

1800 & 1820 PRESTON PARK BLVD. PLANO, TX

PRESTON PARK

THE OFFERING

Cushman & Wakefield ("C&W"), as exclusive advisor, is pleased to present the opportunity to acquire the fee-simple interest in 1800 & 1820 Preston Park (the "Property"), a two-building, office campus totaling 198,770 square feet with a significant medical tenancy component, currently 72% occupied. Strategically positioned in the Upper Tollway submarket, the Property offers functional building layouts, modern systems, and a tenant mix tailored to both traditional office and medical users.

The campus offers unmatched regional connectivity, featuring direct access to Preston Road and a strategic position between three major thoroughfares including the Dallas North Tollway, President George Bush Turnpike, and US-75 ensuring seamless access to the entire DFW metroplex. Surrounding the Property is a robust amenity base, including premier retail and dining destinations such as Preston Park Village, The Shops at Legacy, and Legacy West, which elevate the tenant experience. Additionally, the location is adjacent to some of Dallas' most affluent neighborhoods, providing convenient access to executive housing and a highly educated workforce.

Leased to a diversified roster of national and regional credit tenants, the Property delivers durable in-place cash flow with meaningful upside through mark-to-market opportunities and continued leasing momentum. Positioned within a supply-constrained corridor characterized by strong leasing fundamentals and sustained rent growth, 1800 & 1820 Preston Park represents a compelling opportunity to acquire a well-located, income producing asset in one of Dallas' most dynamic submarkets

ASSET OVERVIEW



Total Square Footage

1800 Preston Park: 78,386 SF
1820 Preston Park: 120,384 SF
Total: 198,770 SF



Year Built

1800 Preston Park: 1997
1820 Preston Park: 1999



Buildings

2 Buildings



Floors

2 Stories



Parking

4.0/1,000 Parking Ratio



Percent Leased

72% Leased



WALT Remaining

2.5 Years



% Below Market

-10% Below Market

INVESTMENT HIGHLIGHTS



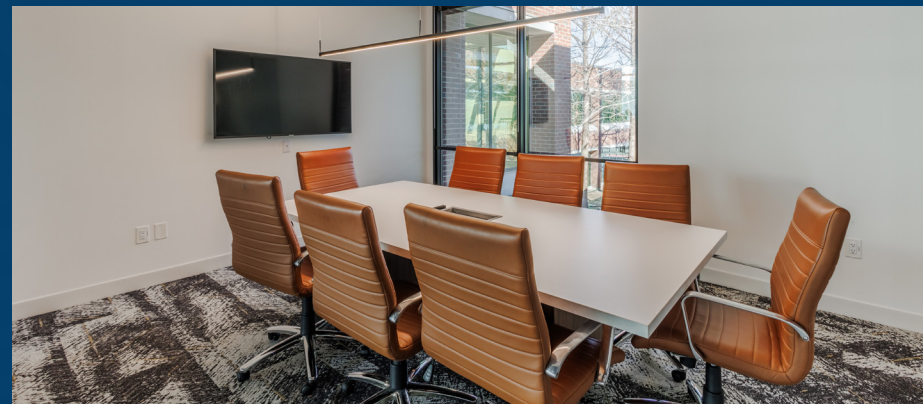
Exceptional Visibility & Access

A prime location at Preston Road and West Park Boulevard near President George Bush Turnpike and the Dallas North Tollway provides seamless access across the North Dallas market.



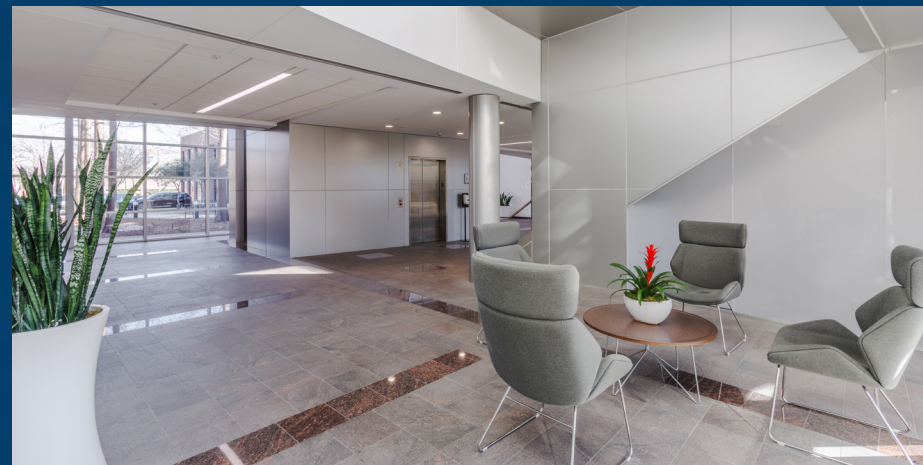
Exceptional Amenity Base

Preston Park Village
(0.3 miles, 40+ shops and restaurants)
The Shops at Legacy
(3.5 miles, 80+ dining and retail options)
Legacy West
(4 miles, 50+ luxury retailers and restaurants)



Thriving Location

Located near Plano, Frisco, and the Park Cities, the property sits within one of Dallas's most affluent and highly educated corridors, offering tenants access to executive housing and a premier talent base.





