

BLUFFVIEW Towers

Class A Office Space Available



3860
3890

West
Northwest
Highway

BUCHANAN STREET
PARTNERS



Location

- Located in close proximity to Dallas Love Field Airport
- Easy access to Dallas North Tollway and I-35 TEXpress
- Near Preston Center and Bachman Station
- Walking distance to Bachman Lake and Bachman Lake Park

Bluffview Tower West

- Built in 1986
- 4 stories
- 70,224 SF class A office
- 17,556 SF typical floor

Bluffview Tower East

- Built in 1986; Renovations Completed in 2017
- 7 stories
- 126,132 SF class A office
- 18,019 SF typical floor

Parking

- 350 free surface parking spaces
- Covered parking available at \$35/mo
- 3.5/1,000 parking ratio

Amenities

- Over 37 restaurants available within 1 mile including Starbucks, la Madeleine, Fernando's Mexican Cuisine, McAlister's Deli, Smashburger, Chick-fil-A, Chipotle, Panda Express, Wingstop, and Jimmy Johns
- Food trucks regularly on-site
- Conference and training facilities
- Embassy Suites Hotel on-site; undergoing a \$14 million renovation
- On-site management

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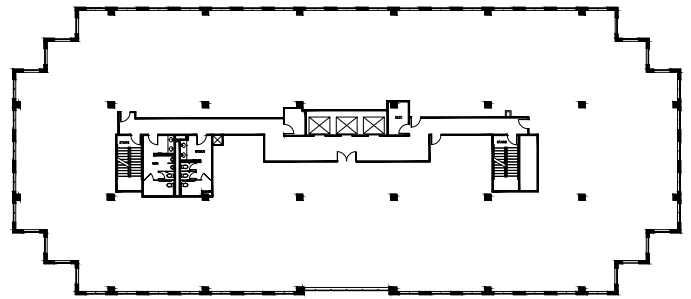
Bluffview Tower East

Suite	Size (RSF)
110	1,368
400	18,719

Bluffview Tower West







Suite	Size (RSF)
360	6,156

Suite 400

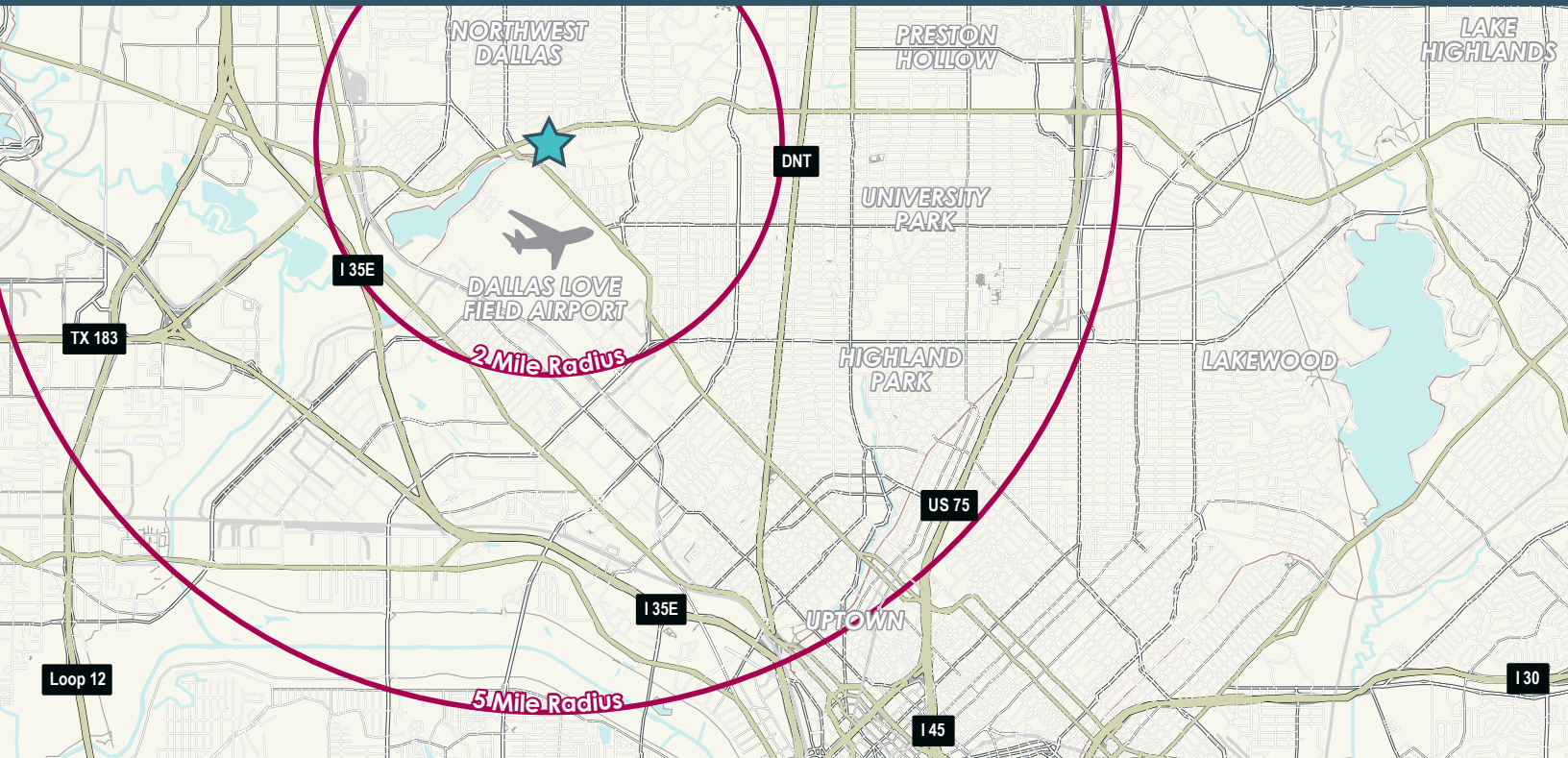


BLUFFVIEW Towers

Ideally located near Preston Center and just blocks from Dallas Love Field Airport

					
3.5 mile scenic lake trail	9 miles to downtown dallas	5 hotel/lodging options within 2 mile radius	143 restaurants within 2 mile radius	29 bars within 2 mile radius	121 shopping / retail within 2 mile radius

Source: JLL Blackbird; Google Earth



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