



THE
PLAZA
PRESTON CENTER
75
YEARS



THE PLAZA AT PRESTON CENTER

SEC Northwest Hwy
& Preston Rd
Dallas, Texas 75225

VENTURE

MIKE GEISLER
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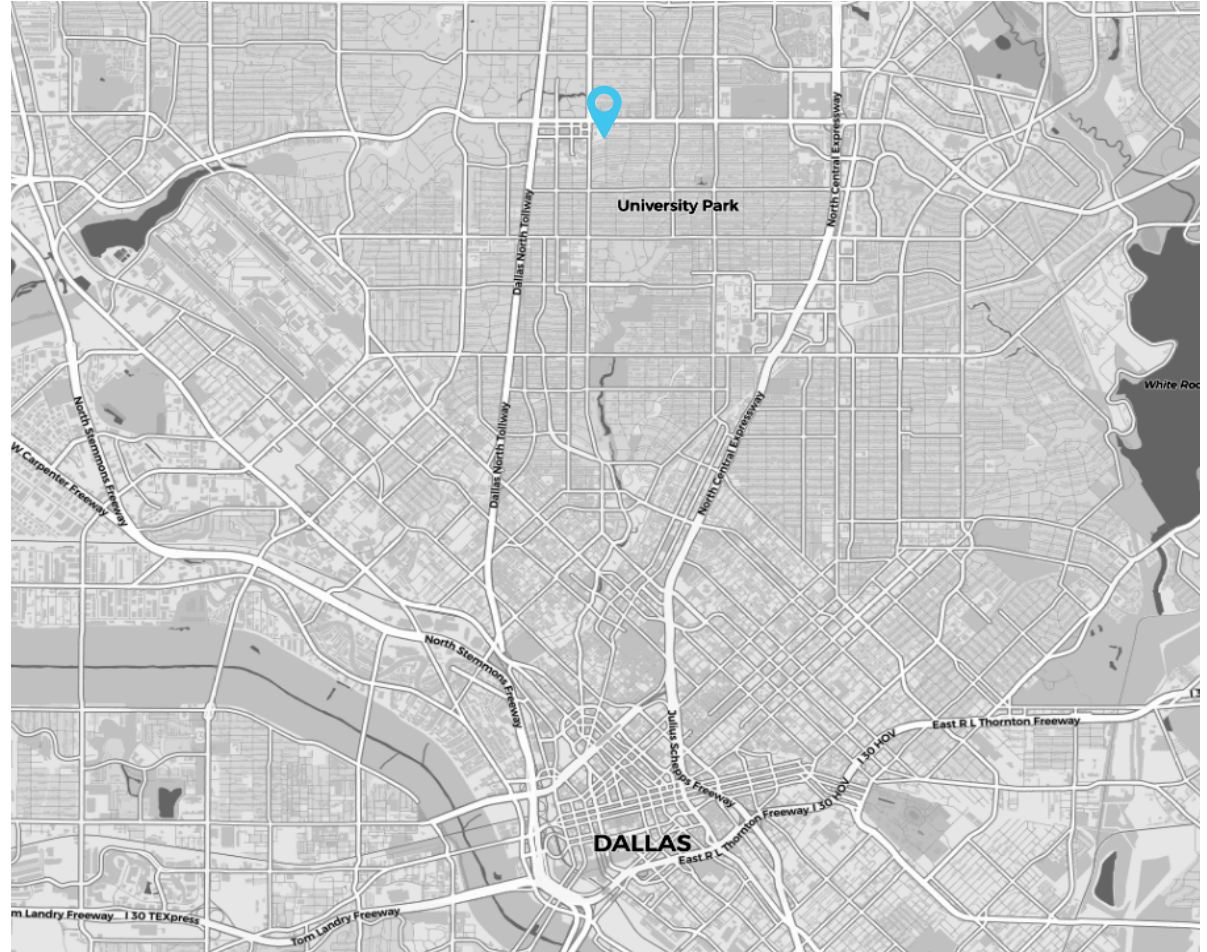
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Metrics

