

PRESTON
Plaza

DALLAS, TEXAS

PRESTON PLAZA

17950 Preston Road, Dallas, Texas 75252

Preston Plaza occupies the southeast corner of Preston Road and Frankford Road offering convenient access to the President George Bush Turnpike and the Dallas North Tollway. Tenants benefit from the vast restaurant offerings, numerous country clubs, and luxury single-family housing in the surrounding neighborhood.

The location combined with the first-class on-site amenities, garage parking, and full-time security staff, afford occupants of Preston Plaza a superior work experience.



YEAR BUILT / RENOVATED

1985 / 2020

BUILDING SIZE

259,009 SF

CEILING HEIGHT

9'2"

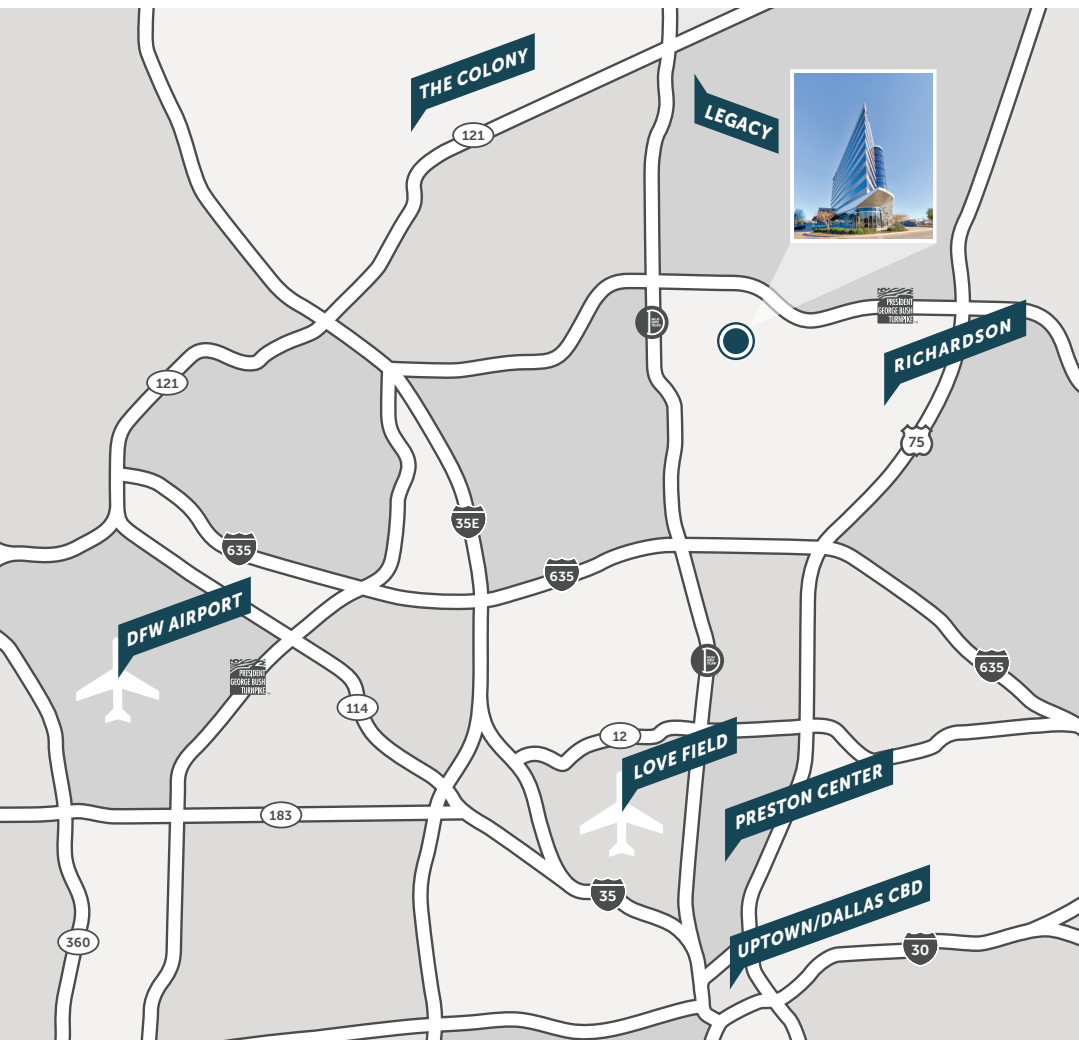
SOVEREIGN BANK
PARKING

5.0:1,000

Structured parking garage

MAX CONTIGUOUS
AVAILABLE

48,459 SF



**Get where
you need to go
in under
20 minutes!**

LEGACY 10 MINUTES

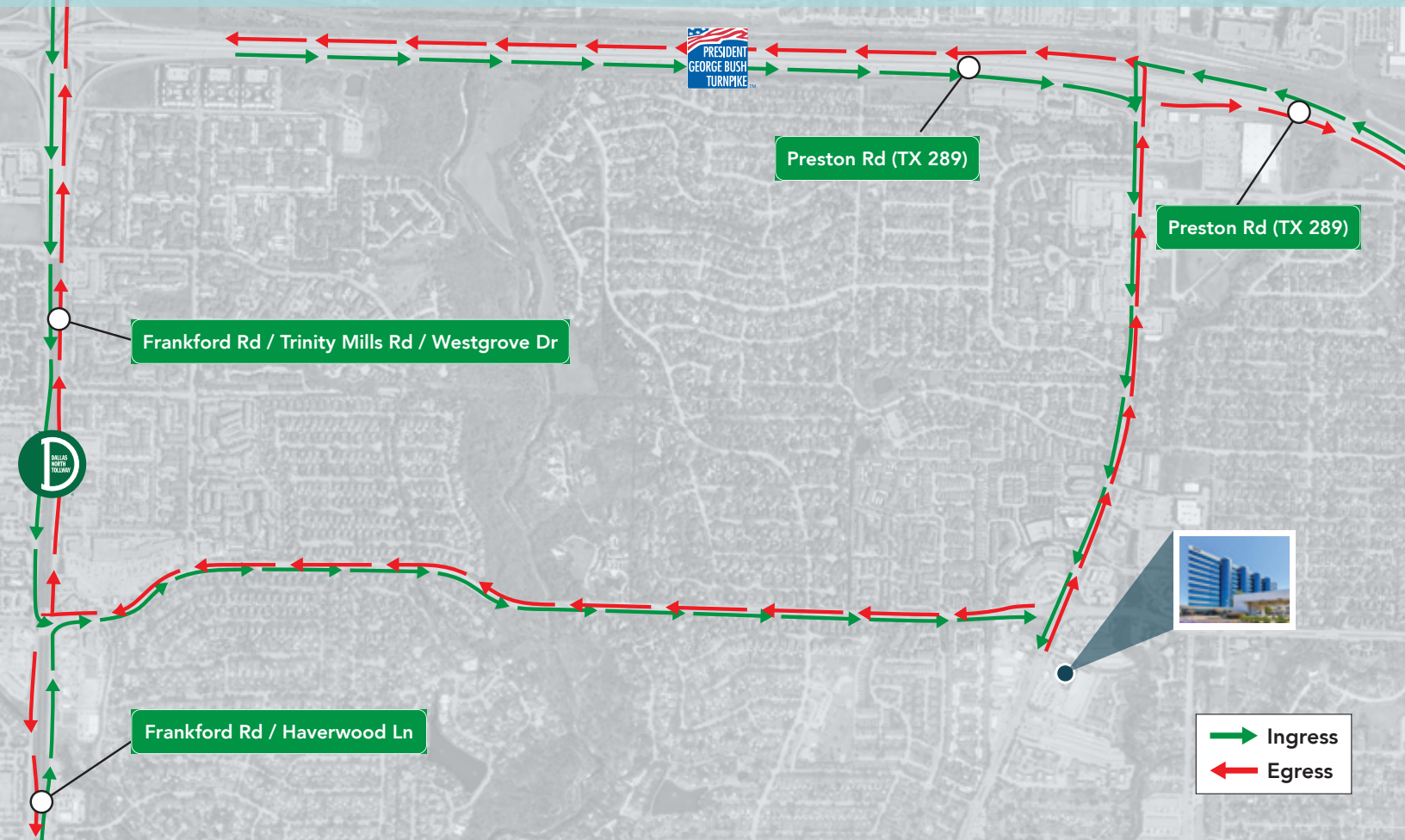
DFW AIRPORT 20 MINUTES

LOVE FIELD 20 MINUTES

