

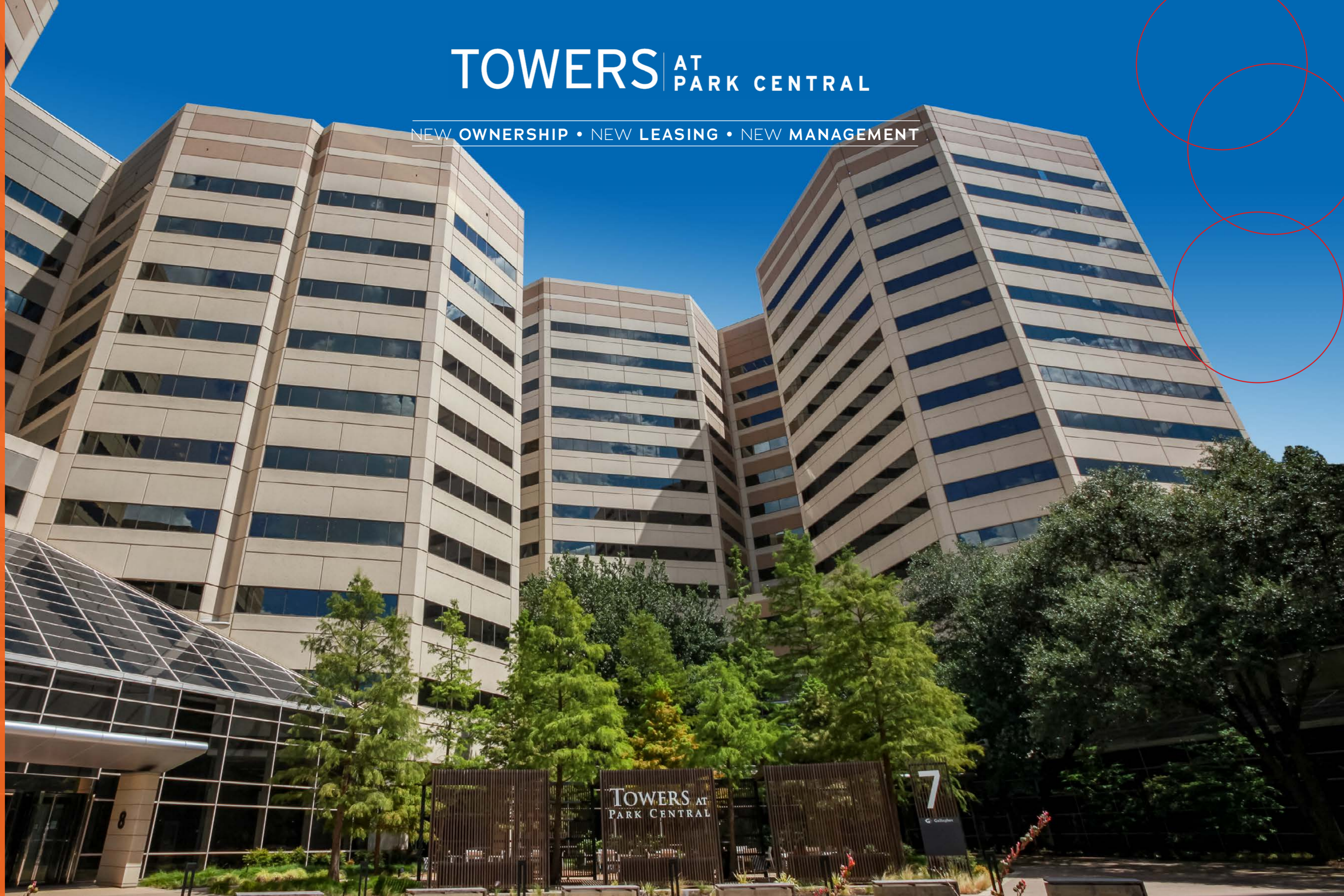
TOWERS | AT PARK CENTRAL

