

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 / 2015

BUILDING SIZE

259,010 SF

CEILING HEIGHT

9'2"

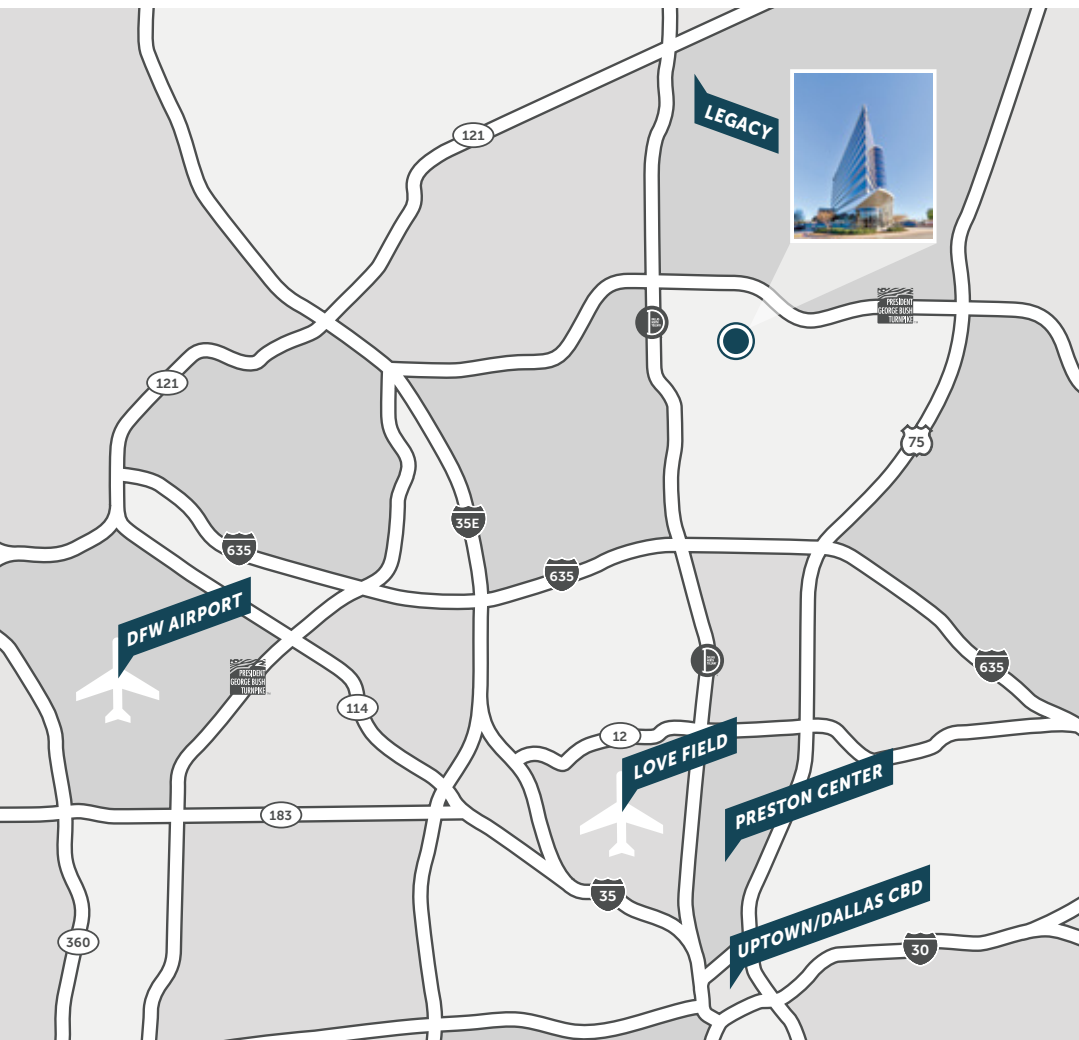
PARKING

5.0:1,000