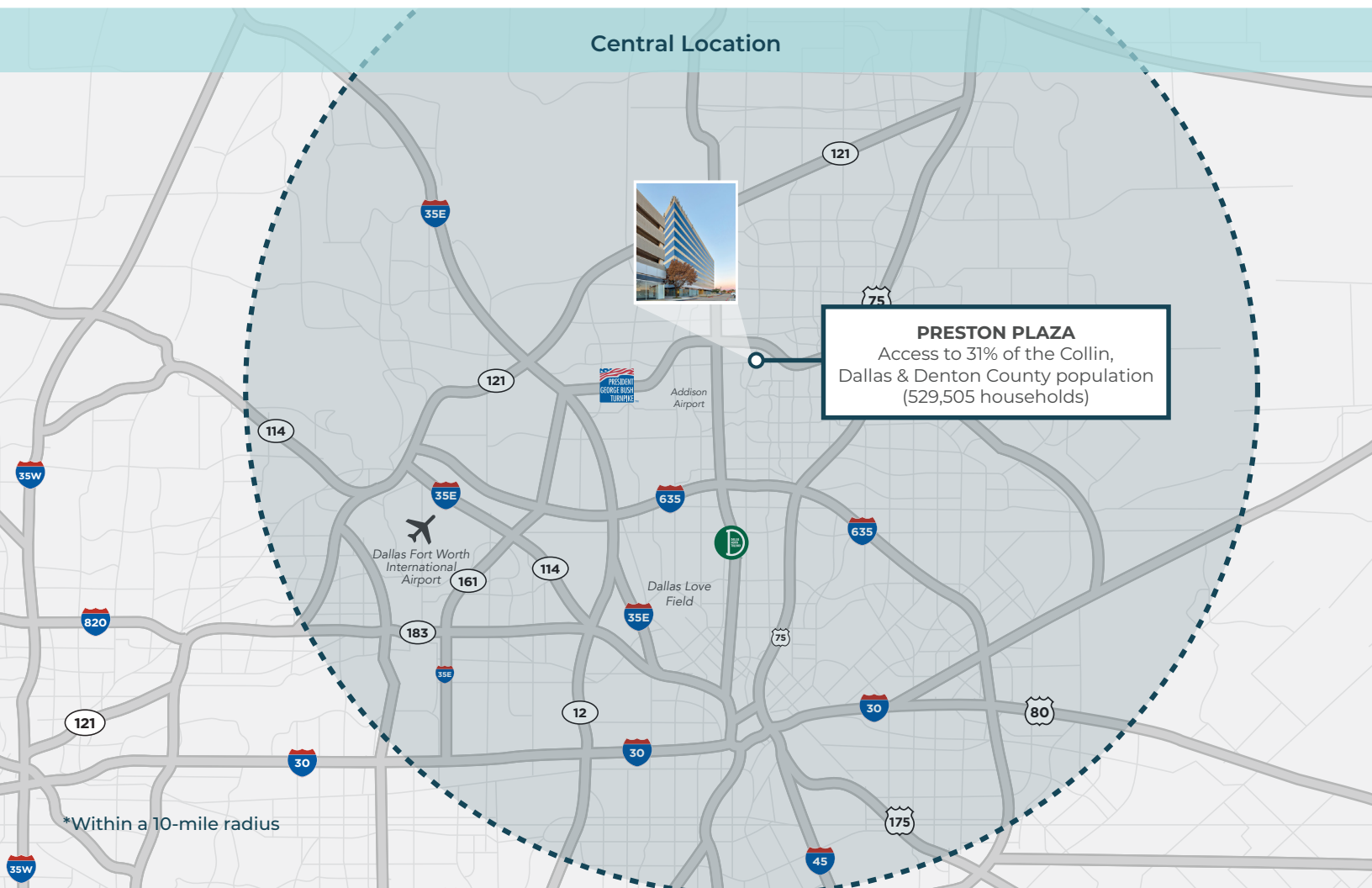
PRESTON CENTER 15 MINUTES

UPTOWN / DOWNTOWN 20 MINUTES

Serving the entire DFW area in less than 2 minutes

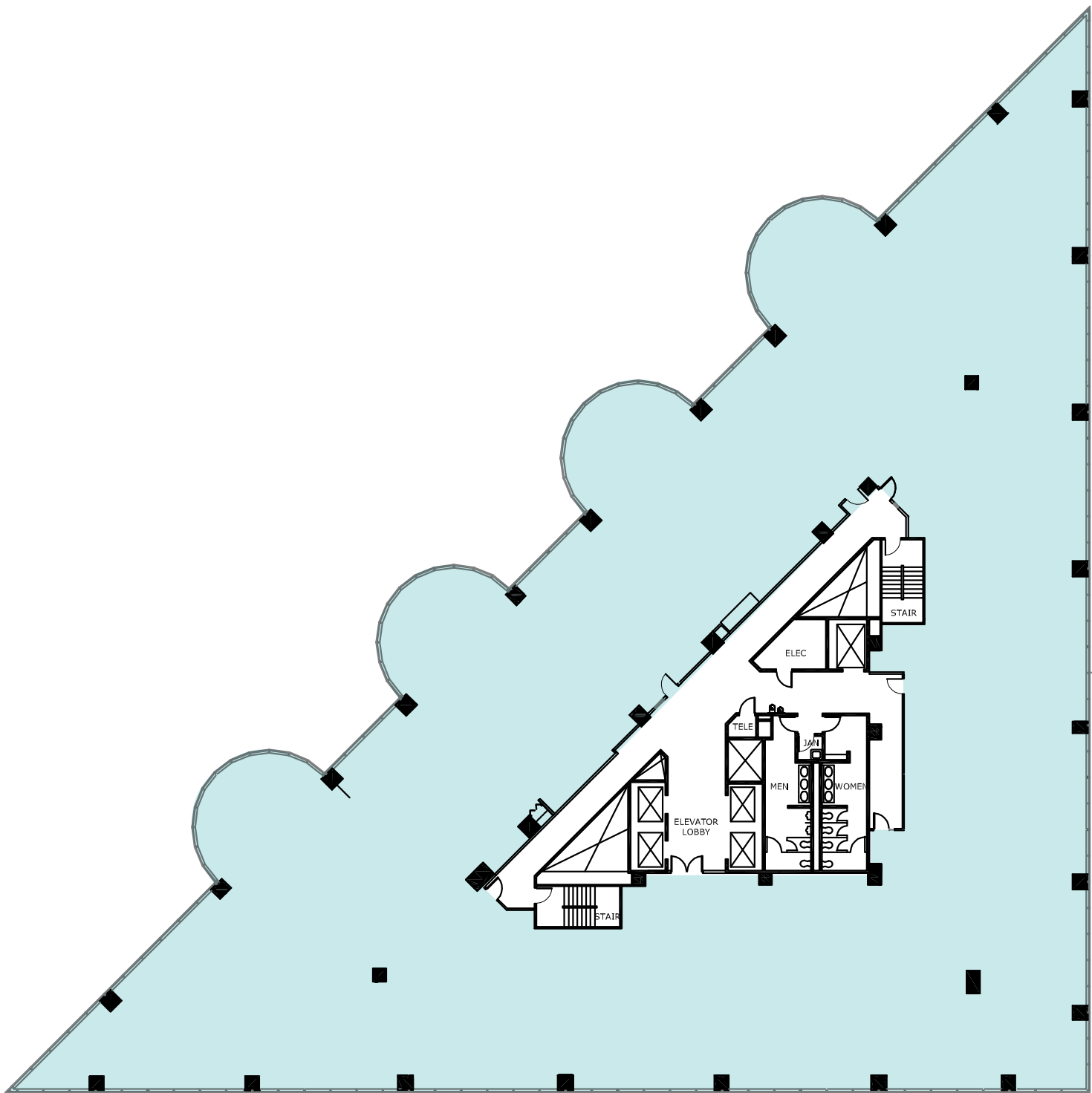


Central Location





An estimated
97,000 CARS PASS BY THE SITE DAILY,
affording occupants a superior
branding opportunity.