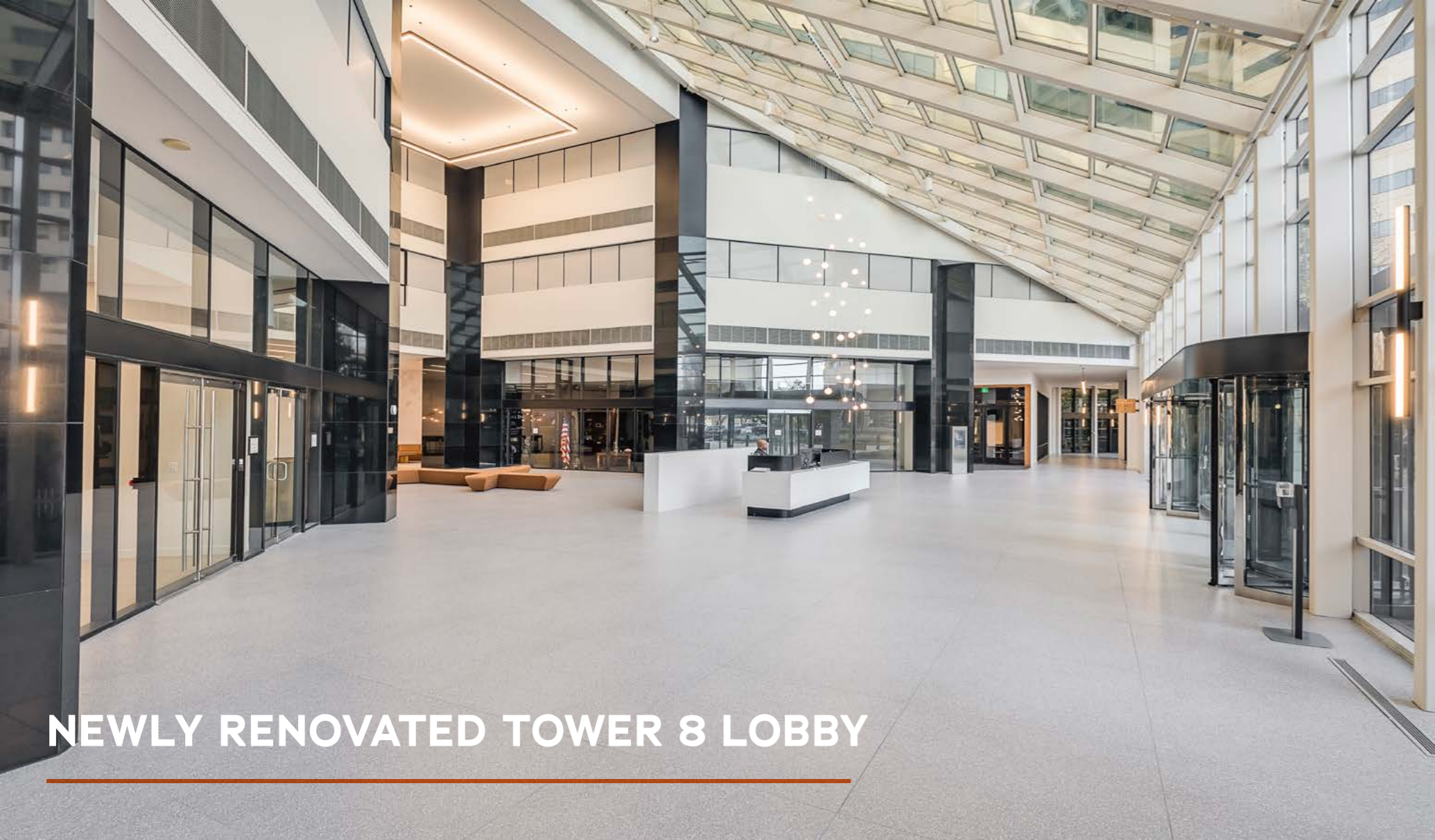
NEW OWNERSHIP • NEW LEASING • NEW MANAGEMENT