PRESTON PARK



Diversified Tenant Mix

Anchored by a strong blend of national and regional office and medical tenants, providing stability and limited rollover exposure



Tier 1 Amenities

Approximately \$2M of recent capital expenditures



Market To Market Opportunity

10% Below Market Rents



DFW Economic Dominance

Dallas–Fort Worth added 150,000+ residents and 2.4M SF of positive absorption in 2025, reinforcing its position as one of the nation's strongest office markets

EXCEPTIONAL

VISIBILITY & ACCESS

Located directly off Preston Road just north of SH-190 (President George Bush Turnpike) and less than 1 mile from the Dallas North Tollway, 1800 & 1820 Preston Park offers unmatched regional accessibility and seamless connectivity to North Texas' most traveled corridors. This prime positioning ensures effortless commuting, exceptional visibility, and convenient access for tenants, clients, and visitors throughout the Metroplex.

The property sits approximately 1.5 miles from Baylor Scott & White Medical Center and roughly 2.5 miles from Gleneagles Country Club, placing it at the center of one of Dallas' most affluent and amenity-rich corridors. Within a one-mile radius, tenants benefit from access to 80+ restaurants, retail destinations, and daily service amenities, creating a dynamic live-work-play environment that enhances employee convenience and overall workplace appeal.

HOTELS

1. Courtyard Marriott
2. Four Points by Sheraton
3. Holiday Inn Express
4. Homewood Suites by Hilton
5. Hyatt Place

WELLNESS

1. barre3
2. Baylor Scott & White
3. Cowboys Fit
4. Hand & Stone Massage
5. HOTWORX
6. SESSION Pilates

PARKS & RECREATION

1. Arbor Hills Nature Preserve
2. Gleneagles Country Club
3. Indian Creek Park
4. The Clubs of Prestonwood
5. White Rock Creek
6. White Rock Trail Park
7. Windhaven Meadows Park

SHOPPING

1. AT&T Store
2. Barnes & Noble
3. Bath & Body Works
4. Carter's
5. Gap
6. Half Price Books
7. HomeGoods
8. Market Street
9. Marshalls
10. Nordstrom Rack
11. Pottery Barn
12. REI
13. Sephora
14. Spec's Wine & Spirits
15. Studio Movie Grill
16. The Shops at Willow Bend
17. Trader Joe's
18. Ulta Beauty
19. Wholefoods
20. Williams-Sonoma

RESTAURANTS

1. Andrew's American Pizza
2. Ben & Jerry's
3. bellagreen
4. Black Sheep Coffee
5. Blue Goose Cantina
6. Botolino Gelato
7. Cava
8. Chick-Fil-A
9. Chipotle
10. Chili's Bar & Grill
11. Corner Bakery Cafe
12. Dave's Hot Chicken
13. Flower Child
14. HTeaO
15. Katy Trail Ice House
16. La La Land
17. la Madeleine
18. McDonalds
19. Meso Maya
20. Saltgrass Steak House
21. Shake Shack
22. Sixty Vines
23. Snooze
24. Starbucks Coffee
25. Taco Deli
26. Tropical Smoothie Cafe
27. Urban Egg
28. Velvet Taco
29. Whiskey Cake



Downtown Dallas
15 Minutes

DALLAS N. TOLLWAY

PARKER RD.

PRESTON RD.

W. PARK BLVD.

PRESTON RD.

OHIO DR.

PLANO PKWY.

