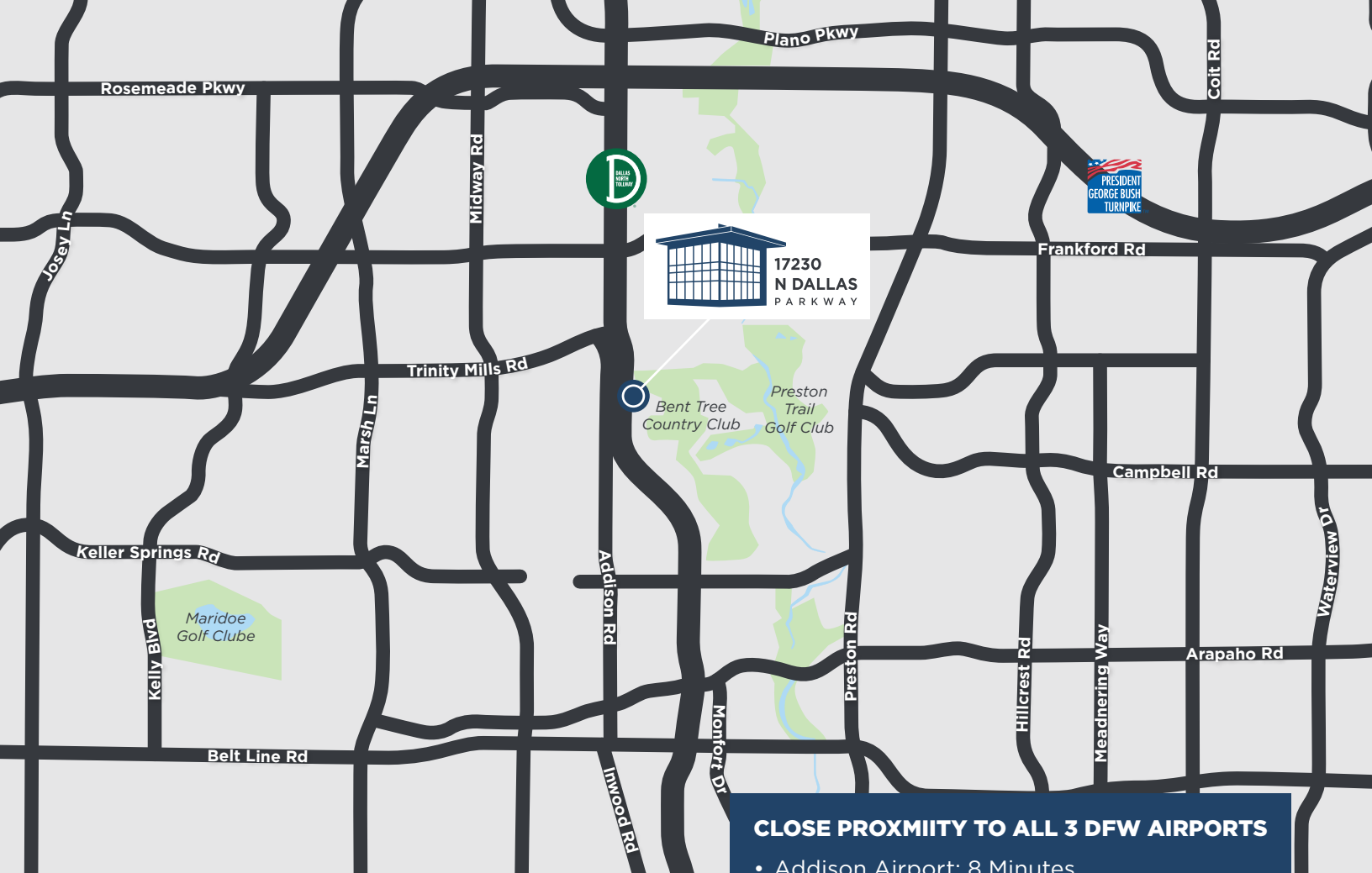




17230 N. Dallas Parkway • Dallas, Texas 75248



17230 N. Dallas Parkway is a soon to be developed, Class A office building located on the east side of the Dallas North Tollway just west of Bent Tree Country Club. The property contains 48,000 SF of office space with a best-in-class amenity base strategically located along the Dallas North Tollway. With 14' slab-to-slab heights, rectangular floor plates, and generous window lines that provide natural light, 17230 N. Dallas Parkway delivers a modern, collaborative and efficient office experience in one of DFW's newest office buildings.



