

LAKESIDE
S Q U A R E



1 2 3 7 7 M E R I T D R I V E

JMC/HOLDINGS



A N E W E R A A T

Lakeside Square

\$10M RENOVATION

- + REDESIGNED LOBBY
 - + TENANT LOUNGE & 16 PERSON BOARDROOM
 - + 40 PERSON CONFERENCE FACILITY
 - + COMMON CORRIDORS & RESTROOMS
 - + COFFEE BAR
 - + CAFE
 - + FITNESS CENTER
 - + BUILDING ENTRANCE
 - + ELEVATOR UPGRADES
 - + FULL FLOOR WHITEBOX/
MARKETING CENTER
 - + SPEC SUITES
-





Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2020. Jones Lang LaSalle IP, Inc. All rights reserved.

Building

ENTRANCE



Tenant

LOUNGE



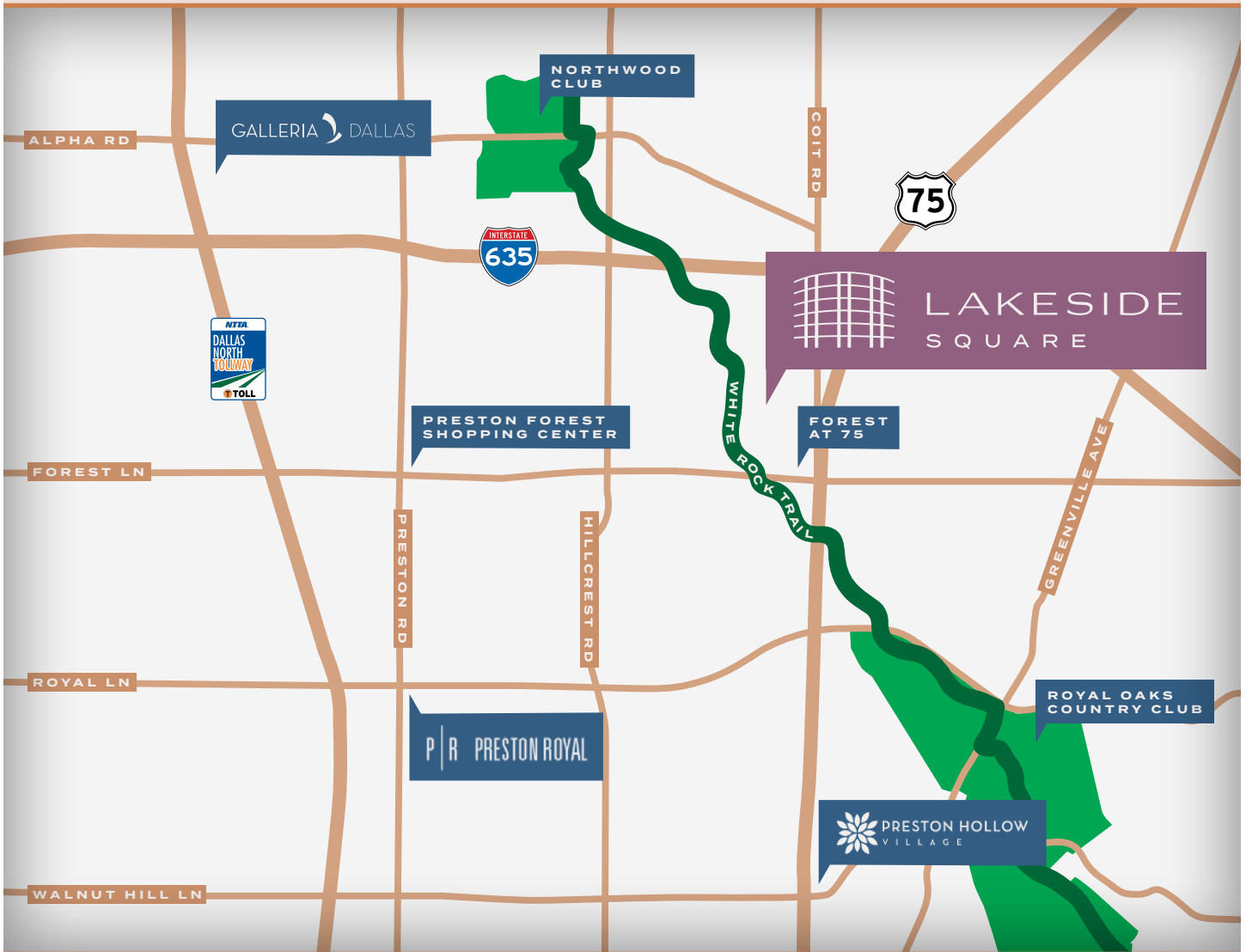
Coffee BAR




Fitness CENTER



Area Map



FOREST AT 75	 PRESTON HOLLOW VILLAGE	P R PRESTON ROYAL	PRESTON FOREST SHOPPING CENTER	GALLERIA DALLAS
<ul style="list-style-type: none"> Starbucks Chipotle Asian Mint Mattito's 	<ul style="list-style-type: none"> Trader Joes Matchbox Mesero Blue Sushi Sake Grill Pakpao 	<ul style="list-style-type: