

FOR LEASE > OFFICE SPACE

# PRESTON TRAIL ATRIUM

17330 PRESTON ROAD, DALLAS TX 75252

SPACE AVAILABLE 1,182 SF - 13,000 SF

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Accelerating success.





## HIGHLIGHTS

- › Two-story Class “B”, 119,183 Square Foot Atrium Office Building
- › New Tenant Cafe
- › Prime Preston Road Location
- › Strong Local Ownership
- › 4/1,000 SF with Covered & Surface Parking Available
- › Conferencing Facility
- › Monument Signage Available
- › Atrium Tenant Lounge
- › New Contemporary Look
- › 20+ Restaurants within 2 miles
- › On-site Security Guard



# PRESTON TRAIL ATRIUM FACTS

Owner:	Quadrant Investment Properties
Year Built:	1983/2008/2014
Class:	B+
Submarket:	Quorum/Bent Tree
Total RSF:	119,183
Electricity:	\$1.19 SF
Number of Stories:	2

Typical Floor Plate	59,882
Parking:	4.2/1,000 / 82 Covered Spaces
Elevators:	2
Fire Safety:	Sprinklered & 24 Hour Monitoring
Fiber Providers:	Time Warner / AT&T / CBeyond
Management/ Engineers:	CBRE







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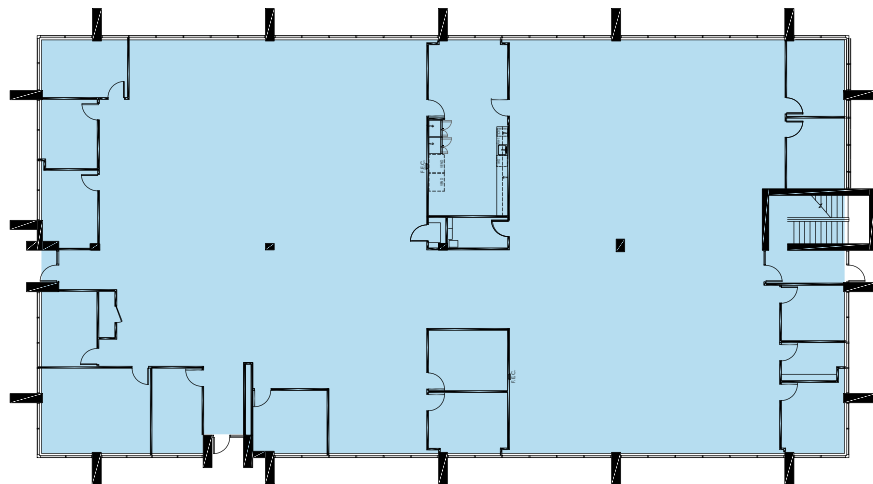
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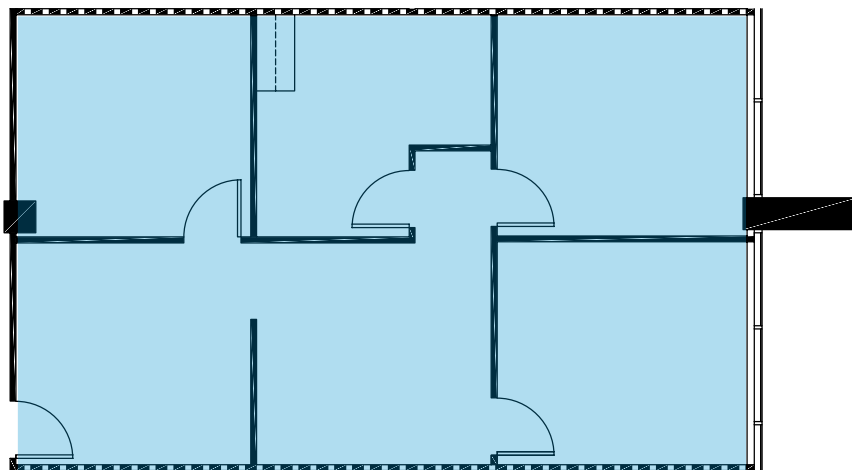
13,160 RSF

> SUITE 100C



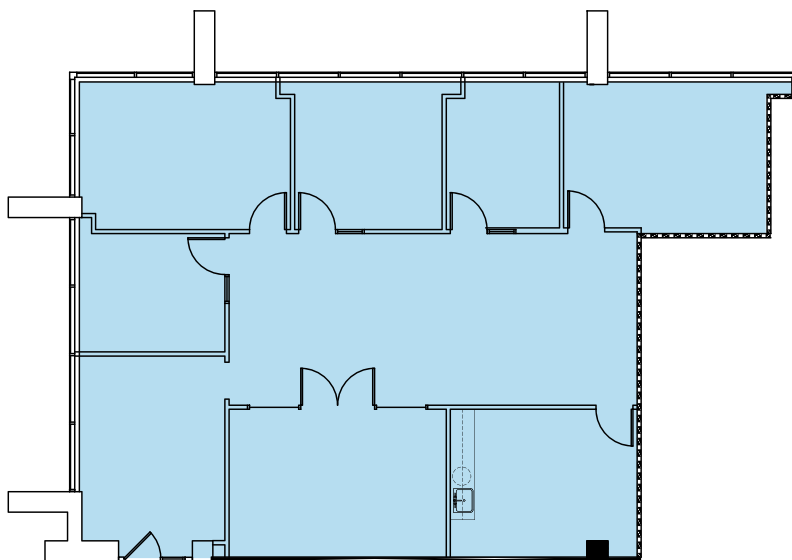
1,182 RSF

> SUITE 104D



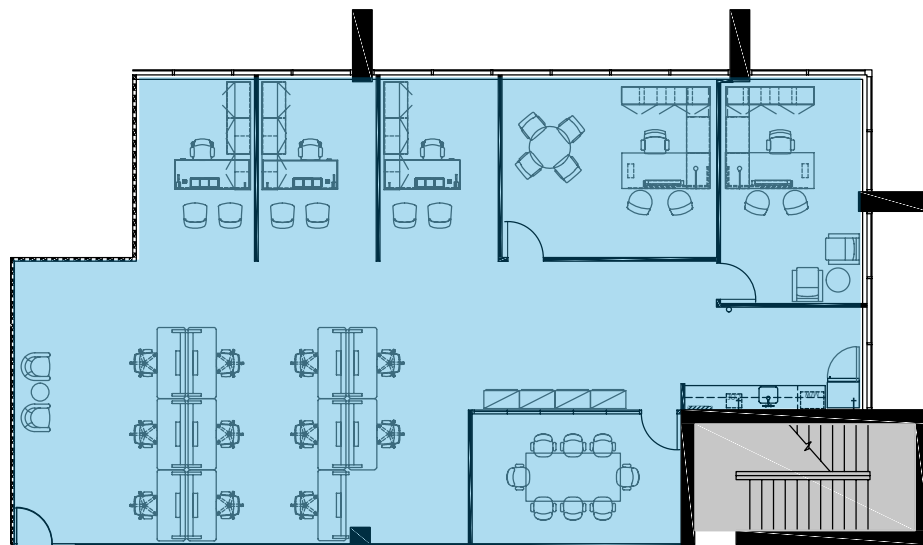
2,503 RSF

> SUITE 100B



3,194 RSF

> SUITE 130B SPEC







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