

PRESTON SHERRY — P L A Z A —

THE PREMIER ADDRESS OF THE PARK CITIES

8201

Preston Road
Dallas, Texas
75225



*Dallas' most coveted corporate location
with exceptional access and superb visibility*

 ARES  JLL[®]
Jones Lang LaSalle Brokerage, Inc.

The Property

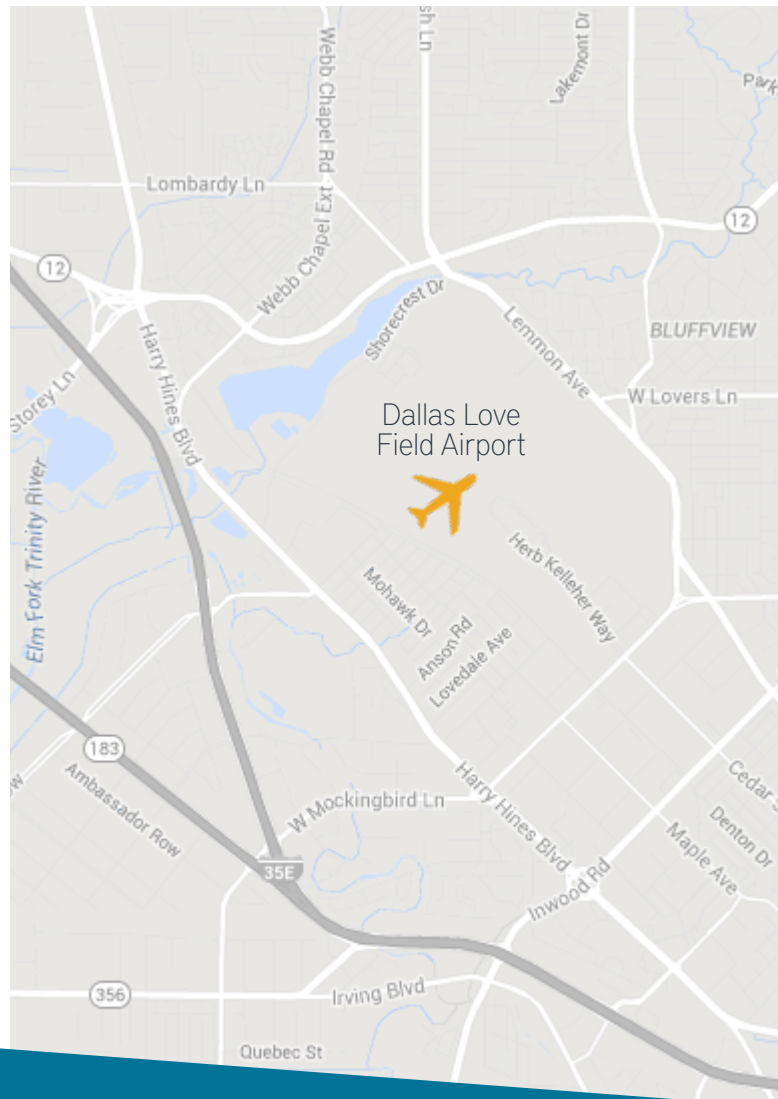
Preston Sherry Plaza is distinguished by its two levels of retail while the third through seventh floors serve traditional office users. The office floor plates provide tenants with exterior balcony space on select floors and high-end finishes that are amongst the best in the local market. The exterior of the property features reflective glass and cast stone, and its unique architectural details make it one of the most recognized structures in Preston Center.