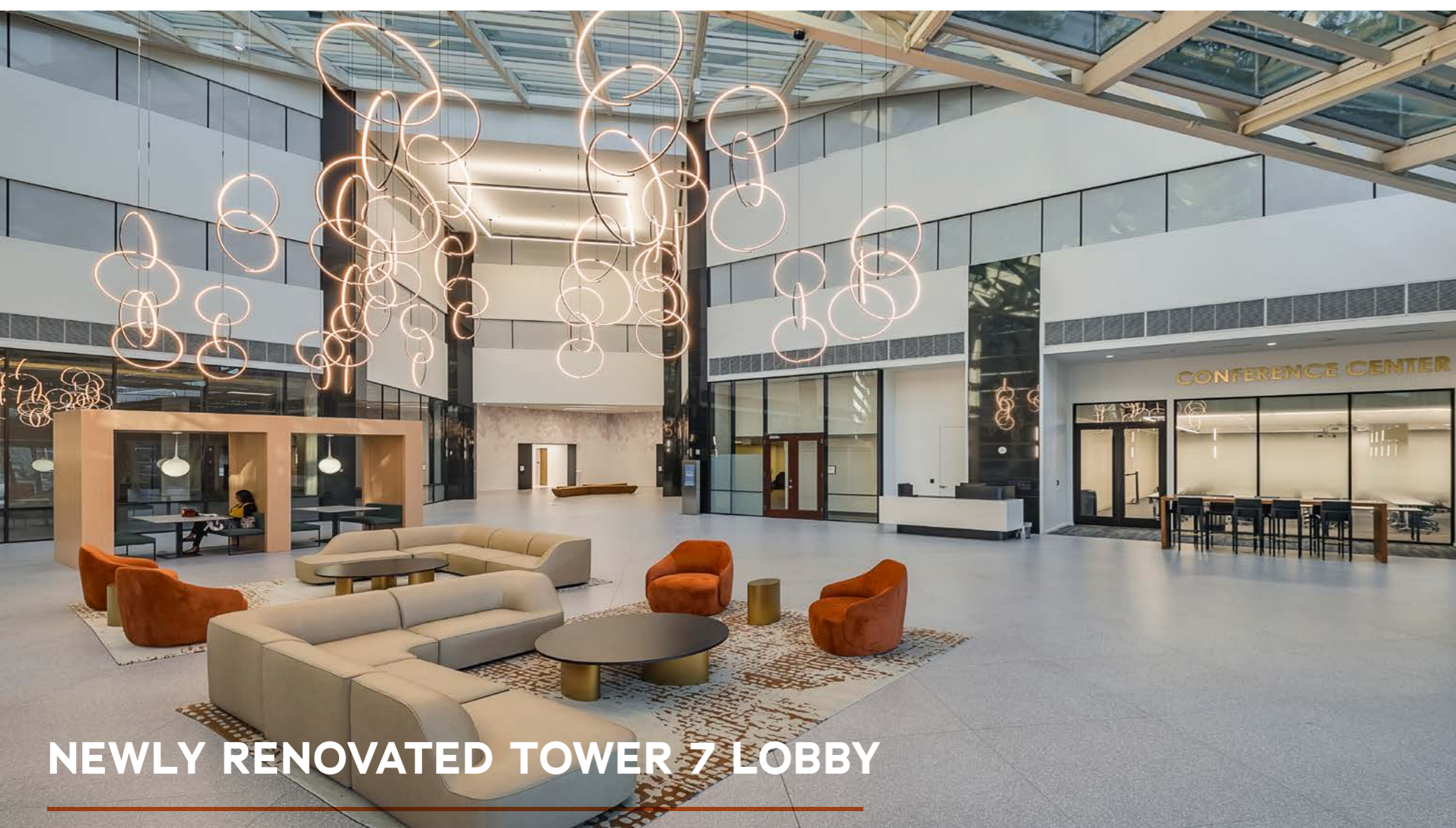
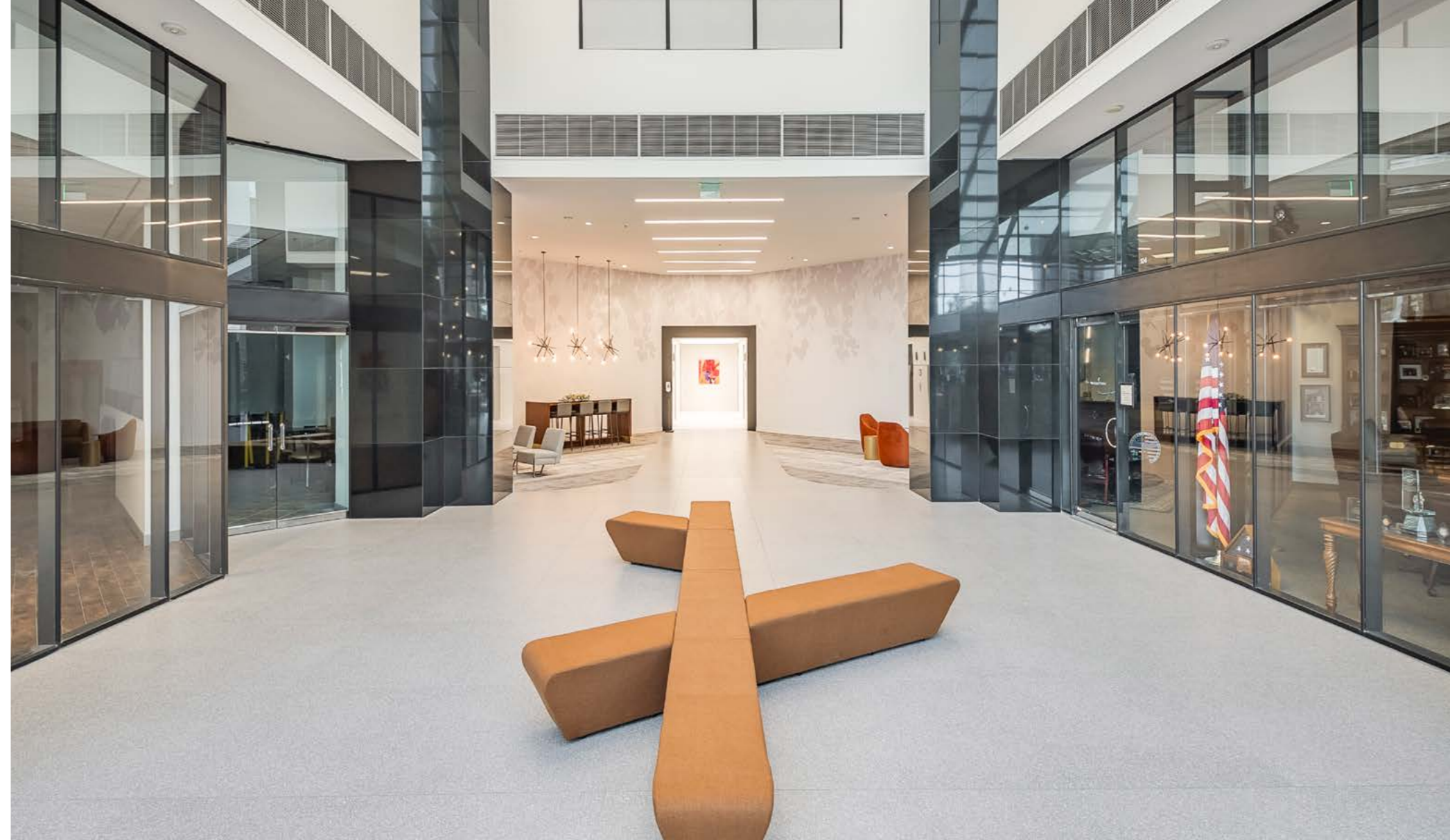
MORNING CALM
MANAGEMENT

