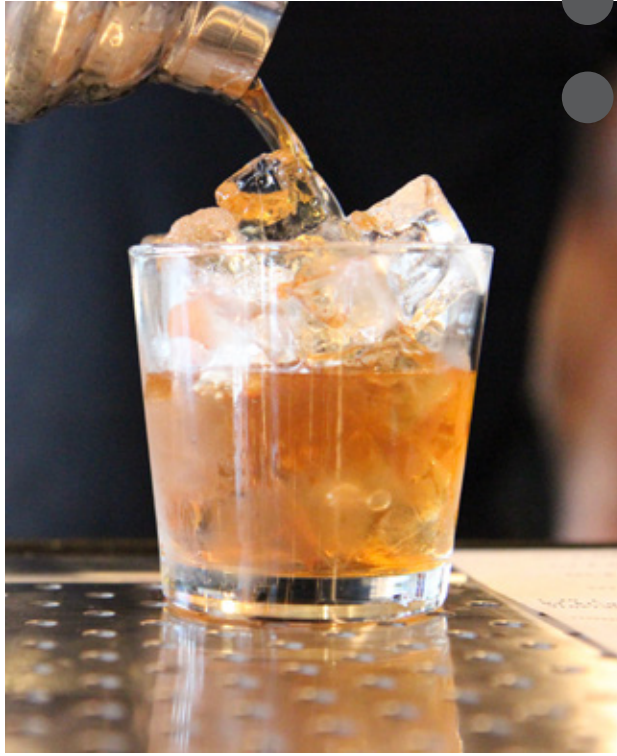




# ROOF TOP AMENITIES DECK.

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## ON-SITE AMENITIES

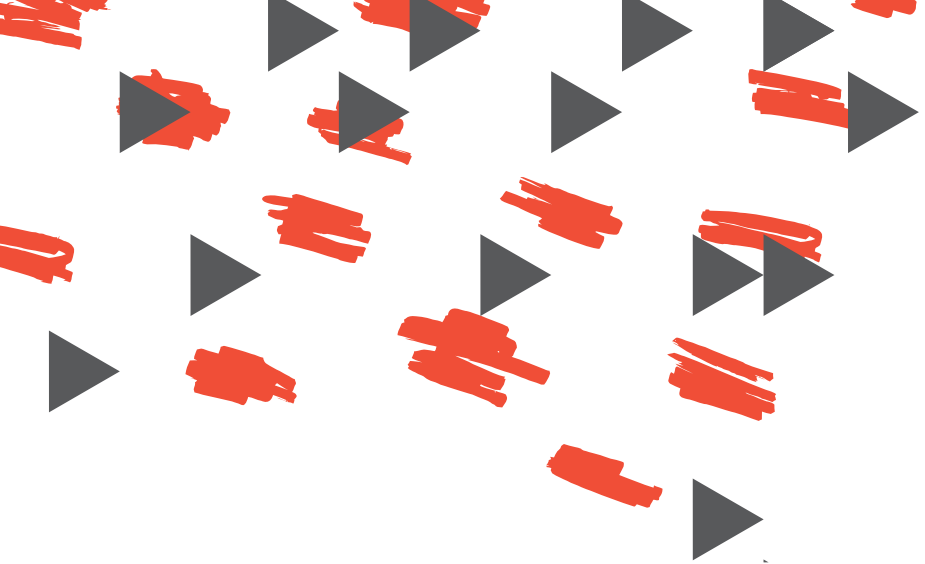
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### RESTAURANTS

- Modern Market
- Blatt Beer and Table
- Blue Sushi Sake Grill
- Frost Gelato
- Vertskebap
- Pakpao
- Matchbox

### SERVICES

- Trader Joe's
- Orange Theory Fitness
- Eighteen Eight Fine Men's Salon
- Tangerine Salon
- Unit Skin Studio
- Venetian Nail Spa