On-Site Amenities

- Tenant Lounge Space
- Conference Center
- Food Service provided via Grab n Go Deli and Foodsby
- On-Site Property Management
- Fitness Facility



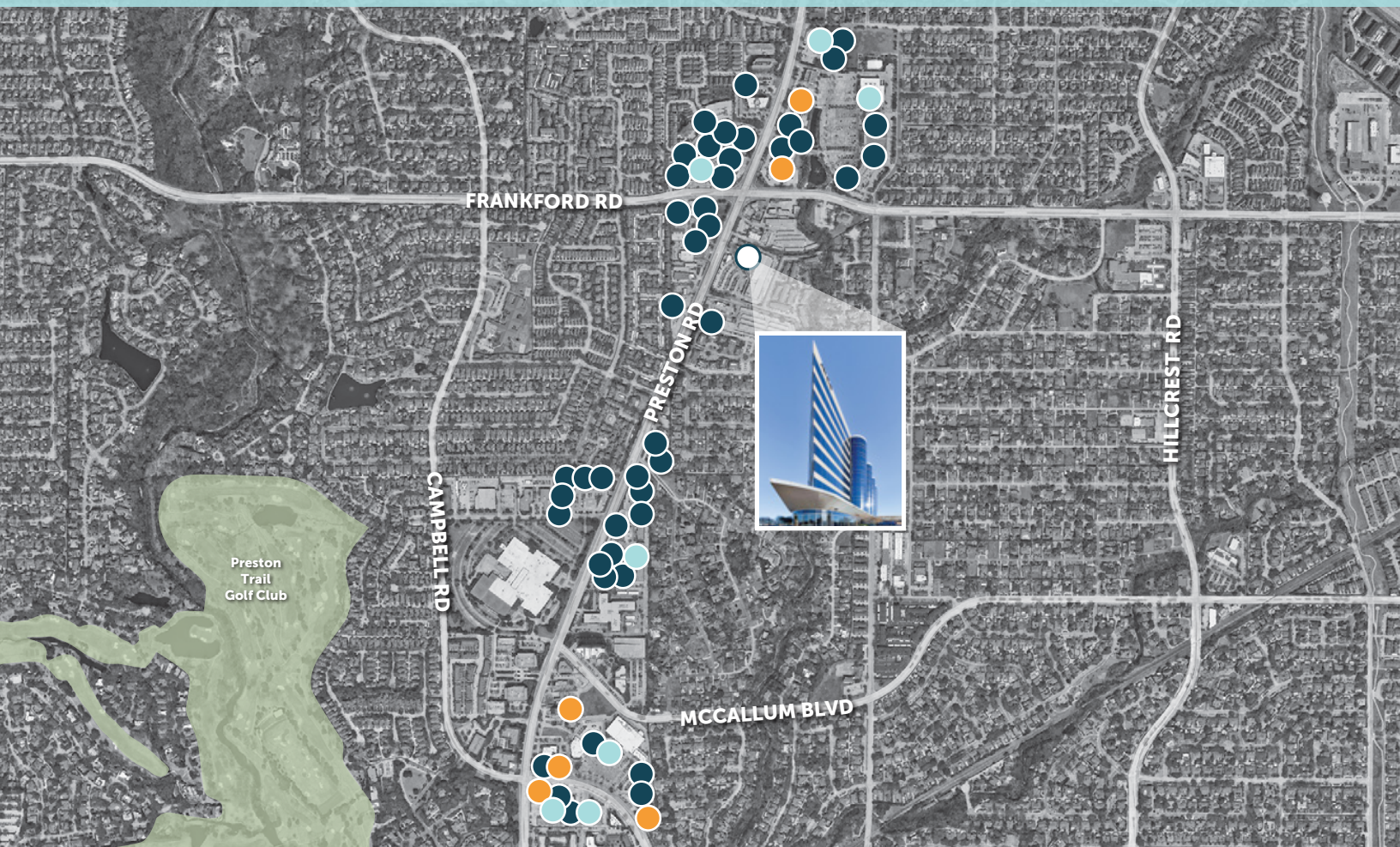
Lobby



On-Site Amenities



Nearby Amenities



44

RESTAURANTS

6

BANKS

7

STUDIOS

RESTAURANTS

Bahama Bucks
 Shebelle Ethiopian Cuisine and Bar
 Marco's Pizza
 Fajita's Pete
 Deli-News – N.Y. Style Deli
 The Pizza Guy
 Subway
 La Hacienda Ranch
 Café de France Bakery and Bistro
 Mumbai Grill – Authentic Indian Cuisine
 Banana Leaf – Thai Cuisine
 The Kitchen – Café, Bakery, Catering
 Pizza Hut
 Hook, Line and Sinkers
 Lekka
 Taco Bueno
 Braums
 Pera – Turkish Kitchen
 Jaram's Donuts
 Sharky's Bar, Grill, Games
 Cowboy Kitchen
 Dami Korean Fusion and Sushi
 Whistle Britches
 BurgerFi
 Cadot Restaurant
 Lalo's Fine Mexican Cuisine
 Sunny Street Café
 Speranza
 Shiraz Mediterranean Grill
 Giovanni's Mediterranean and Italian Cuisine

RESTAURANTS (continued)

India Chaat Café
 Dinner with Luca
 The Irishman Pub
 Coffee House Café
 C-Rolls Sushi
 Chipotle Mexican Grill
 Jimmy John's
 The Kolache Bake Shop
 Wingstop
 Firehouse Subs
 Salsa Burrito's & Taco's
 Wendy's
 Roxy Deli

BANKS

Bank of America
 Wells Fargo
 Chase Bank
 BBVA Compass
 Wells Fargo
 Chase Bank

STUDIOS

Power Play Fitness Studio
 Move Studio
 Muscles On
 Extreme Iron Pro Gym
 Anytime Fitness
 North Dallas CrossFit