NEWMARK

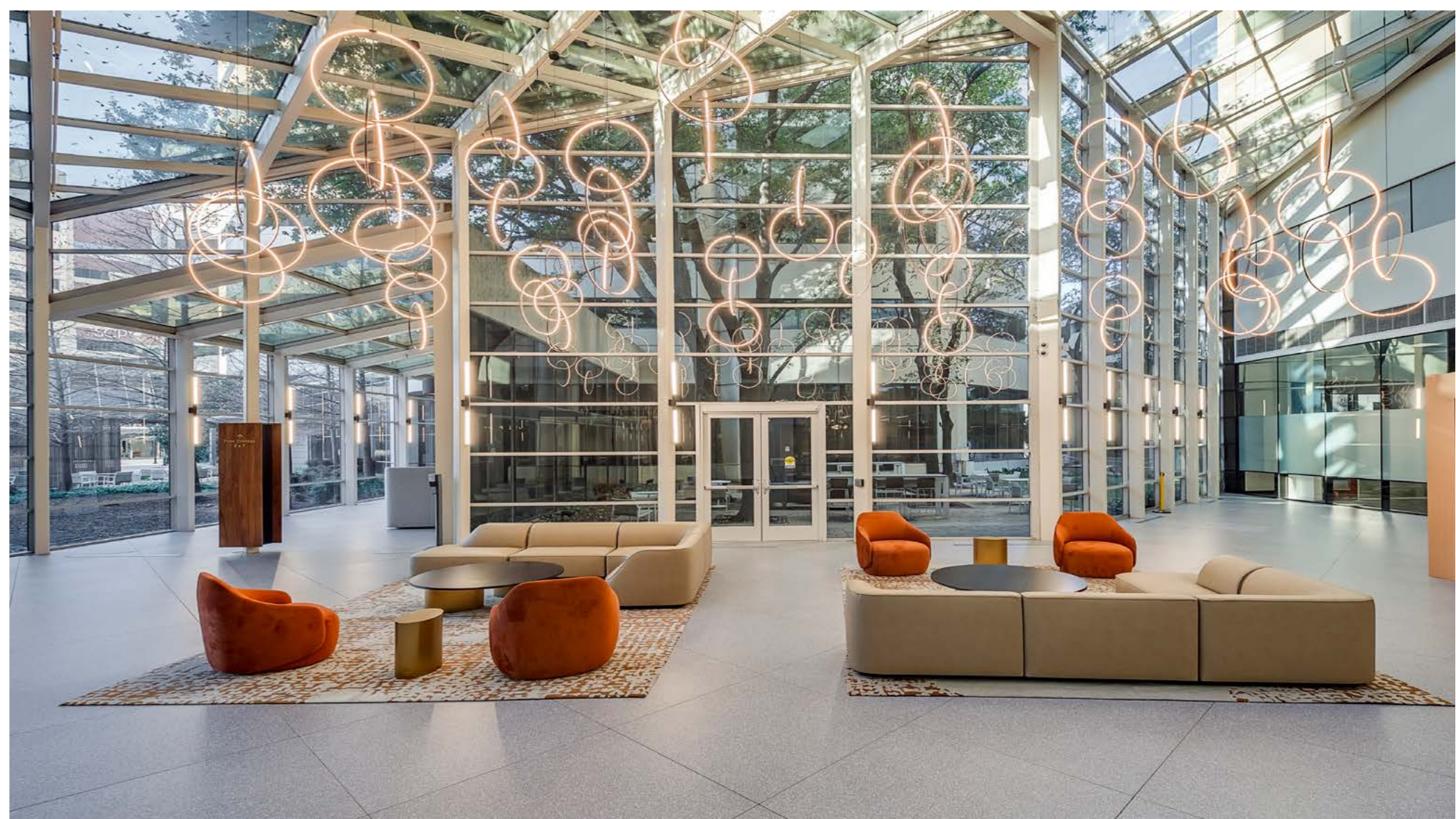


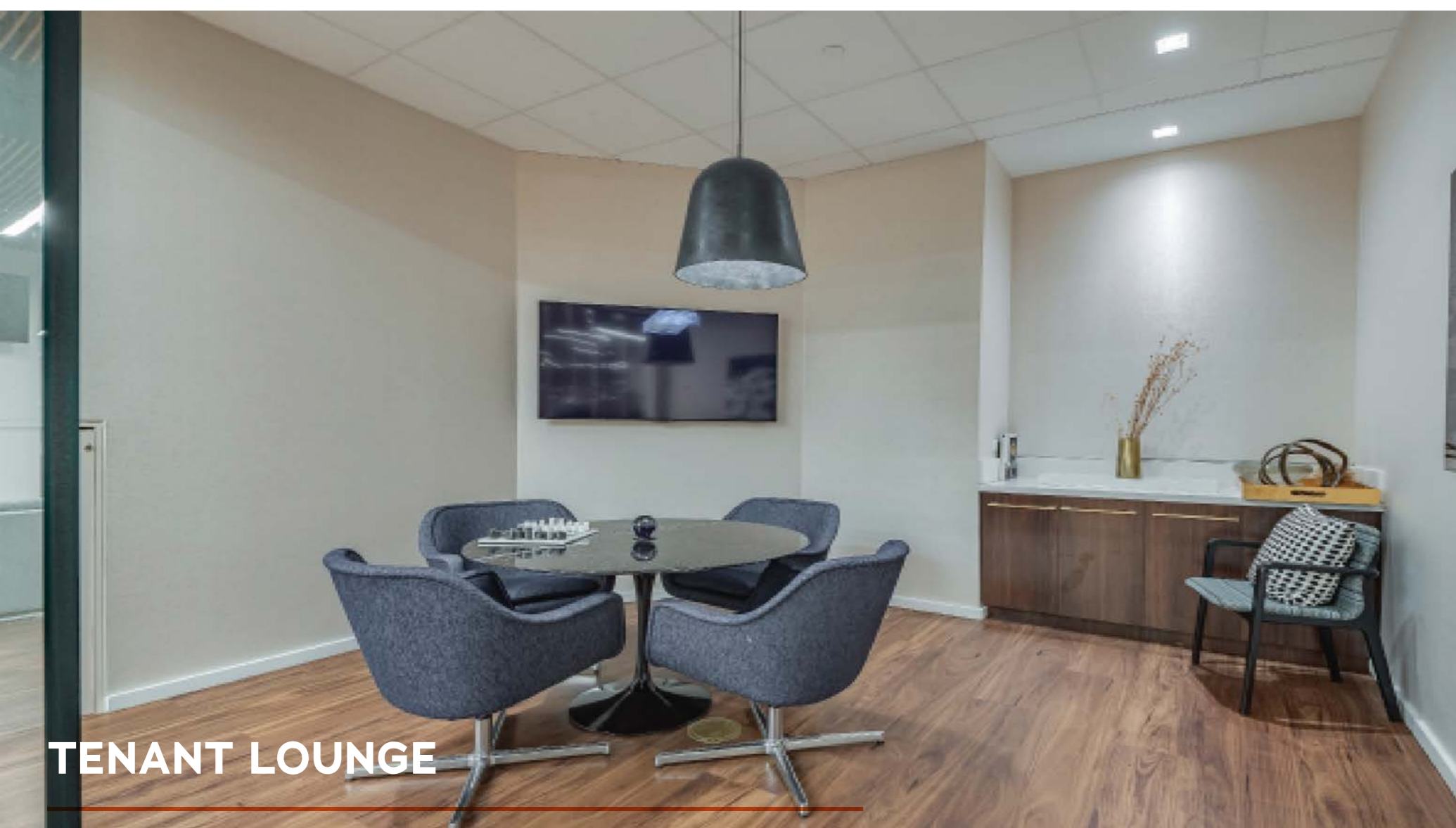


NEWLY RENOVATED TOWER 8 LOBBY

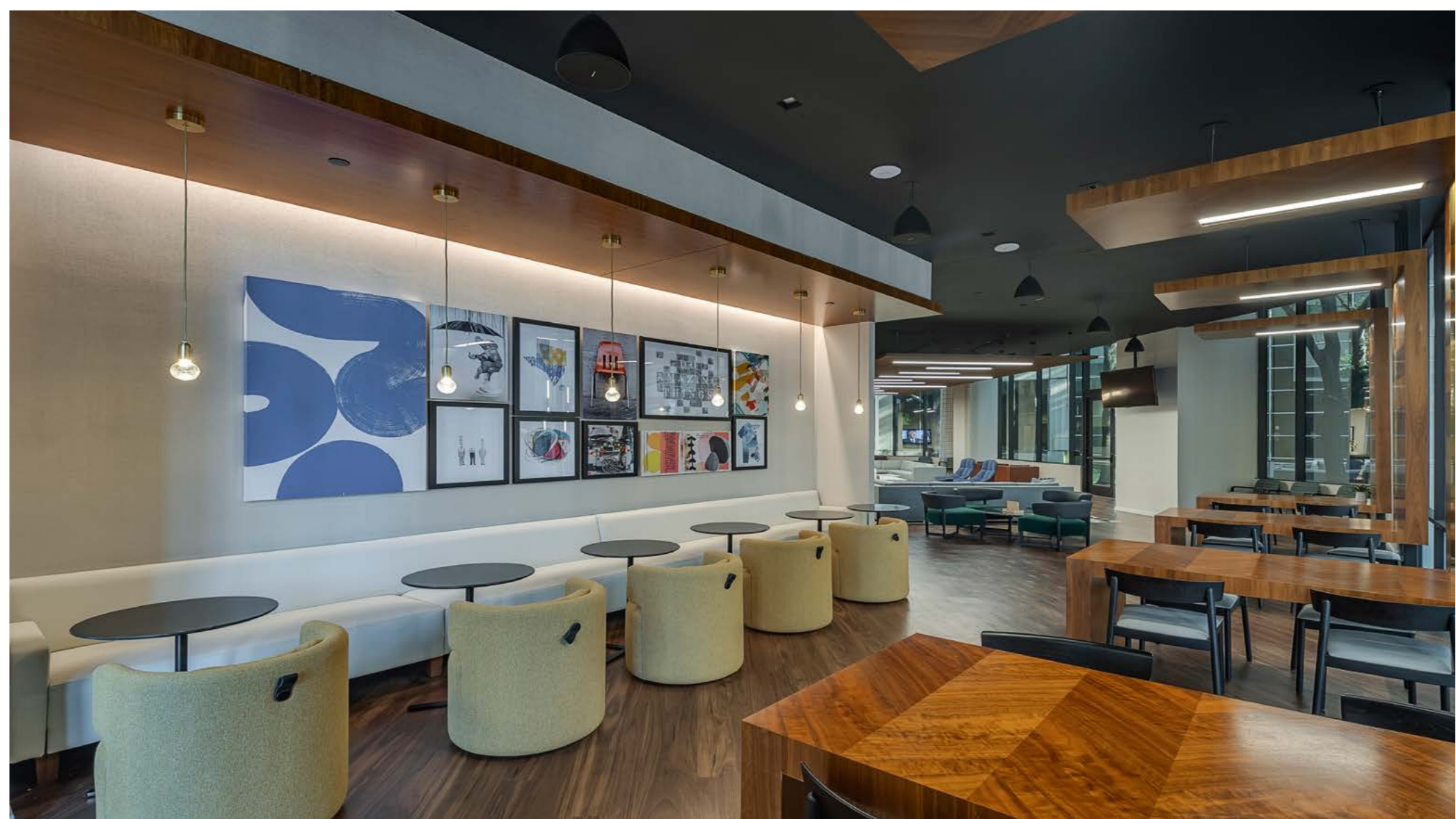


NEWLY RENOVATED TOWER 7 LOBBY



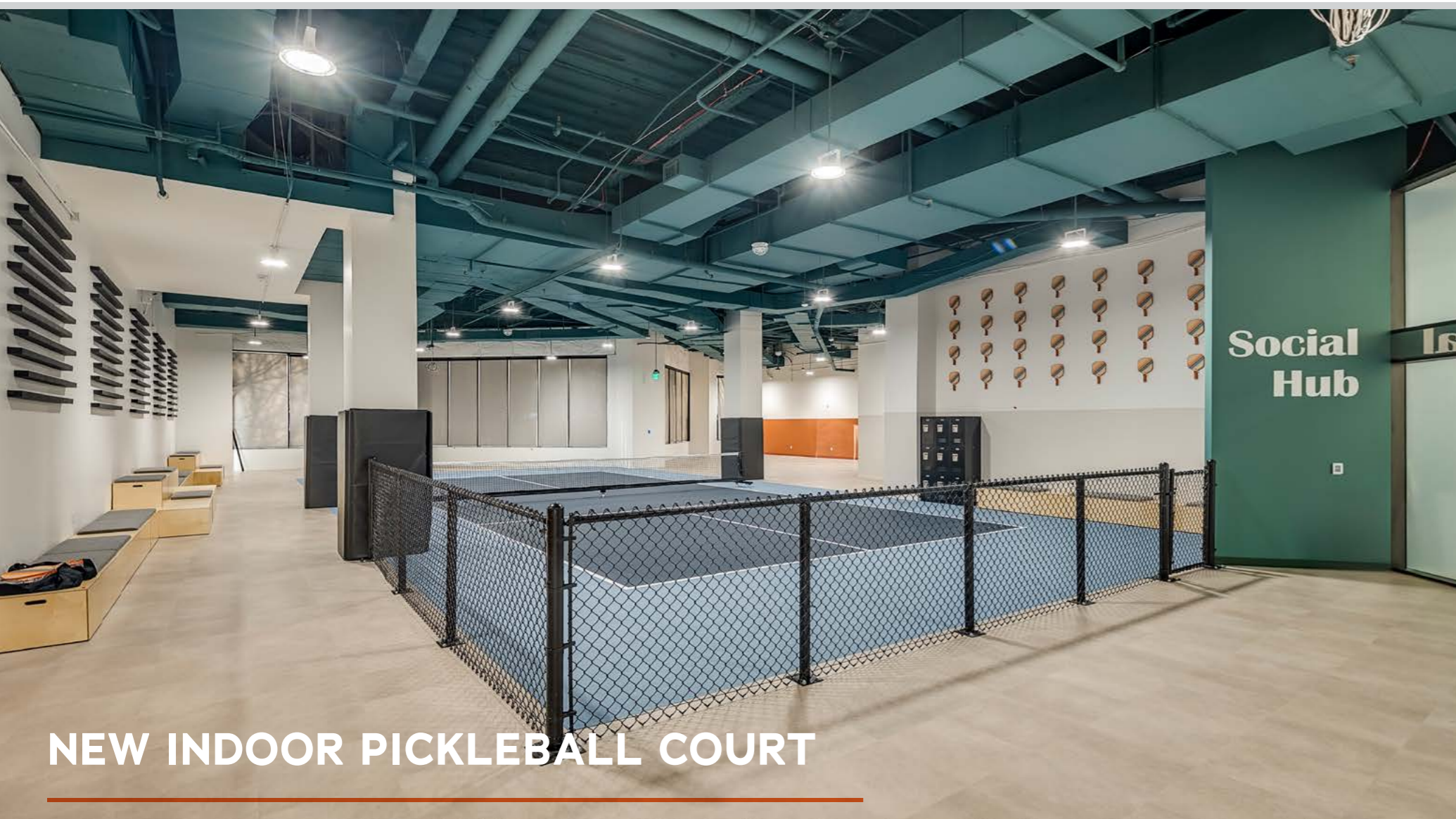


TENANT LOUNGE





NEWLY RENOVATED FITNESS CENTER



NEW INDOOR PICKLEBALL COURT



BRAND NEW SPEC SUITES

RANGING FROM 2,000 - 7,000 SF



SUITE 510 - 4,357 SF



MORE COMING SOON



MORE COMING SOON



MORE COMING SOON





3 OFFICE TOWERS
CONNECTED TO WESTIN
PARK CENTRAL HOTEL

CONVENIENT
ACCESS ALONG
LBJ & 75

28,000 RSF
TYPICAL FLOORPLATE

CAMPUS FACTS

4/1,000
COVERED PARKING

24/7
SECURITY

ACCESS TO
WHITE ROCK TRAIL

LOBBY AND AMENITY
RENOVATION UNDERWAY



WESTIN
HOTELS & RESORTS


TOWER 7
12770 MERIT DRIVE
DALLAS TEXAS 75251
373,933 RSF
14 Stories


TOWER 8
12750 MERIT DRIVE
DALLAS TEXAS 75251
272,758 RSF
10 Stories

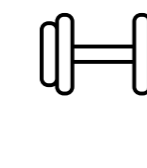
TOWER 9
12790 MERIT DRIVE
DALLAS TEXAS 75251
217,964 RSF
8 Stories

