



Jones Lang LaSalle Brokerage, Inc.



HIGHLAND PARK
4300



4300 MACARTHUR AVENUE
HIGHLAND PARK, TEXAS



HIGHLAND PARK WEST

PROPERTY DESCRIPTION



2-story, 51,847 sf building



Balconies available



Covered and reserved parking available; parking ratio: 3:1,000



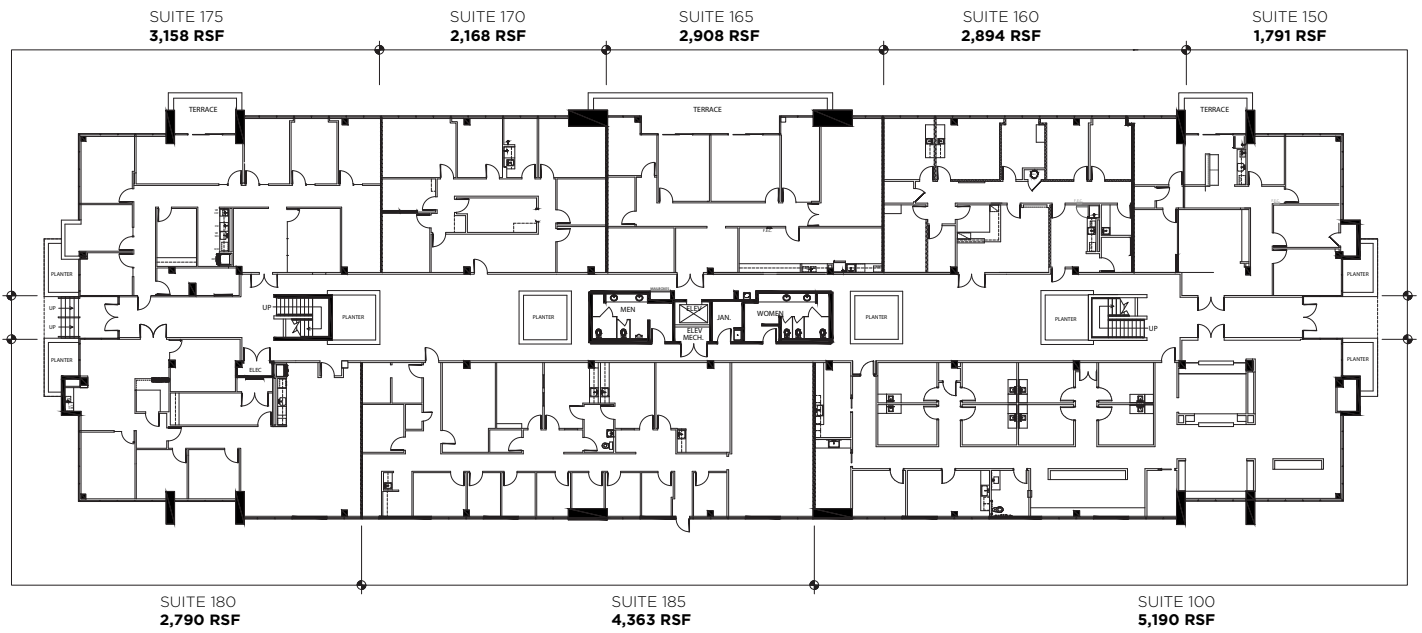
Class A location at a value compared to Preston Center and Uptown