 Orangetheory Fitness

BUILDING

Preston Plaza
17950 Preston Road
Dallas, TX 75252

OWNER/ LANDLORD

TPG Preston Plaza Ltd.

LEASING COMPANY

STREAM REALTY
Chase Lopez
214-267-0465
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Tim Terrell
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tterrell@streamrealty.com

MANAGEMENT COMPANY

CORAM MANAGEMENT
Lisa Morgan
972.360.9186
lmorgan@corampm.com

BUILDING AREA

259,009 RSF

YEAR BUILT / RENOVATED

1985 / 2020

FLOOR SIZES

23,091 RSF

FLOOR LOADS

50 lbs per SF

SECURITY

24 hour manned security desk located in the building lobby

Security escort to parking available upon request

ELECTRICAL

6 Watts per square foot

HVAC

Monday to Friday: 7:00 AM to 7:00 PM
Saturday: 7:00 AM to 1:00 PM

EMERGENCY POWER

Life/Fire Safety Generator powers
Emergency lighting (suite and stairwells only)

ELEVATORS

2 Elevators serve the Garage
4 Passenger elevators serve the Building
1 Freight elevator serves the Building

PARKING

5.0:1,000
\$50/month for reserved

BUILDING HOURS

Monday - Friday: 7:00am to 7:00pm
Saturday: 7:00am to 1:00pm

AFTER HOURS HVAC

\$50.00 per hour with a 2-hour minimum

OPERATING EXPENSE ESTIMATES

\$10.77 per RSF (2022)

ELECTRICITY ESTIMATES

\$1.27 per RSF (2022)

TELECOM

Time Warner
Logix
CenturyLink (Level 3)
AT&T



FOR MORE INFORMATION, CONTACT:
Chase Lopez or Tim Terrell at 214.267.0400



STREAM