STRUCTURED
PARKING GARAGES

LBJ FREEWAY

 \$7.5M IN RENOVATIONS
RECENTLY COMPLETED


 CONFERENCE CENTER
& TRAINING ROOMS

 STATE OF THE ART
FITNESS CENTER
& LOCKER ROOMS

 IMPRESSIVE
TENANT LOUNGE

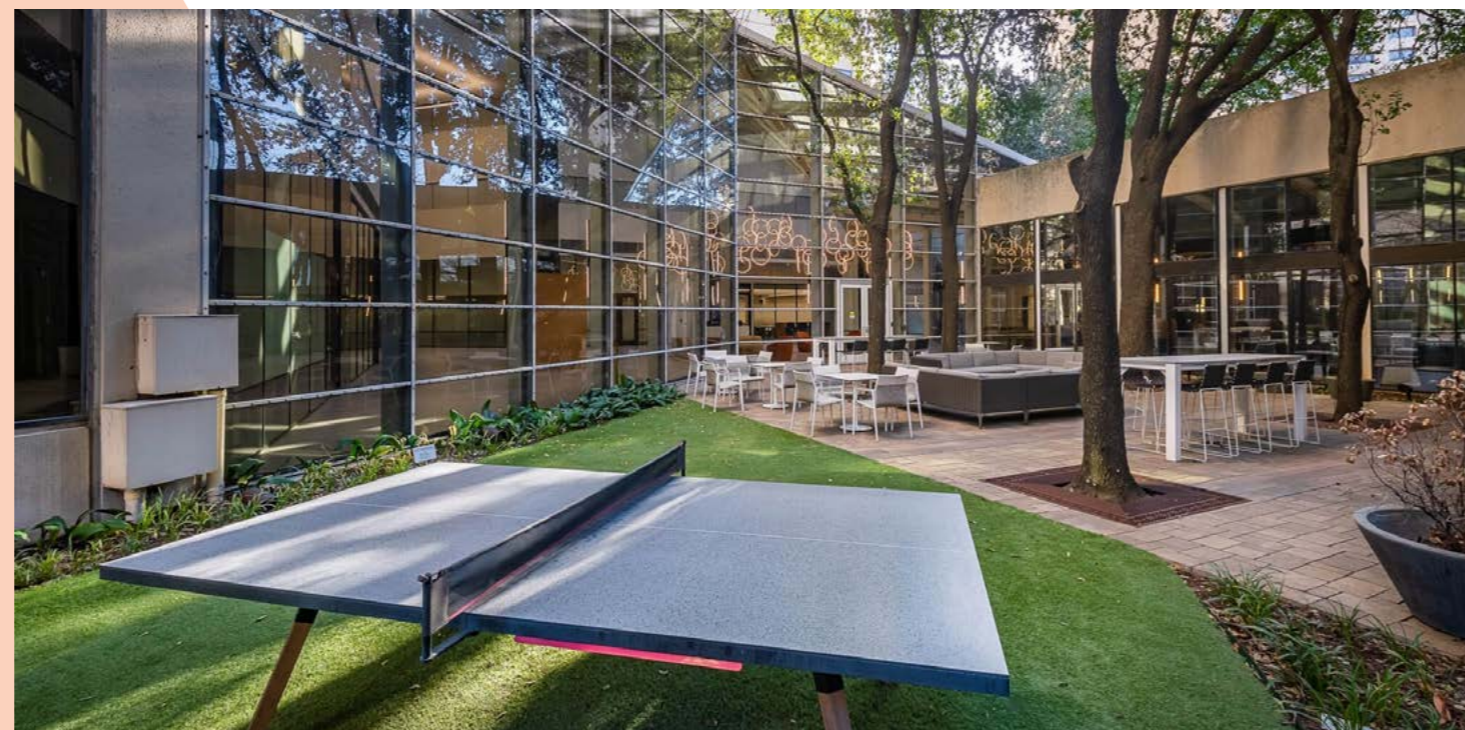
 EXPANSIVE
OUTDOOR SPACE

 OUTDOOR SEATING
WITH WIFI

 BIKE STORAGE
WITH LOCKERS

 MULTIPLE ON-SITE
FOOD OPTIONS

 SHOE SHINE



EXISTING CAMPUS AMENITIES

Towers at Park Central offers a wide array of incredible amenities to accommodate the needs of all tenants.

EVERYTHING YOU NEED -ALL IN ONE PLACE

Towers at Park Central offers unmatched convenience, with direct connectivity to the newly renovated Westin Dallas Park Central Hotel.