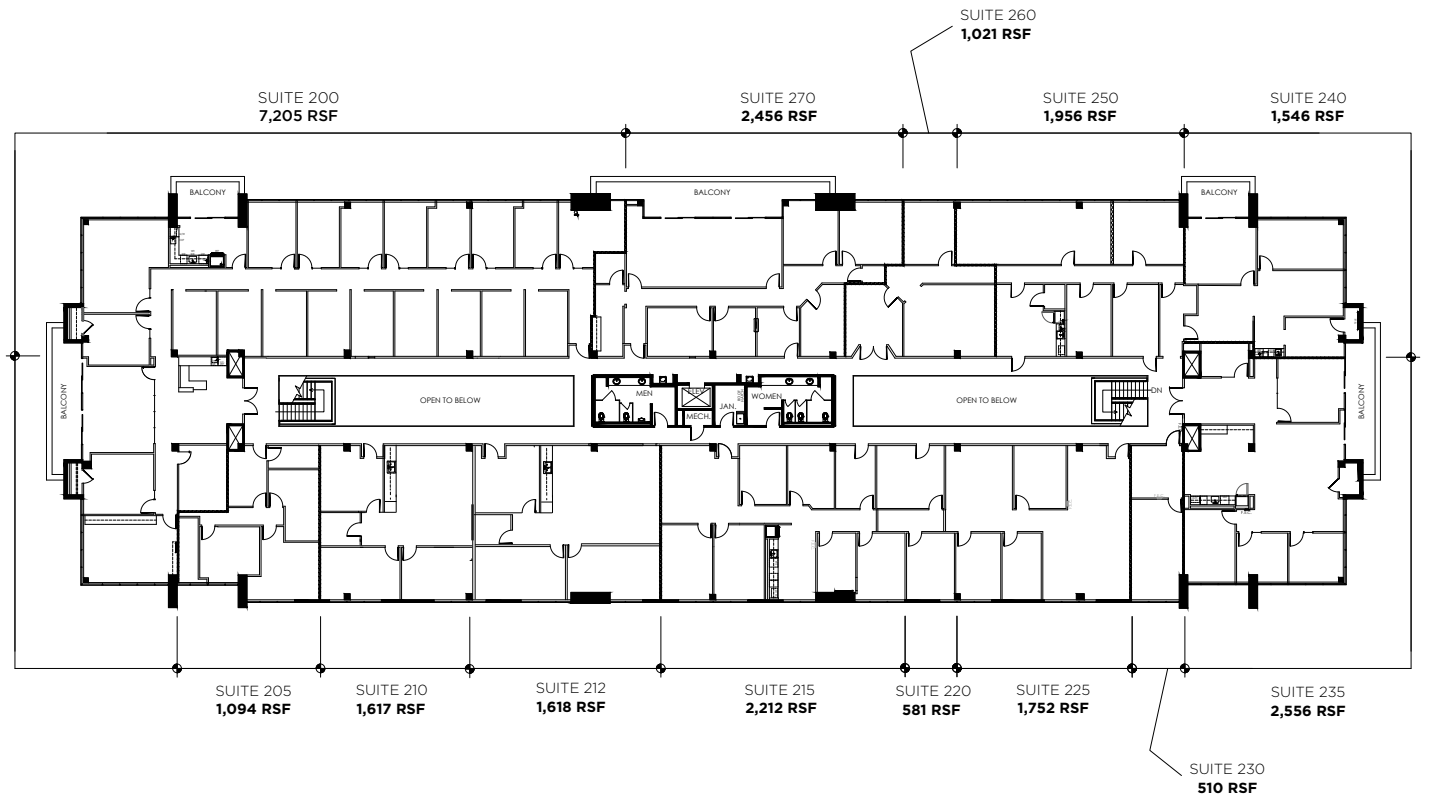
Updated common areas and restrooms



FIRST FLOOR



SECOND FLOOR





HIGHLAND PARK WEST

LOCATION

Highland Park West occupies a rare position at the southwest edge of the Town of Highland Park, where Lemmon Avenue meets the Dallas North Tollway. It is the only office building in Highland Park visible from the Tollway, giving tenants prominent brand exposure to more than 140,000 vehicles per day. Just a block from the Tollway on-ramp, the building offers effortless connectivity to the Park Cities, Uptown, Love Field, and Downtown Dallas, along with the restaurants, retail, and services that define one of Dallas's most affluent submarkets.



Front-door access to the Dallas North Tollway (northbound and southbound), with I-35E, North Central Expressway (US-75), and Woodall Rodgers Freeway all within about 5 minutes

Minutes from Highland Park Village, Preston Center, and Uptown for dining, shopping and services

Whole Foods Market, Eatzi's, and the Lemmon Avenue restaurant corridor within a one-minute drive

Close to the Katy Trail, Reverchon Park, and Turtle Creek for outdoor recreation

10 minutes to Dallas Love Field and roughly 20 minutes to DFW International Airport

Located in one of the safest, most sought-after residential communities in North Texas





HIGHLAND PARK WEST

IN ARM'S REACH OF EVERYWHERE

2 min | Dallas North Tollway Access



4 min | Uptown



5 min | Highland Park Village



6 min | Knox/Henderson

5 min | Downtown



10 min | Love Field Airport



12 min | NorthPark Center

20 min | DFW Airport



PARKS/AMENITIES

○ RESTAURANTS



HIGHLAND PARK WEST

LEASING CONTACT

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