SEC Northwest Hwy & Preston Rd
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Location

SEC Northwest Hwy & Preston Rd



Available Spaces

Building B Suite 8416 3,629 SF	Building G Suite 4022 890 SF
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Building B Suite 8418 3,623 SF	Building G Suite 4020 2,057 SF
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Building D
Suite 4001
11,012 SF

Traffic Counts

Northwest Hwy 45,794 VPD 2023	Preston Rd 15,699 VPD 2023
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Area Attractions

HILLSTONE
RESTAURANT GROUP

R+D KITCHEN

il Bracco

TOOTSIES

COS BAR

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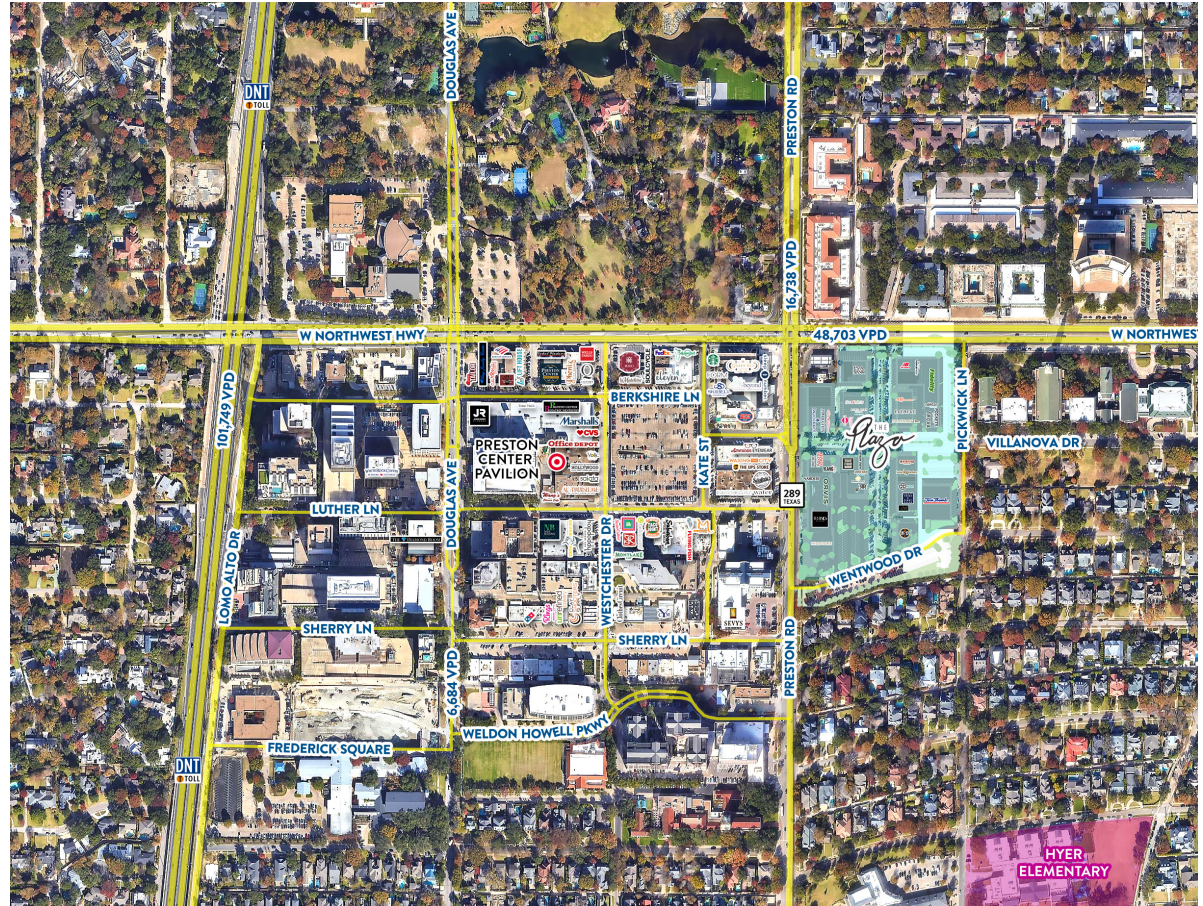
Property Highlights