WESTIN[®]
HOTELS & RESORTS

\$25.1

IN RECENT RENOVATIONS

540

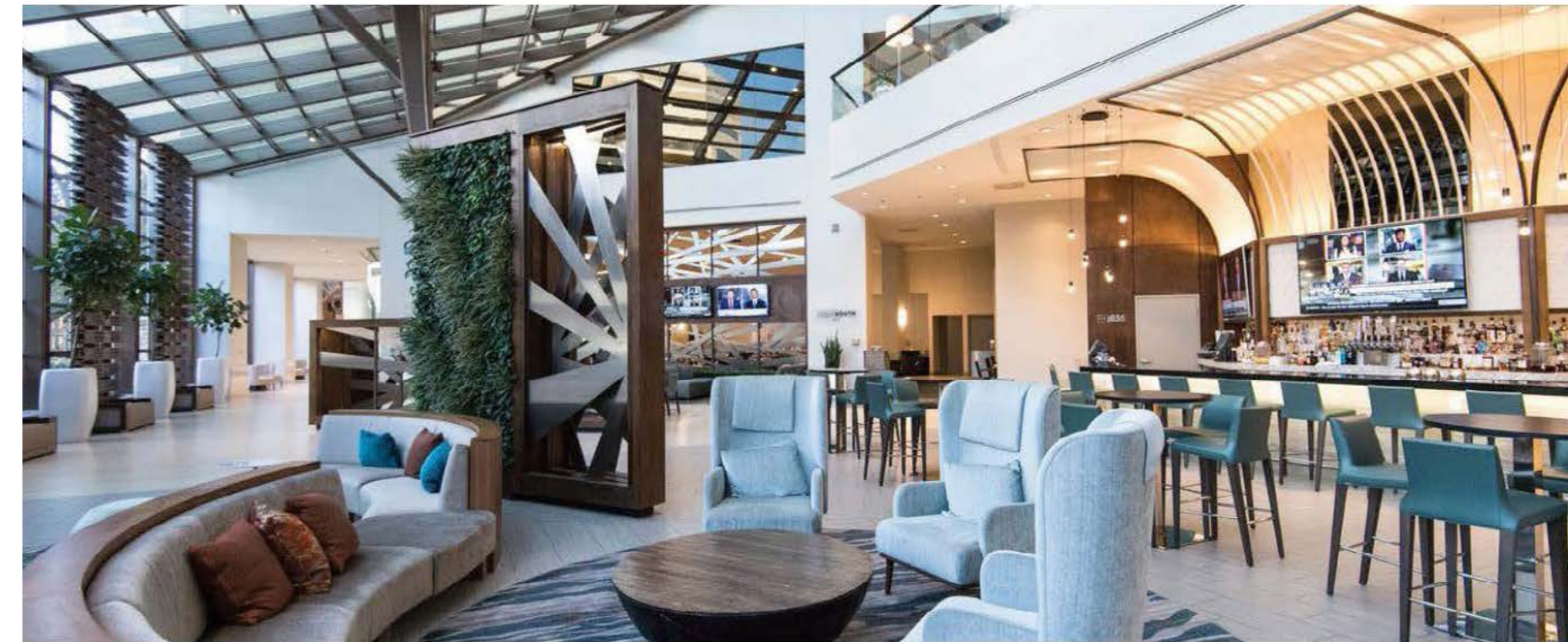
ROOMS

**RENOVATED
LOBBY & BAR**

URBAN SOUTH
SIGNATURE AMERICAN CUISINE
AND HANDCRAFTED COCKTAIL

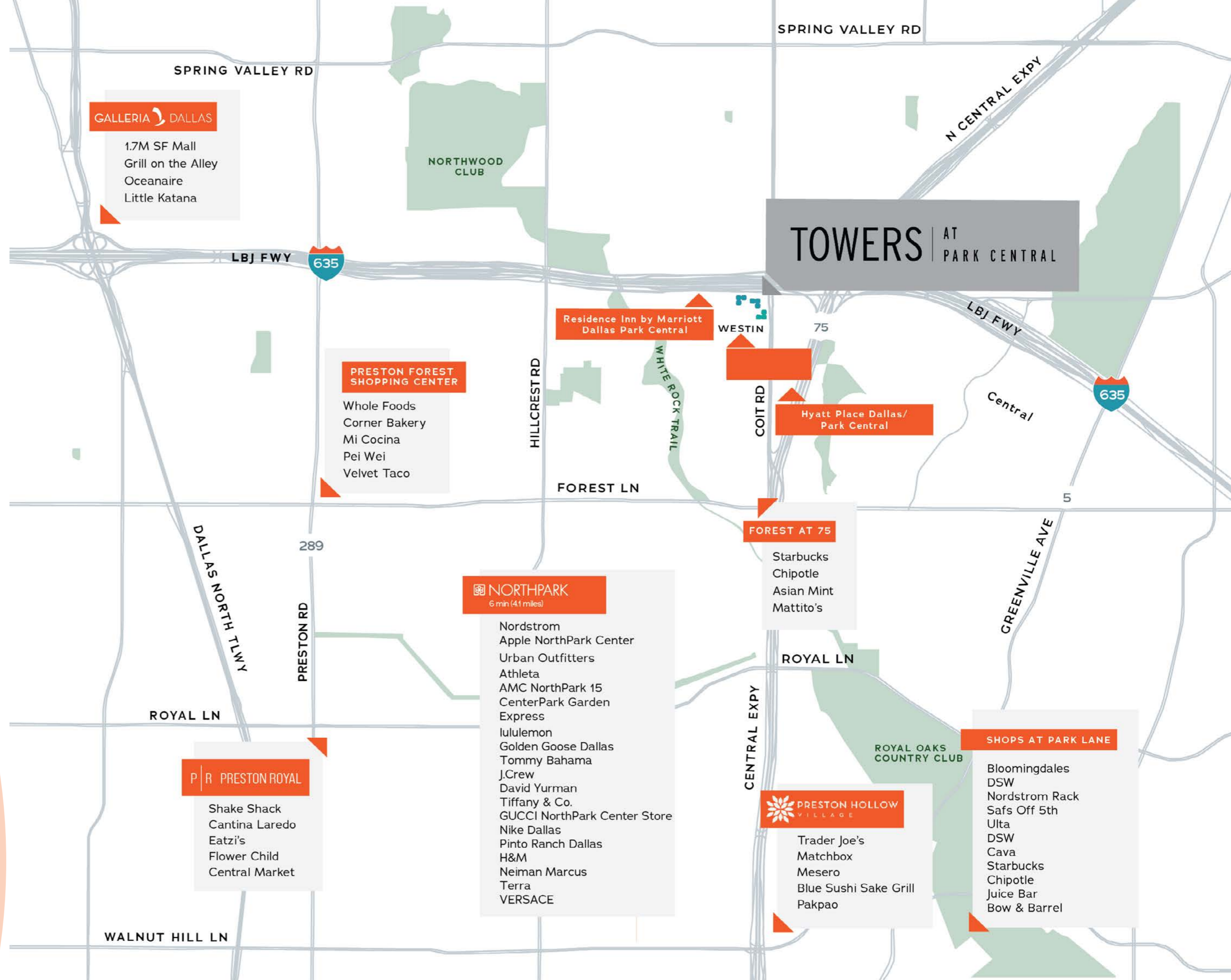
ROOFTOP POOL

PRIME EVENT SPACE



EXPERIENCE CONNECTIVITY & CONVENIENCE

Found at the midpoint of two major highways, Towers at Park Central boasts an unparalleled location.



TOWERS | AT PARK CENTRAL

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MORNING CALM
MANAGEMENT

NEWMARK