

Building 1

17111 Preston Road, Dallas, Texas 75248

Building 2

17177 Preston Road, Dallas, Texas 75248

# ambertrail

CORPORATE PARK

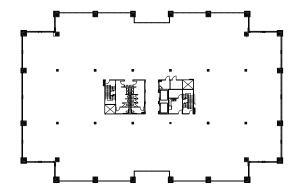
## HIGHLIGHTS

- 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





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



#### PRESIDENT GEORGE BUSH TURNPIKE

Albertsons
Sushi Robata
Starbucks
Piasso's Pizza & Grill
Rafain Brazilian Steakhouse
Ruth's Chris Steak House
Pappadeaux
P.F. Chang's
Chick-fil-A
The Blue Fish
Fuddruckers
Mi Cocina

Tom Thumb Starbucks Chipotle Shiraz Mediterranean India Chaat Cafe Whistle Britches Lalo's Fine Mexican Lalo's Fine Mexican Cuisine Anytime Fitness Orangetheory Fitness

#### FRANKFORD ROAD

Kroger
Crossroads Diner
Bahama Buck's
La Hacienda Ranch
The Pizza Guy
Lekka
Shark's Bar, Grill & Games
Pizza Hut
Fajita Pete's
Banana Leaf Thai Cuisine



McGALLUM ROAD

Bent Tree Country Club







### FOR LEASING INFORMATION:

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