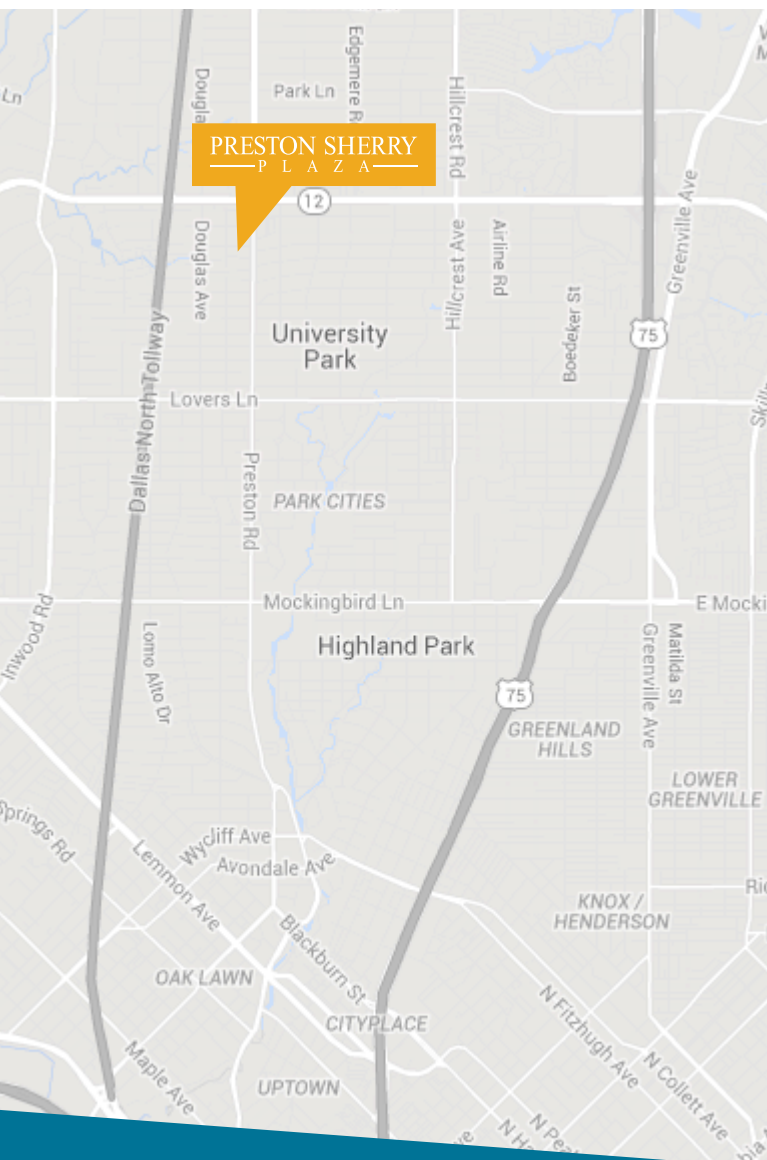
BUILDING STATS

- 165,409 RSF
- Two floors totaling 59,464 RSF of retail
- Five floors totaling 105,945 RSF of office
- Built in 1986
- Renovated in 2011 and 2016
- Institutional ownership

PROPERTY FEATURES

- Incomparable location with access at signal on Preston Road
- Valet parking for visitors and tenants
- Covered parking with direct elevator access to tenant suites
- Reserved parking available
- Upscale area amenities
- **Sevy's Grill on-site - All tenants receive 10% discount**
- 24-Hour on-site security
- 3/1,000 RSF parking ratio; 543 garage, 51 surface
- Full service on-site banking
- On-site property management and tenant lounge





Location

Preston Sherry Plaza is located at a signalized intersection just one-half mile from the intersection of Northwest Highway and the Dallas North Tollway. This prominent intersection provides Preston Sherry Plaza with excellent access to all major thoroughfares.

The building is within 10 minutes of the Dallas Central Business District, Uptown, the Galleria-Quorum submarket of Far North Dallas and Dallas Love Field. Dallas/Fort Worth International Airport is within a short 15 to 20-minute drive.

The Neighborhood

- Preston Hollow
- University Park
- Highland Park

Preston Center is located among Preston Hollow and the Park Cities, Dallas' most prestigious residential neighborhoods. Residences in Preston Hollow appreciate at rates which exceed the Dallas average with houses ranging from \$500,000 to well over \$9 million.

