



NORTH BUILDING
17177 Preston Road, Dallas, TX 75248

CLASS A OFFICE REIMAGINED

Amber Trail 
OFFICE PARK

BY THE NUMBERS

Best in Class Demographics Surrounding Amber Trail

\$2.5 M
CAPITAL IMPROVEMENTS

150K SF
TOTAL OFFICE SPACE

4:1000
PARKING RATIO

63%
HOUSEHOLDS HOLDING
A BACHELOR'S DEGREE
(OR HIGHER)*

\$109K
AVERAGE HOUSEHOLD INCOME*

\$473K
MEDIAN HOME VALUE*

*stats are based on a 3-mile radius



THOUGHTFULLY DESIGNED

The lobby and restrooms of both buildings have undergone a major renovation. These updates include adding lighter finishes to create a brighter, more modern look and feel.

- | **New landscape and freshly painted building and garage exteriors**
- | **Covered walkways from parking garage to building**
- | **24-hour electronic card access system & nightly security patrols**
- | **Touchless entry and elevators**
- | **Convenient Lunchdrop food delivery service**
- | **Floor-to-ceiling windows**
- | **High-speed WI-FI throughout lobbies**
- | **Conference room, fitness center & locker rooms**
- | **Top of building signage available**

CENTRALLY LOCATED

Amber Trail Office Park is situated along Preston Road in Far North Dallas, and is just minutes from President George Bush Turnpike and the Dallas North Tollway, providing easy access to airports, retail and entertainment.

In addition, the workforce is strong in this area, providing employers access to a dense employee base.

25
Minutes

DFW International
Airport

15
Minutes

Dallas Love Field
Airport

20
Minutes

Dallas Central
Business District



CONVENIENTLY CONNECTED

A variety of retail, dining, fitness and entertainment options are just a short drive from Amber Trail Office Park.

Preston + McCallum

Kroger
Cafe de France
La Hacienda Ranch
Lekka
The Spin Coffee & Vinyl
Bahama Buck's
The Pizza Guy
Sharky's Bar, Grill & Games
Banana Leaf Thai Cuisine

Preston + Frankford

Tom Thumb
Chipotle
Starbucks
Shiraz Mediterranean
India Chaat Cafe
Whistle Britches
Lalo's Fine Mexican Cuisine
Orangetheory Fitness
Anytime Fitness



SPEC SUITE PROGRAM

- + Suites ranging from 1,300 - 6,000 SF
- + 2 highly-visible suites off the elevator
- + Modern design aesthetic
- + Ample natural light
- + Floor-to-ceiling windows
- + Energy-efficient LED lighting
- + Kitchen/break area
- + Conference room (select suites)
- + Private office(s)

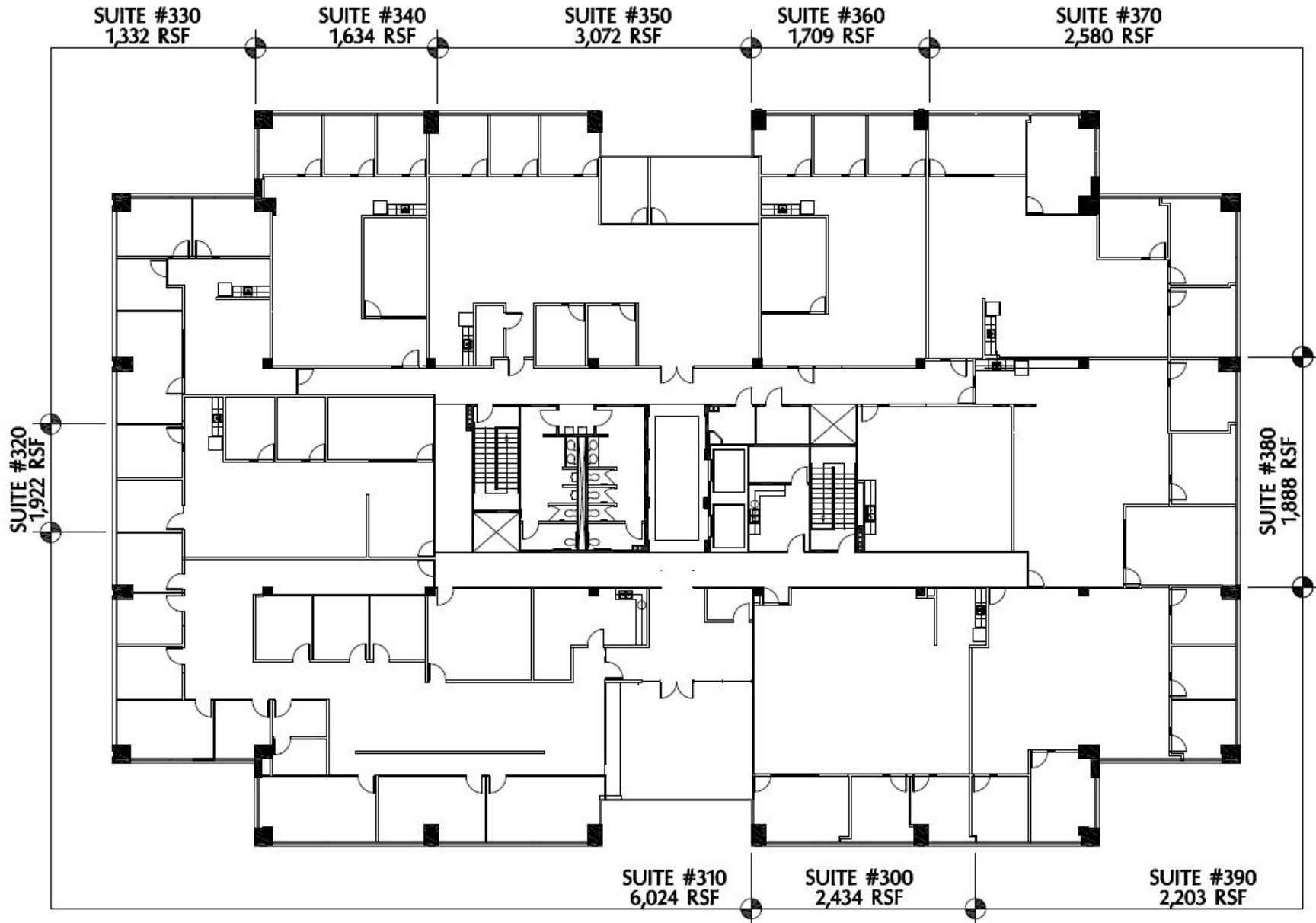


FLEXIBLE FLOOR PLANS



AVAILABLE SPEC SUITES

North Building | 3rd Floor



FLEXIBLE FLOOR PLANS



LEASING INFORMATION

Leander Johnson
214.364.3187

Harry Lake
469.802.0092

About the Ownership

Koa Partners is a character-driven team delivering commercial real estate solutions to clients we are called to serve. We are differentiated by the quality of our people, our culture to serve, and our commitment to excellence. Koa Partners has a proven track record in both entrepreneurial and institutional environments.