PRESTON
PARK

DIVERSIFIED

TENANCY



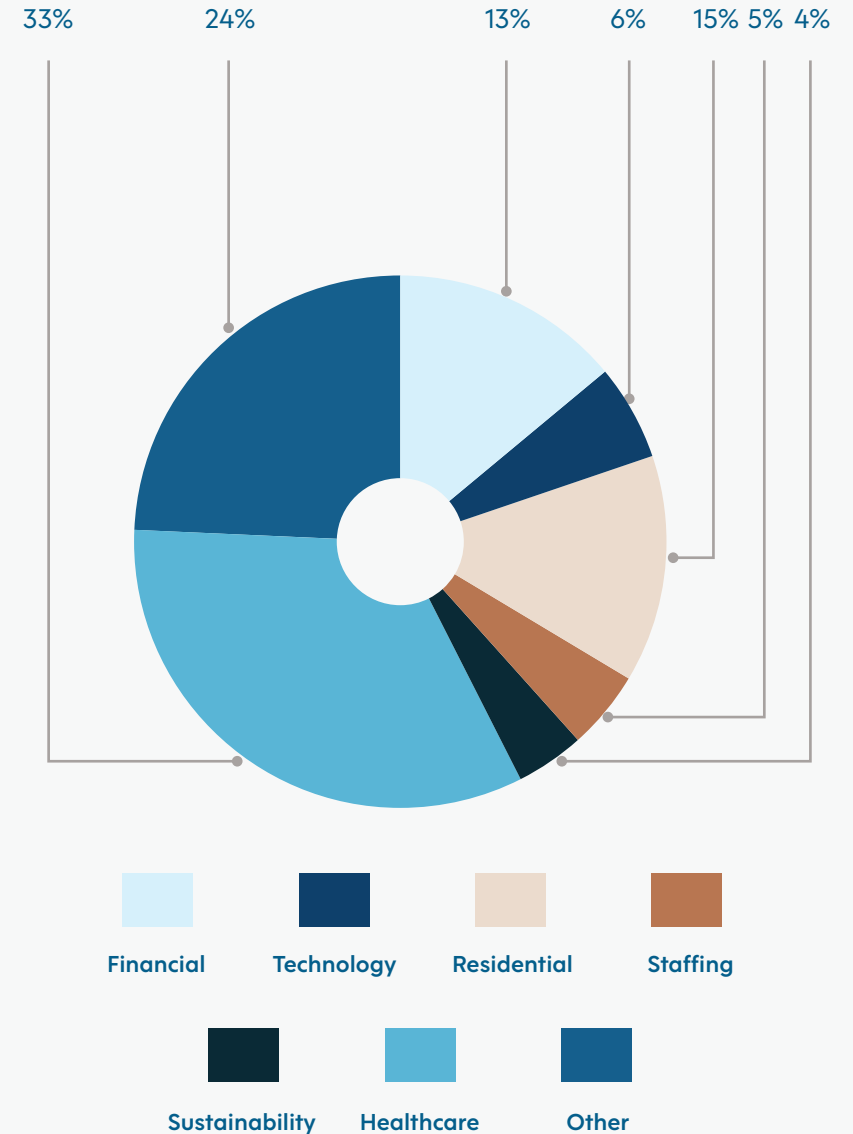
INDUSTRY	TENANT	RSF	%	LED
Healthcare	TMS Neuro Solutions, LLC	21,487	11%	Oct-28
Real Estate Services	RTI Community Management Associates, Inc.	19,263	10%	Apr-28
Healthcare	The Reny Company	15,025	8%	Oct-27
Risk Management	American Flood Research, Inc.	12,036	6%	Mar-27
	Tenants < 10,000 RSF	82,183	41%	
	TOTAL OFFICE LEASED	149,994	75%	Jan-28
	Available	45,142	23%	
	Conference/Tenant Lounge/Misc.	3,634	2%	
	TOTAL	198,770	100%	

Recent leasing momentum, highlighted by approximately 30,000 square feet of recently executed leases and renewals, combined with a 4.5-year WALT, underscores the strong demand and long-term stability at Preston Park.

This sustained leasing success, paired with a dynamic tenant mix and premier connectivity, positions the property as a premier destination for both office and medical users seeking highly amenitized space in a proven location



Diversified Industry Exposure



BEST-IN-CLASS

AMENITIES



Modern Office Environment

Preston Park offers a modern office environment with recently renovated atrium lobbies, common areas, and tenant lounges featuring Class A finishes.