CLOSE PROXIMITY TO ALL 3 DFW AIRPORTS

- Addison Airport: 8 Minutes
- Love Field: 15 Minutes
- DFW Airport: 20 Minutes

BUILDING PROFILE & HIGHLIGHTS

- Submarket: Lower Tollway
- Building Size: 48,000 RSF
- Typical Floor: 24,000 RSF
- Security: 24/7 Card Access
- Telecom Providers: FPL, Spectrum, AT&T, & L3 Communications
- Estimated OPEX: \$7.00
- Estimated E: \$1.50
- Stories: Two (A)
- Type: Class A
- Parking: 3:1,000 RSF
- Incredible Tollway Visibility
- Quick access to numerous restaurant & retail options

AREA AMENITIES

- Village on the Parkway
- Restaurant Row
- Prestonwood Town Center
- Future Midtown Development
- Galleria Dallas
- Addison Circle
- Multiple Country Clubs
- Vitruvian Park

For more information, please contact:

RHETT MILLER

rhett.miller@streamrealty.com
214.267.0411

J.J. LEONARD

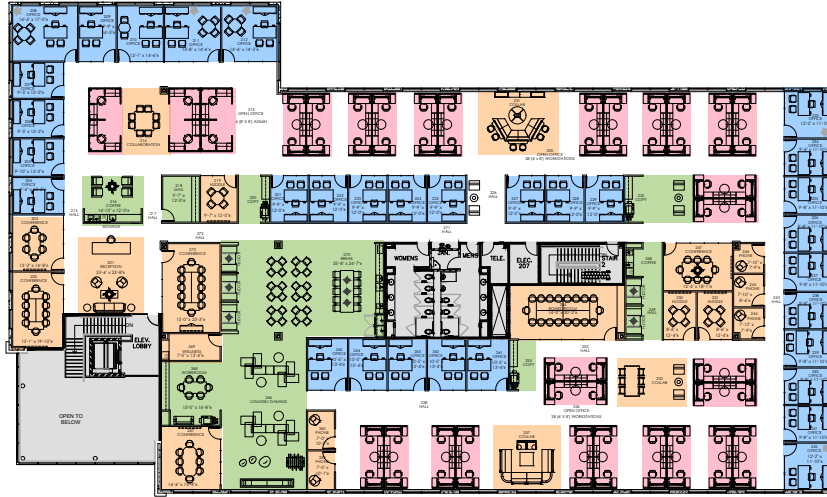
jj.leonard@streamrealty.com
214.267.0415



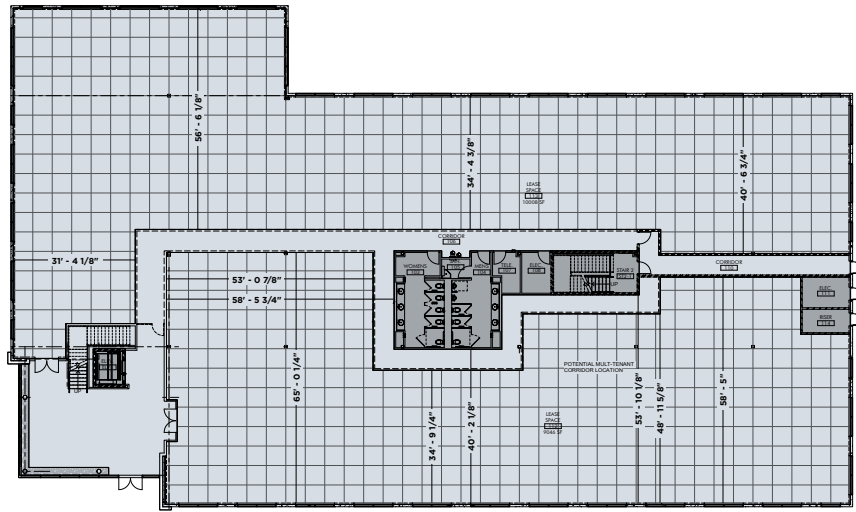
17230 DALLAS PARKWAY

LEGEND

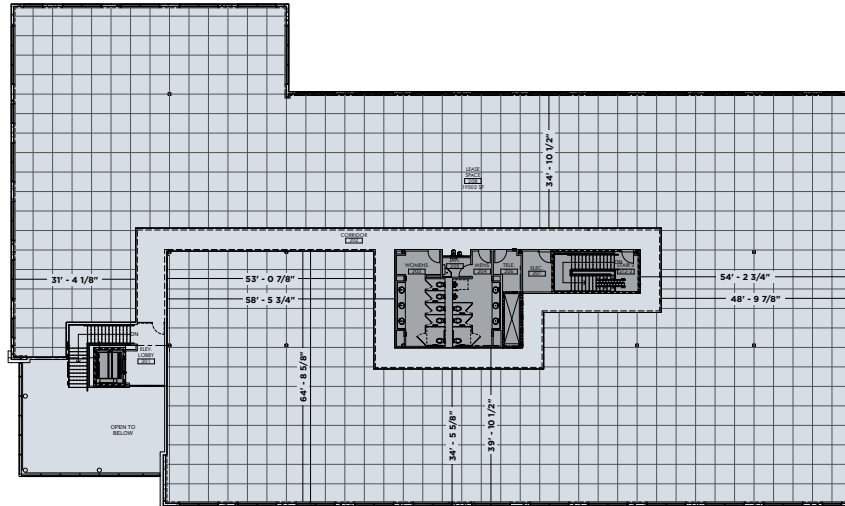
- OFFICE (32)
 - WORKSTATIONS (62)
 - CONFERENCE/ SUPPORT
 - BREAK/COPY/STORAGE
 - CORE AREA
- HEADCOUNT = APPROX. 4 PER 1000



1ST FLOOR
24,000 SF



2ND FLOOR
24,000 SF



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