SEC Northwest Hwy & Preston Rd
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For Lease

1. Excellent daytime population
2. High income area
3. Prestigious park cities shopping

2025 Demographic Summary



	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,128	139,241	418,382
EST. DAYTIME POPULATION	26,617	106,410	380,865
EST. AVG. HH INCOME	\$389,811	\$231,352	\$177,440

Site Plan

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BUILDING A	8300 PRESTON RD	LOWER LEVEL
SUITE 100	HILLSTONE	7,500
SUITE 200	TOOTSIES	9,562
SUITE 250	VIVA MED SPA	9,716
SUITE 300	ORVIS	16,490
SUITE 360	COZY EARTH	2,075
SUITE 400	NARDOS	1,939
SUITE 500	NARDOS DESIGN	1,419
SUITE 600	COS BAR	1,200
SUITE 660	FRANCES VALENTINE	1,024
SUITE 700	TRINA TURK	1,918
BUILDING B	PRESTON RD	
SUITE 8400	BACHENDORF'S	4,485
SUITE 8416	AVAILABLE	3,629
SUITE 8418	AVAILABLE	3,623
SUITE 4030	BETTY REITER	1,182
SUITE 4040	J. McLAUGHLIN	1,421
BUILDING C	E NORTHWEST PKWY	
SUITE 4033	BIBBENTUCKERS	1,720
SUITE 4029	JETSET PILATES	2,242
SUITE 4025	J'S. A. BANK	5,209
BUILDING D	E NORTHWEST PKWY	
SUITE 4017	NEW BALANCE DFW	2,773
SUITE 4009	TEMPUR-PEDIC	2,511
SUITE 4001	AVAILABLE	11,012
SUITE 4009B	STORAGE	619
BUILDING E	PRESTON CENTER PLAZA DR	
SUITE 8420	FRENCHIES	4,071
SUITE 8403	PICKWICK LN NEKTER JUICE BAR	1,135
SUITE 4000	VILLANOVA DR POCKET MENSWEAR	2,968
SUITE 4004	MAMAN	1,931
BUILDING F	VILLANOVA DR	
SUITE 4001	TOM THUMB	15,870
BUILDING G	VILLANOVA DR	
SUITE 4014	LUMINARY	2,023
BUILDING H	PRESTON CENTER PLAZA DR	
SUITE 8408	PRESTON CENTER PLAZA EVEREVE	2,636
SUITE 8416	IL BRACCO	3,200
BUILDING I	PRESTON CENTER PLAZA DR	
SUITE 8413	AMORINO GELATO	1,135
SUITE 8415	Y-OHR	1,192
SUITE 8417	SWOOZIE'S	4,259
BUILDING J	VILLANOVA DR	
SUITE 4020	AVAILABLE	2,057
SUITE 4022	AVAILABLE	890
SUITE 4024	APPLES TO ZINNIAS	1,579
BUILDING K	PRESTON CENTER PLAZA DR	
SUITE 8300	R+D KITCHEN	4,804
SUITE 8304	OCCHIALI MODERN OPTICS	850
SUITE 8308	EIGHTY THREE O EIGHT SALON	4,429
SUITE 8314	AT LEASE	2,968
SUITE 8316	ABBEY GLASS	1,500
SUITE 8320	LUCKY DOG BARKERY	2,483
BUILDING L	VILLANOVA DR	
SUITE 4111	MUCHACHO TEX-MEX	3,500
8383 PRESTON CENTER PLAZA DR		
SUITE 100	TRUE FOOD KITCHEN	4,419
SUITE 120	MATTHEW TRENT	1,600
SUITE 140	SOCIETY	602
SUITE 160	CARLA MARTINENGO	1,850
SUITE 180	DOUBLE R	1,096

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VENTURE

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date



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