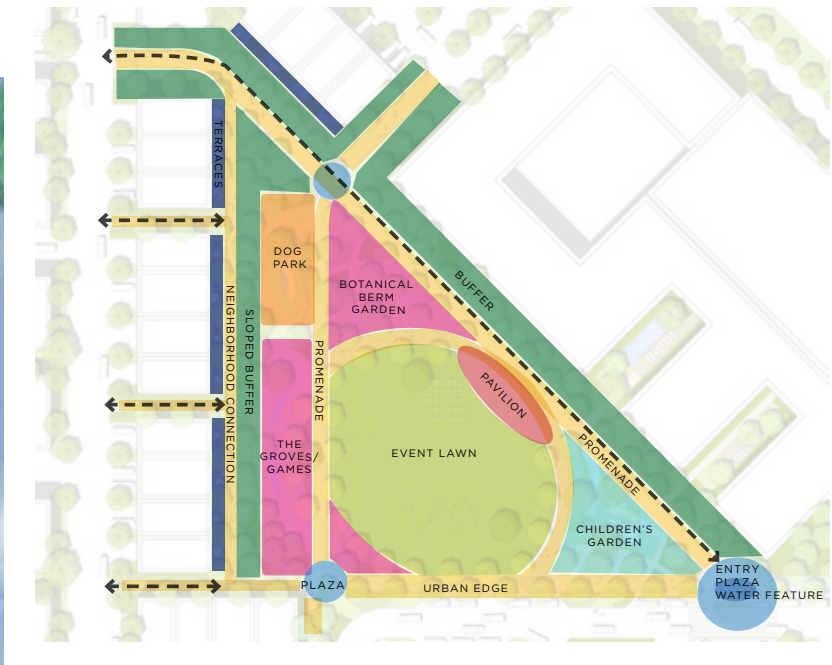
## 3 ACRE PARK

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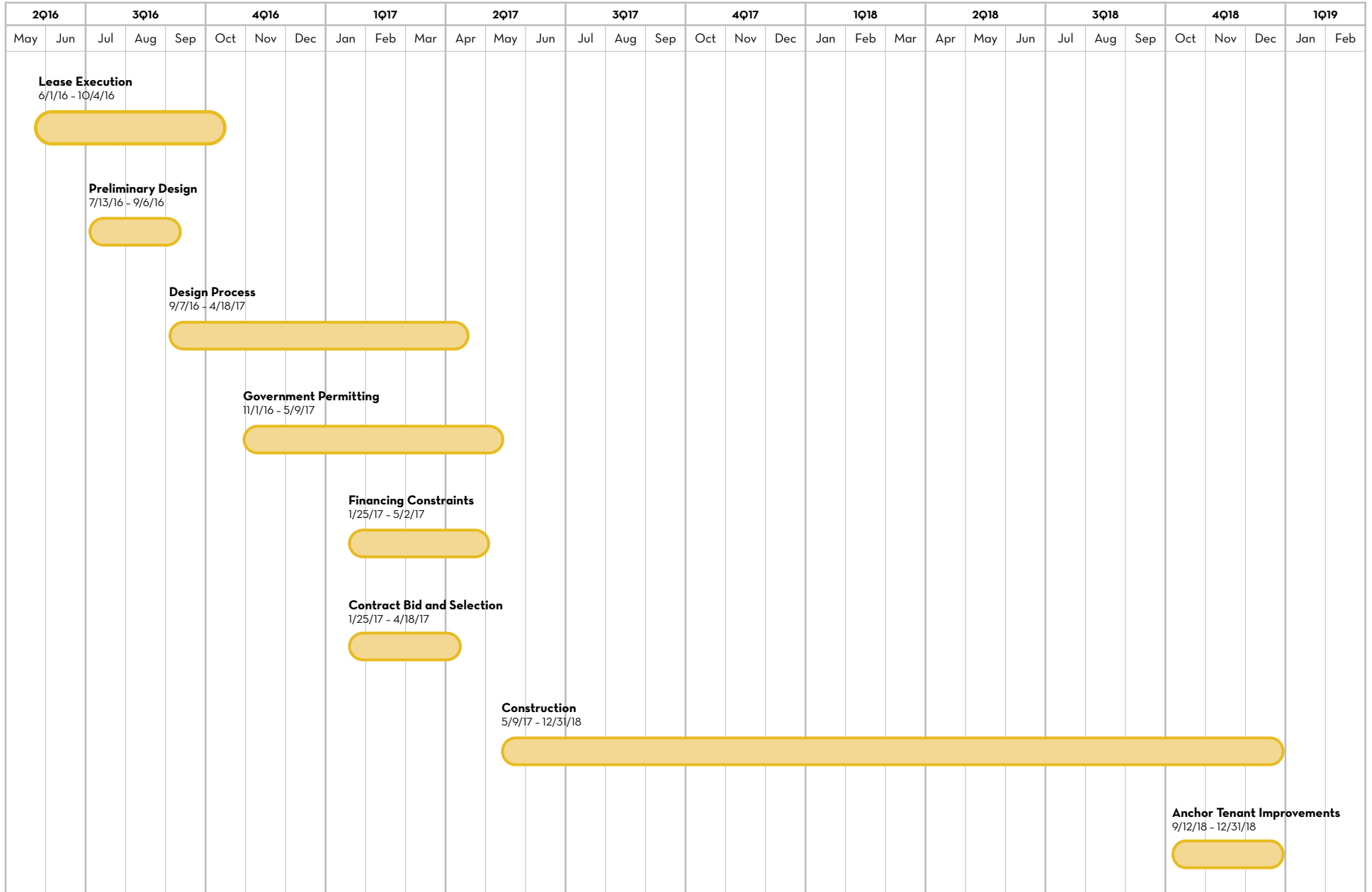
The park at Preston Hollow Village will boast a plethora of outdoor activities including a dog park, lawn games, children's garden, pavilion, and much more that will contribute to the creation of this beautifully crafted green space.

The park is designed by the renowned landscape architecture firm, James Burnett, who specializes in the development and transformation of meaningful spaces that challenge the conventional boundaries of landscape architecture. The firm is most recognized locally for their design and programming of Klyde Warren Park.





# CONSTRUCTION SCHEDULE





# FACT SHEET

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## **BUILDING**

Tower at Preston Hollow Village  
Located at the corner of Walnut Hill and 75

## **LANDLORD**

The Kroenke Group and  
Provident Realty Advisors

## **LEASING COMPANY**

Stream Realty Partners

Tim Terrell - 214.267.0406  
[tterrell@streamrealty.com](mailto:tterrell@streamrealty.com)

Sara Terry - 214.267.0454  
[sara.terry@streamrealty.com](mailto:sara.terry@streamrealty.com)

## **ON-SITE PROPERTY MANAGEMENT**

Lincoln Property Company

Whitney Taylor - 972.385.0125  
[wtaylor@lpc.com](mailto:wtaylor@lpc.com)

Maggie Gilliam - 972.947.9150 ext. 1001  
[mgilliam@lpc.com](mailto:mgilliam@lpc.com)

## **BUILDING AREA**

250,000 RSF

## **FLOOR PLATES**

Approximately 27,000 RSF

## **CEILING HEIGHT**

10'0"

## **SECURITY**

24-hour on-site security

## **ELEVATORS**

Four passenger elevators  
One freight elevator

## **PARKING**

5:1,000, covered



**OFFICE LEASING:**

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