



**QUARTER**  
PRESTON TRAIL



## THE BUILDING

- 17330 Preston Road, Dallas, Texas 75252
- 2 -story Class A Office Building
- 124,586 RSF
- Built in 1983 | Renovated in 2021
- Close Proximity to Dallas North Tollway and President George Bush Turnpike

## AMENITIES

- Building Conference Center with Wi-Fi Connectivity and Smartboard
- On-site Gym with Locker Rooms and Showers
- Tenant Lounge with Grab-n-Go Deli
- Golf Simulator
- 24/7 Key Card Access
- Short Ride to Numerous Restaurants on Preston Road

## BUILDING FACTS

AVAILABILITY	1,400 - 12,000 RSF Contiguous Space
LEASE TERM	3 - 10 Years
RENTAL RATE	\$23.50 + E
TENANT FINISH	Negotiable
BUILDING HOURS	Monday - Friday 7:00 a.m. to 6:00 p.m. Saturday 8:00 a.m. to 1:00 p.m.
PARKING	4:1000 ratio Car Ports Available
FIBEROPTICS PROVIDERS	AT&T Logix Spectrum Fiber Business

## LEASING TEAM

AUSTIN BUSSE	972.354.8084 abusse@dogwoodcommercial.com
ANDREW CRAIN	972.942.8609 acrain@dogwoodcommercial.com



**DOGWOOD**  
COMMERCIAL