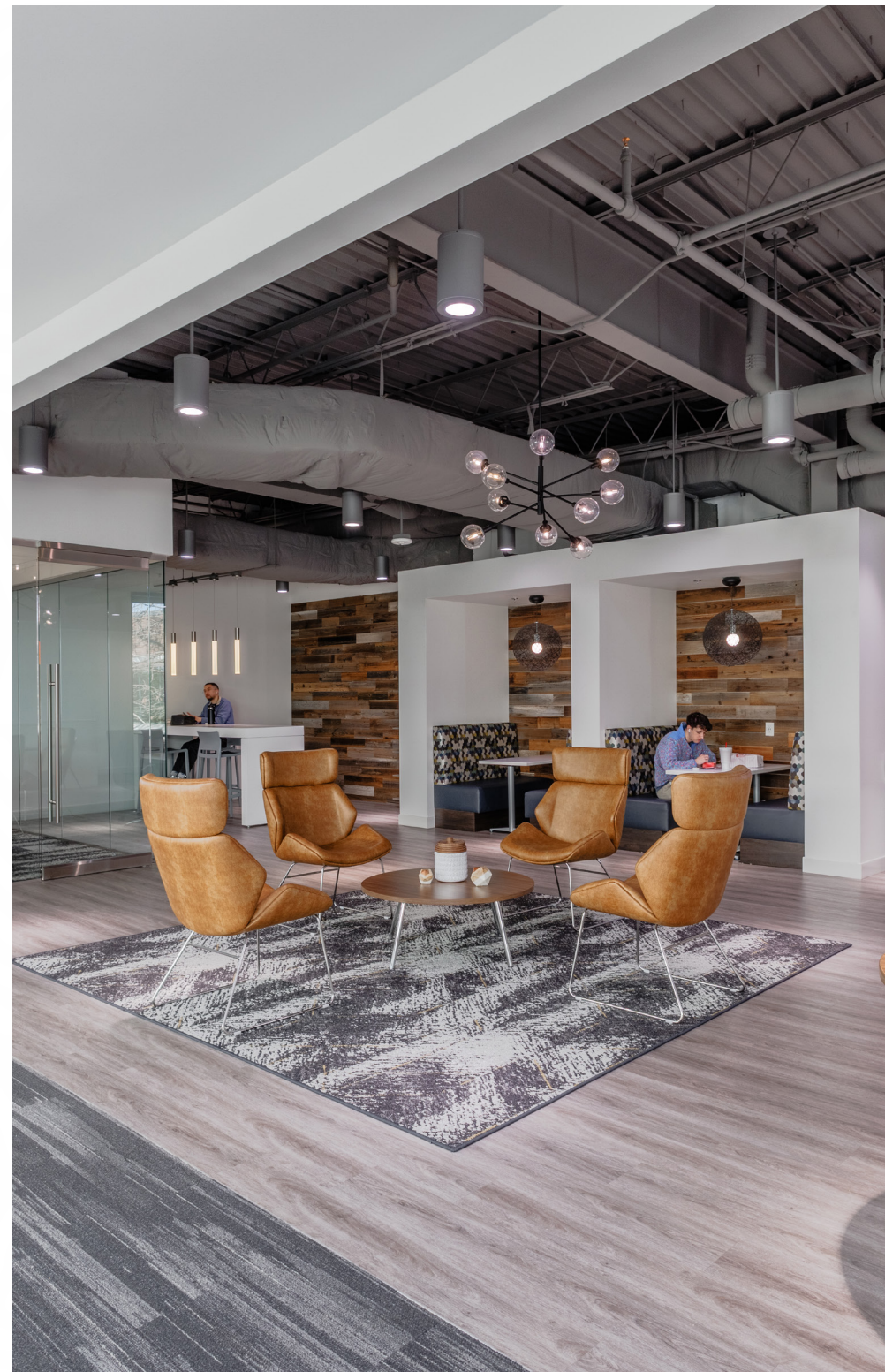
Designed For Collaboration

Tenants enjoy state-of-the-art conference centers designed for collaboration, modern lounges for informal meetings, and an on-site café for added convenience.



Exceptional Workplace Experience

With a prime North Dallas location and a 4:1,000 parking ratio, Preston Park combines functionality and style to deliver exceptional workplace experience for both traditional and medical office tenancy.





WHY

DALLAS?



Net Absorption Continued Its Streak

Net absorption was positive for the fourth consecutive quarter as the era of rightsizing is almost over.



Sublease Space Fell to a Five-Year Low

Available sublease space declined to 6.8 MSF, the lowest level since Q2 2020.



Leasing Activity Rebounded

New leasing totaled 13.7 MSF in 2025, the strongest pace since 2022.



Trophy Assets Continued to Outperform

Asking rents in trophy buildings increased 7.5% year-over-year to a record high of \$75.48 per square foot.



Best Year for Net Absorption Since 2019

Year-end net absorption reached positive 2.4 MSF, its best year since the pandemic.



#1 Fastest-Growing Metro in the U.S.

Dallas Ft. Worth is the fastest growing metro in the U.S. in 2025, adding 100,000+ new residents annually

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PRESTON
PARK