With a population of less than 10,000 residents, Highland Park is the fourth wealthiest location in Texas by per capita income. Highland Park and nearby University Park comprise the Park Cities, which share many joint services including

the Highland Park Independent School District, which is consistently ranked among the top school districts in Texas.

The Park Cities are one of the first planned communities in Texas and are rated among the top residential areas in the U.S. with an estimated average household income in excess of \$200,000. Highland Park is also home to Highland Park Village, a National Historic Landmark which is internationally recognized for its architectural significance and mix of the world's best known upscale retailers.



RESTAURANTS ●

- | | | |
|------------------------|---------------------------|----------------------------------|
| 1. Sevy's Grill | 12. Starbuck's | 23. Roti |
| 2. Hillstone | 13. Einstein Bros. Bagels | 24. The GEM Organic Food & Juice |
| 3. R&D Kitchen | 14. Yonkers Pizza Company | 25. GO FISH POKE |
| 4. Muchacho | 15. Southpaws Grill | 26. CornDog with No Name |
| 5. True Food Kitchen | 16. Flattery Cafe | 27. Hopdoddy Burger Bar |
| 6. Trova Wine + Market | 17. White Rock Coffee | 28. Montlake Cut |
| 7. Nektar Juice Bar | 18. Grain | 29. SusieCakes |
| 8. Corner Bakery | 19. Park City Club | 30. Burning Rice |
| 9. il Bracco | 20. Wang's Chinese | 31. Flying Fish |
| 10. Jia Modern Chinese | 21. Yolk | 32. Malai Kitchen |
| 11. Jersey Mike's Subs | 22. Salata | 33. Unrefined Bakery |