Structured parking garage

MAX CONTIGUOUS
AVAILABLE

15,829 SF



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

LEGACY 10 MINUTES

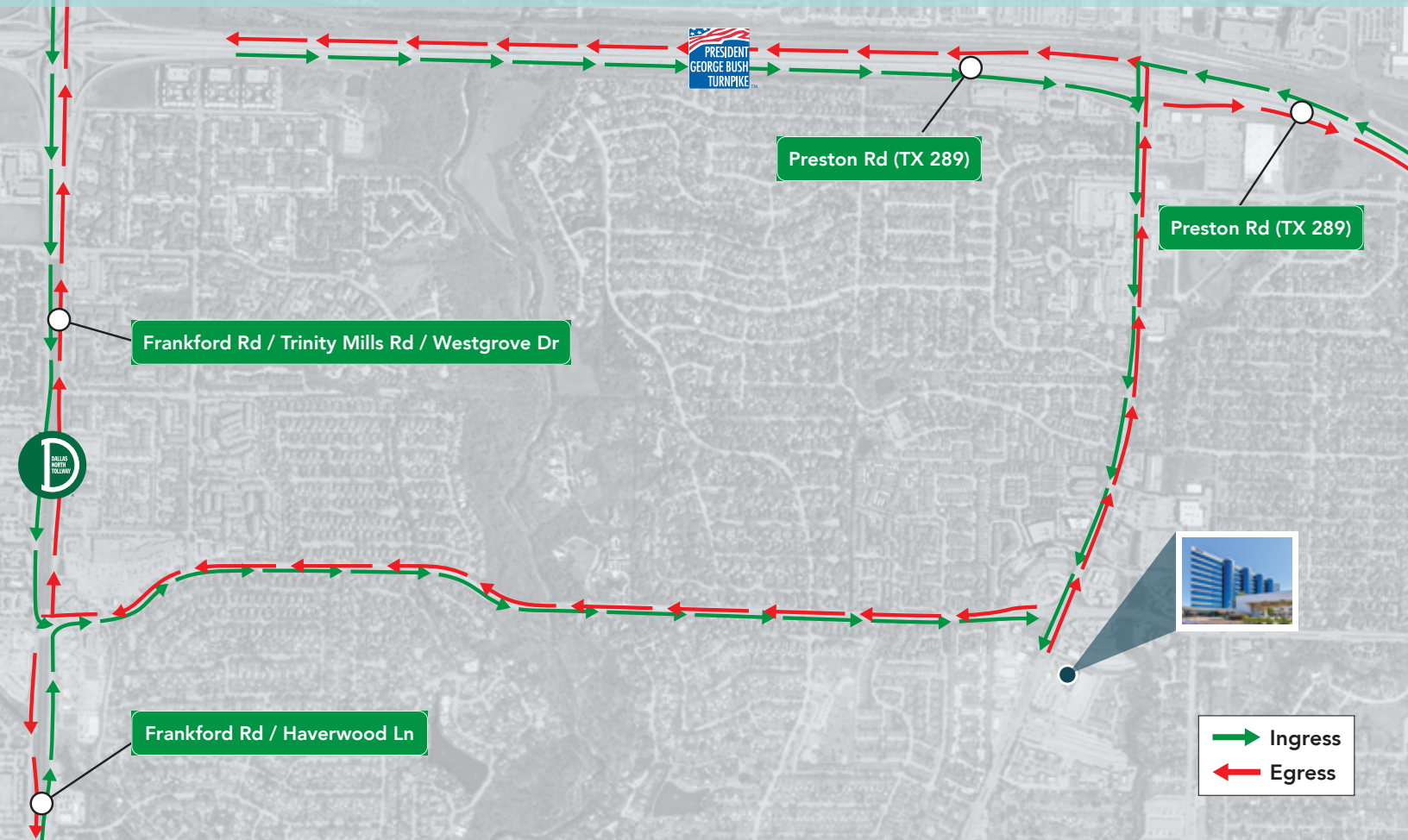
