



**Building 1**

17111 Preston Road, Dallas, Texas 75248

**Building 2**

17177 Preston Road, Dallas, Texas 75248

ambertrail

CORPORATE PARK

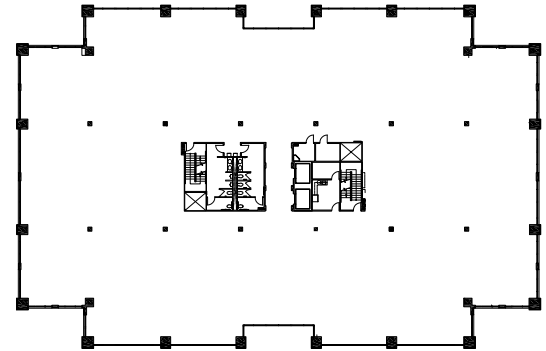
# HIGHLIGHTS

- 2,446 SF available with lobby exposure
- Full floor available (26,400 SF)
- Full-service bank in lobby with drive up ATM on-site
- Convenient Foodsby food delivery service
- Parking ratio of 4.5/1,000 RSF
- Covered walkways from parking garage to building with free surface parking
- 24 hour electronic card access system & nightly security patrols
- On-site recycling program and green cleaning products
- Close proximity to over 30 restaurants and retail shopping
- Frontage to Preston Road, with three separate entrances
- Quick, easy access to Dallas North Tollway and Bush Turnpike

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2nd floor  
26,400 sf





# FOODSBY FOOD DELIVERY

PEI WEI • PIE FIVE • SNAPPY SALADS • TEXADELPHIA  
 BREAD ZEPPELIN • CALIFORNIA PIZZA KITCHEN  
 MODERN MARKET • ZOES KITCHEN • WHICH WICH





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CORPORATE PARK



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