

THREE FOREST PLAZA

12221 Merit Drive, Dallas, TX 75251

PARK CENTRAL SUBMARKET

HARTMAN INCOME REIT MANAGEMENT INC.

12221 Merit Drive, Dallas, TX 75251

972-788-4988

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www.hi-reit.com



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EXCEPTIONAL SERVICE † INSPIRED VALUES



THREE FOREST PLAZA

Three Forest Plaza is a 19-story, top tier Class A office property conveniently located in the heart of the Dallas Fort Worth Metroplex. This property is minutes away from some of Dallas' most popular, high-end retail, entertainment and fine dining establishments with excellent access to the Lyndon B. Johnson Freeway and Highway 75 interchange. Three Forest Plaza boasts an aesthetically pleasing exterior featuring modern glass architecture with an equally unique interior with abundant natural light and amenities for its tenants.

PROPERTY AMENITIES

- Move-in Ready Suites
- On-site Professional Management and Leasing
- Crown and Monument Signage Available
- After-hours Controlled Access
- Free Garage Parking
- On-site Courtesy Officer
- Live 24-hour Monitored Surveillance Cameras
- 40-person Conference Facility
- Newly Renovated Lobby and Common Areas
- Full-Service Fitness Center with Locker Rooms
- On-site Deli
- Tenant Lounge (coming soon)

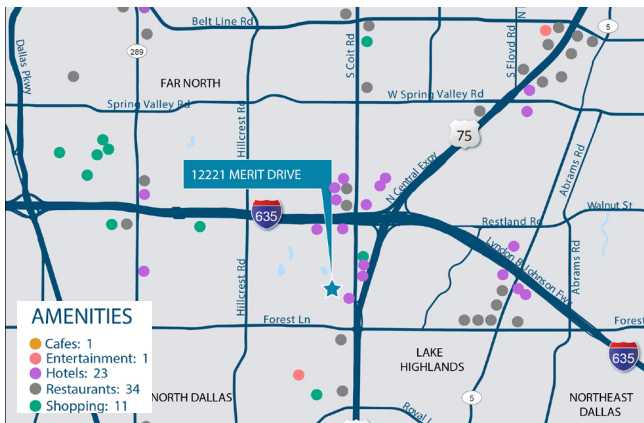
Building Hours:
 Monday - Friday
 7:00am - 7:00pm
 Saturday
 8:00am - 1:00pm

Security Hours:
 Monday - Sunday
 6:00am - 10:00pm

Parking Ratio:
 3.33:1,000

After Hour HVAC:
 \$100.00 per hour

Telecom Providers:
 AT&T, Cognet, Spectrum, Logix, Level 3, Birch



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