DFW AIRPORT 20 MINUTES

LOVE FIELD 20 MINUTES

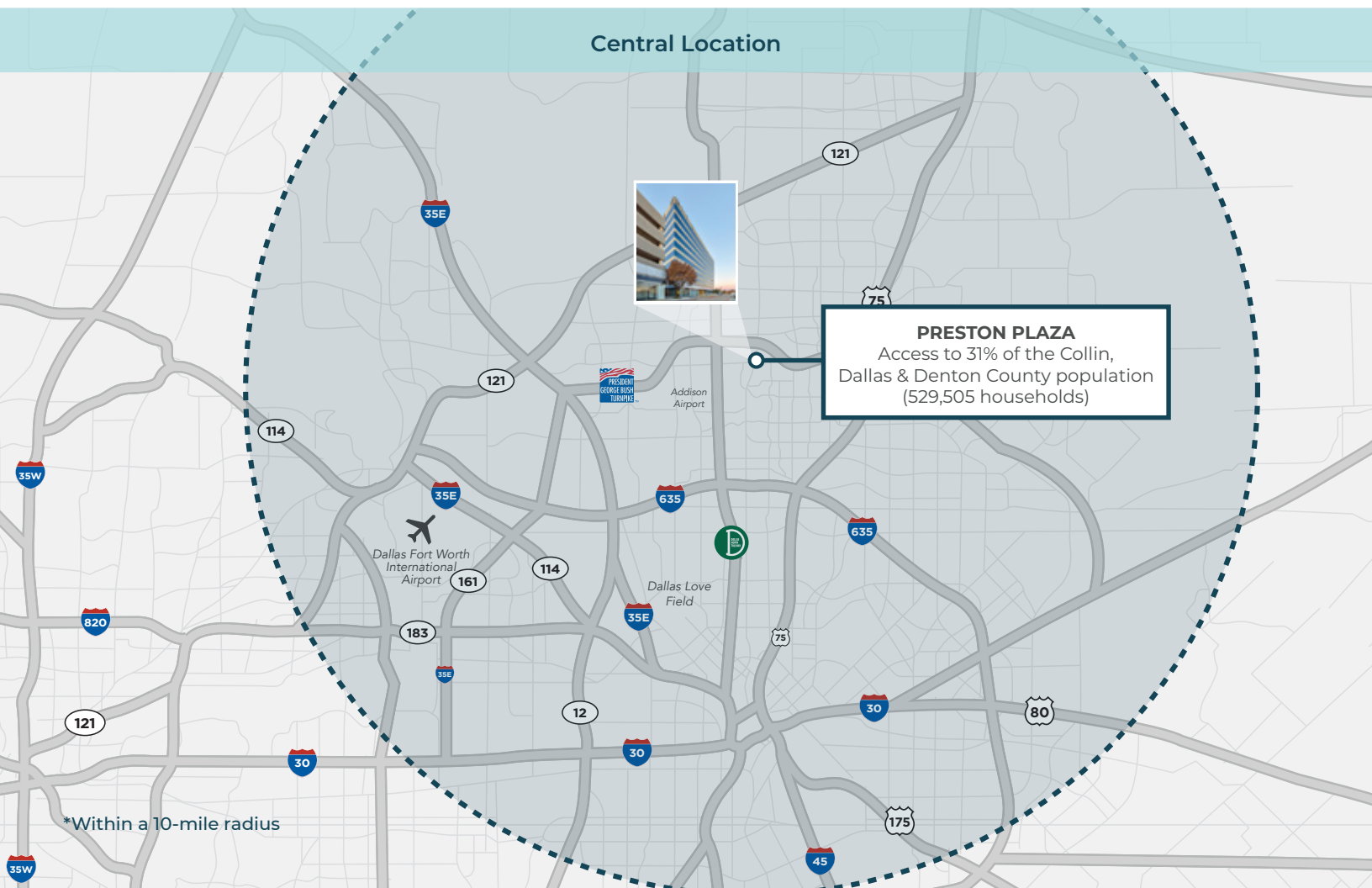
PRESTON CENTER 15 MINUTES

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.