none"> Shake Shack Cantina Laredo Eatzi's Flower Child Central Market 	<ul style="list-style-type: none"> Whole Foods Corner Bakery Mi Cocina Pei Wei Velvet Taco 	<ul style="list-style-type: none"> 1.7M SF Mall Grill on the Alley Oceanaire Little Katana

Building Facts

BUILDING | Class A Office, 18 Floors

RENOVATED | 2019

TOTAL SIZE | 409,544 SF

SLAB TO SLAB HEIGHT | 13'8" (Finished Ceiling 8'6")

COMMON AREA FACTOR | 18.5%

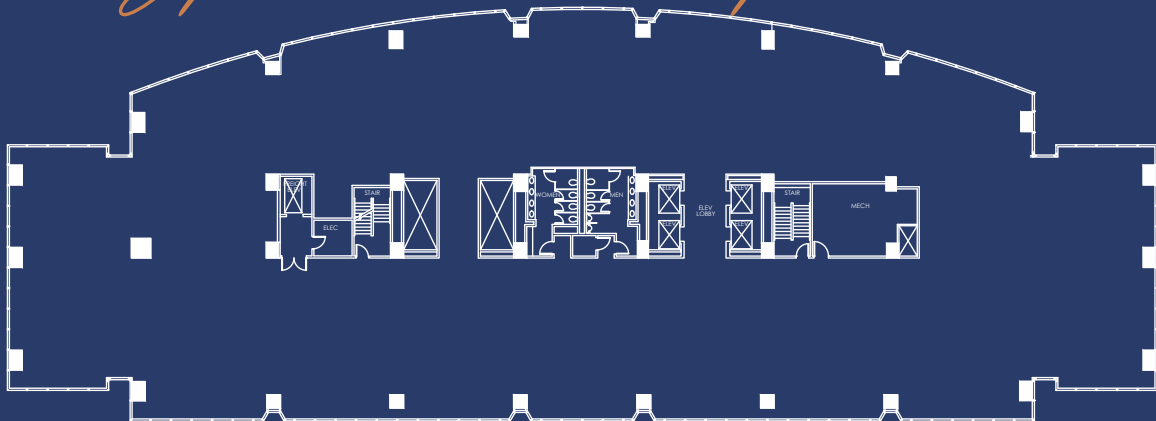
PARKING | 3.06/1,000, 6-Level Structured

SECURITY | Staffed 24/7

AMENITIES | Fitness Center, Conference Facility, Cafe, Tenant Lounge, Coffee Bar, Boardroom, Whiterock Trail, On-Site Management, Bike Share, Shoe Shine

TELECOM / FIBER | AT&T, UNSi/Airband, XO/Nextlink, Spectrum

Typical Floorplan





LAKESIDE
SQUARE

JMC/HOLDINGS



TRE V O R F R A N K E

trevor.franke@am.jll.com

+1 214 438 6174

G I N I R O U N S A V I L L E

gini.rounsaville@am.jll.com

+1 214 438 3954