BANKS ●

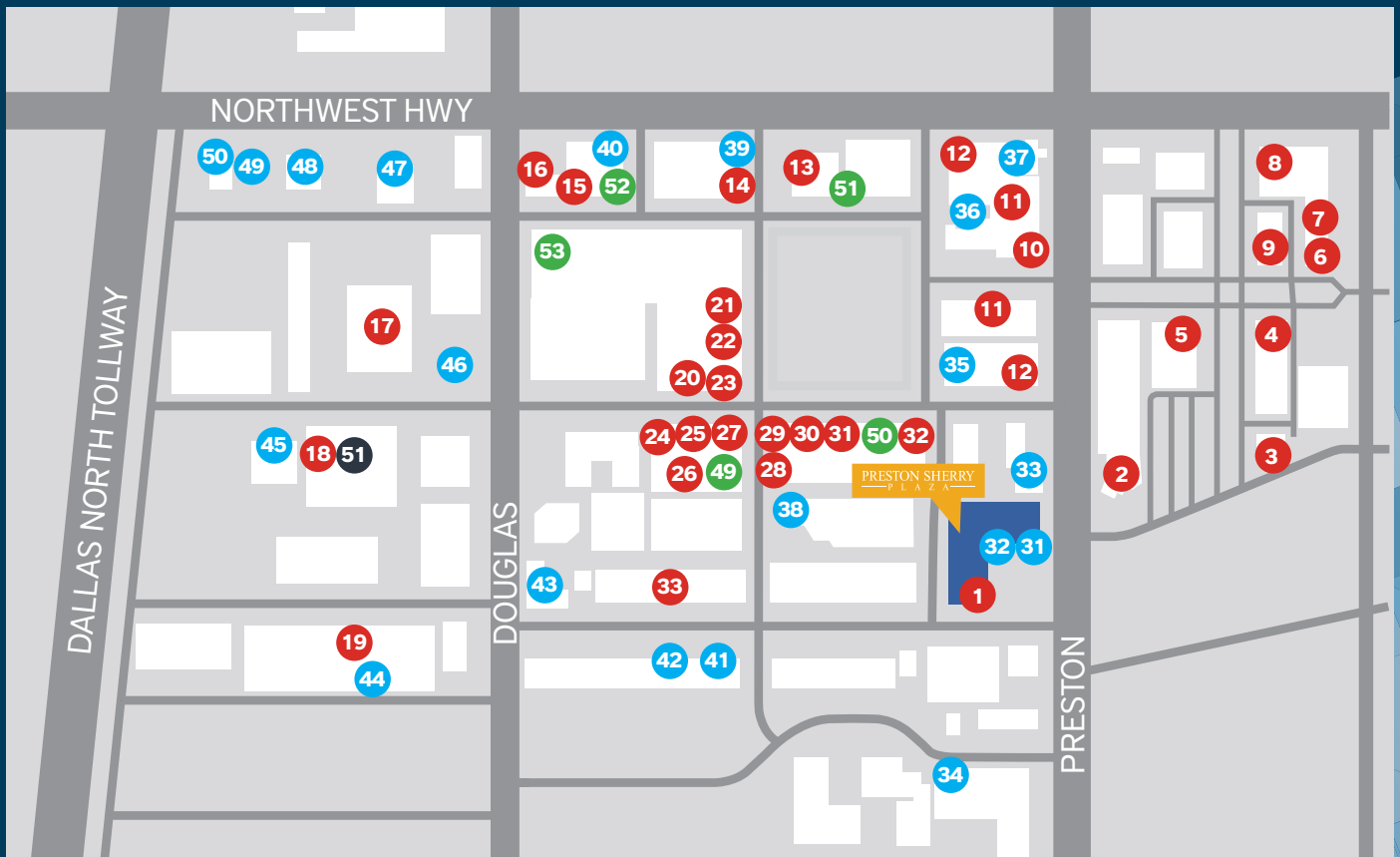
- | | |
|-----------------------|-------------------------|
| 34. Frost Bank | 44. TBK Bank |
| 35. First United Bank | 45. Independent Bank |
| 36. Comerica Bank | 46. Plains Capital Bank |
| 37. Chase Bank | 47. Bank of Texas |
| 38. NexBank | 48. Simmons Bank |
| 39. Oakwood Bank | 49. PNC Bank |
| 40. PNC Bank | 50. Regions Bank |
| 41. Veritex Bank | 51. Vista Bank |
| 42. Wells Fargo | 52. Truist |
| 43. Bank of America | 53. Beal Bank |

FITNESS CENTERS ●

- | |
|------------------------------|
| 54. Larry North |
| 55. Class Studios |
| 56. SoulCycle Preston Hollow |
| 57. Lift House Fitness |
| 58. JOHN REED Fitness |

HOTELS ●

- | |
|------------------------|
| 59. Hilton Park Cities |
|------------------------|



Tenant Lounge

- Wi-Fi
- Upgraded finishes
- Outdoor seating
- Bar seating
- Adjoins management office
- Flat screen television
- Large kitchen with dishwasher, refrigerators and coffee makers
- Private conference with television



Institutional Ownership



Preston Sherry Plaza is owned by Ares Management, a leading global alternative investment manager.

At Ares Management, we invest in real estate from the ground up, building by building, scrutinizing and managing every aspect of every investment and seeking to create value for our shareholders.

Learn more at:

www.aresmgmt.com

For more than 25 years, Ares Management investment professionals have developed, acquired, operated, financed and sold commercial and residential real estate across the world through our wide range of investments, all of which capitalize on our experience as real estate developers.

Elite Property Management



JLL's innovative commercial property management strategies focus on maintaining a superior work environment for tenants. Expertise in tenant satisfaction,

engineering services, security, energy management and sustainability practices helps provide tenants a place they're proud to call home for the long term.

Learn more at:

www.us.joneslanglasalle.com/propertymanagement

PRESTON SHERRY PLAZA

THE PREMIER ADDRESS OF THE PARK CITIES



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prestonsherryplaza.com





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.

11-2-2015



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.

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.

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:

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- 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.

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Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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