9

Suite 920
1,280 RSF

5,451 RSF 7

9,072 RSF 4

3

SUITE 340
2,098 RSF

SUITE 390
1,539 RSF

15,829 RSF 2

Available

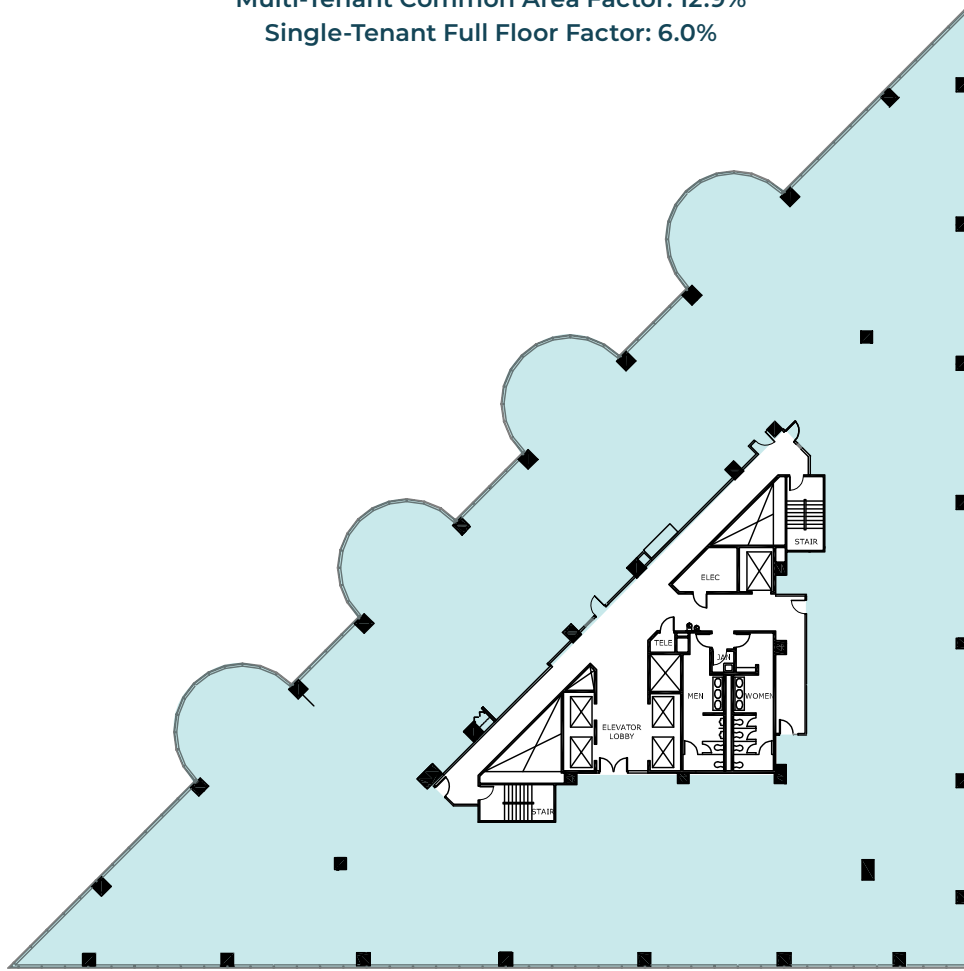
Move-In Ready

PREST
Plaza

Typical Floor Plan - 22,292 RSF

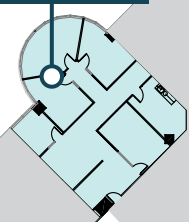
Multi-Tenant Common Area Factor: 12.9%

Single-Tenant Full Floor Factor: 6.0%

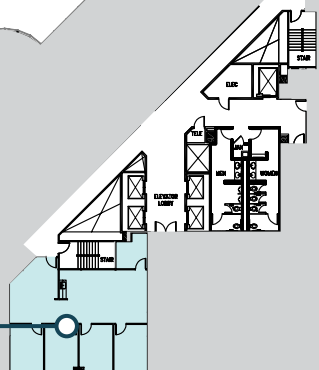


Spec Suites

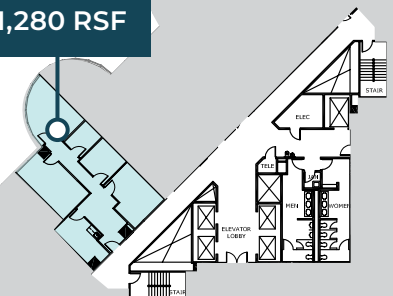
Suite 340
2,098 RSF









Suite 390
1,539 RSF

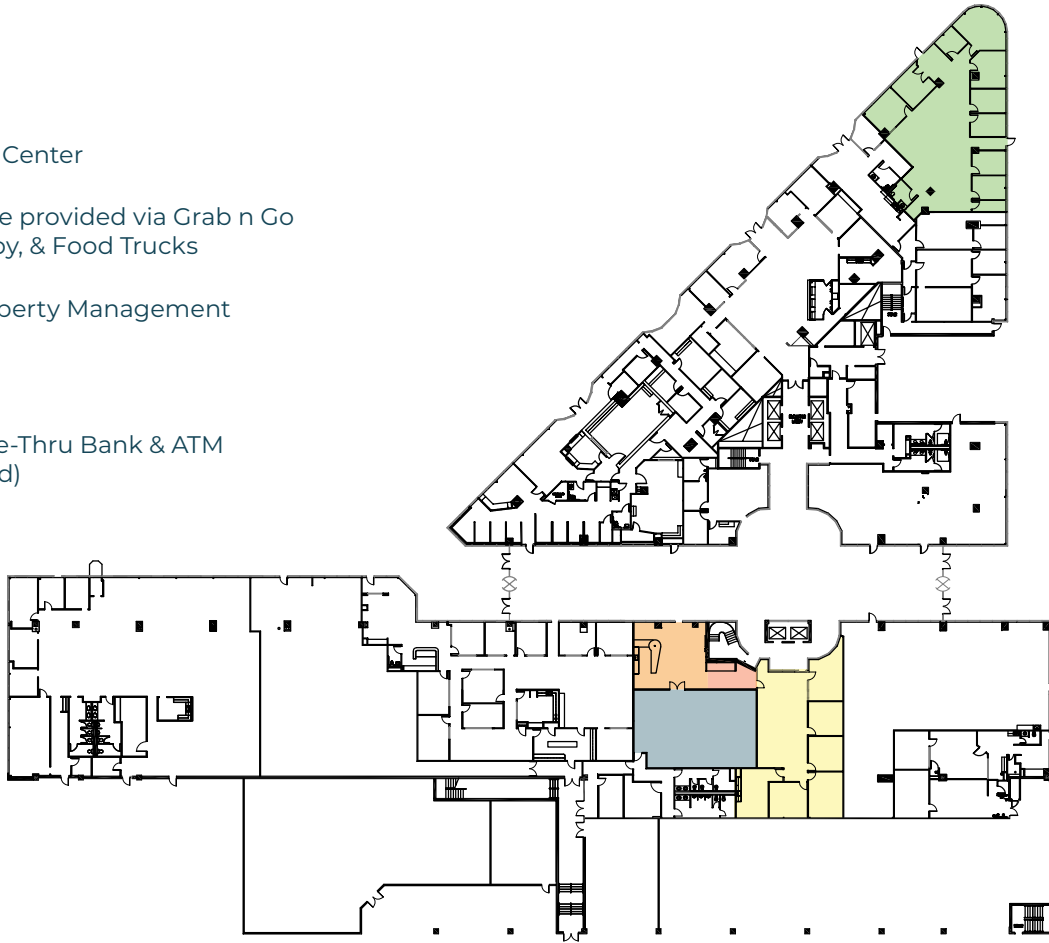


Suite 920
1,280 RSF



On-Site Amenities

-  Lounge
-  Conference Center
-  Food Service provided via Grab n Go Deli, Foodsby, & Food Trucks
-  On-Site Property Management
-  Nail Spa
-  Veritex Drive-Thru Bank & ATM (not pictured)



On-Site Amenities



BUILDING

Preston Plaza
17950 Preston Road
Dallas, TX 75252

OWNER/ LANDLORD

TPG Preston Plaza Ltd.

LEASING COMPANY

STREAM REALTY
Chase Lopez
214-267-0465
clopez@streamrealty.com

Tim Terrell
214-267-0406
tterrell@streamrealty.com

MANAGEMENT COMPANY

CORAM MANAGEMENT
Lisa Morgan
972.360.9186
lmorgan@corampm.com

BUILDING AREA

259,010 RSF

YEAR BUILT / RENOVATED

1985 / 2015

FLOOR SIZES

22,292 RSF Floor-to-Floor Heights

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


\$9.75 per RSF (2019)

ELECTRICITY ESTIMATES

\$1.26 per RSF (2019)

TELECOM

Time Warner
Logix
CenturyLink (Level 3)
AT&T



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

**STREAM**