

1501-1507 LBJ FREEWAY, DALLAS, TX



BUILDING OVERVIEW

Park West is a two-building project located at 1501, 1503, 1505, and 1507 LBJ Freeway (I-635) – minutes from DFW International Airport, downtown Dallas, the Las Colinas business district, and numerous amenities.

The property offers a unique opportunity to lease contiguous space of 100,000+ square feet in the epicenter of the Dallas/Fort Worth Metroplex with immediate access to three of DFW's main thoroughfares: LBJ Freeway (I-635), I-35E, and George Bush Turnpike (161).

Park West has undergone extensive renovations that significantly upgraded the building lobbies and common areas, offering tenants exceptional food service, Starbucks coffee, conference facilities and a fitness center.



125-person conference room



State-of-the-art fitness center



On-site cafe, proudly serving Starbucks coffee



Wi-fi available in common areas



Close proximity to dining, retail and hotel options



Direct access to LBJ Freeway



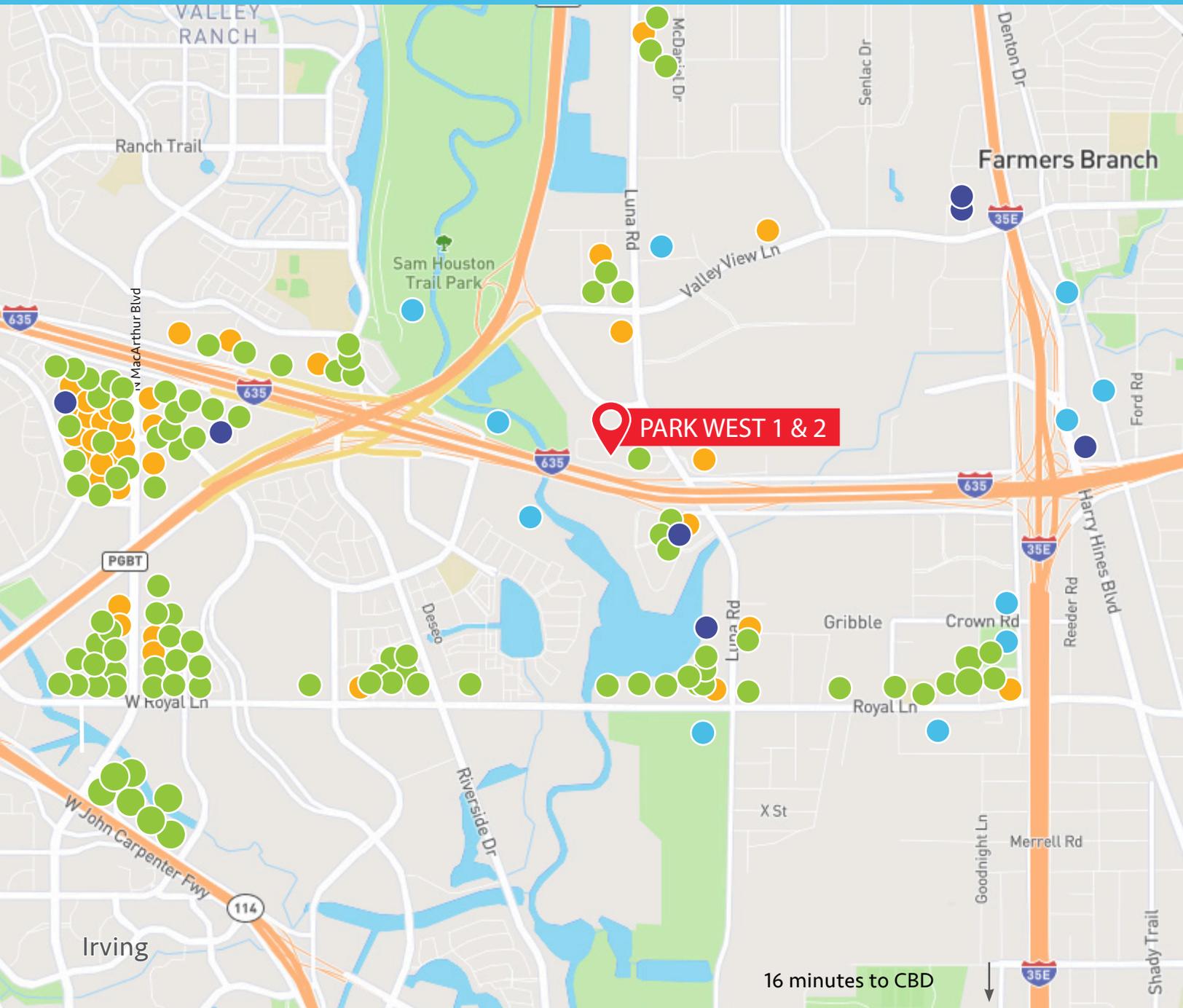
Building and monument signage available (for qualified tenants)



AREA

AMENITIES

WITHIN 2 MILES



76 RESTAURANTS

12 HOTELS

30 RETAIL/SERVICE BUSINESSES

ALL WITHIN A 2-MILE RADIUS

AREA

AMENITIES

WITHIN 2 MILES

RESTAURANTS

Chipotle
 Chick-fil-a
 Mi Cocina
 Potbelly Sandwich Shop
 Which Wich
 i Fratelli Pizza
 Corner Bakery Cafe
 Starbucks
 Snappy Salads
 Zoës Kitchen
 Boston's Support Center
 Dover's Grille at the Omni Hotel
 Hunter's Lounge at the Omni Hotel
 Wine Thief Bar at the Omni Hotel
 Tacolicious Taqueria
 Applebee's
 Fish City Grill
 Saltgrass Steakhouse
 Cheddar's Scratch Kitchen
 McDonald's
 Pei Wei
 Jason's Deli
 Anjappar Chettinad Restaurant
 Panera Bread
 Schlotzsky's
 Little Hunan Chinese Cuisine
 Marble Slab Creamery
 Masala Wok
 Firehouse Subs
 Paradise Biryani Pointe
 Yogurt Zone
 Taco Bueno
 Dos Tacos
 Whataburger
 IHOP
 Raising Cane's
 Outta the Oven
 Taco Bell
 7 Salsas
 Michael's Italian Kitchen
 Fortune House Chinese Cuisine
 I Luv Pho Noodle Soup & Grills
 Biryani Pot @ Hilltop
 Saravanaa Bhavan
 Bawarchi Biryani
 Royal Sweets
 Goji Cafe
 No 1 Plus Chicken

RESTAURANTS

Yun Tan Gil
 Smoothie King
 Quiznos
 Sura Korean
 Ajumma Kimbob Deli
 Hanmiri Restaurant
 Dan Sung Sa Restaurant
 Jack in the Box
 Rocking Crab Dallas
 Taqueria Durango
 Mozart Bakery
 Blue Bird
 Namoo Korean BBQ Restaurant
 La Hanbat
 Jack in the Box (2)
 Famous Joe's Pizza & Pasta
 Tokyo Teriaki
 Dickey's Barbecue Pit
 Dave's Deli
 Ambala Grill
 Yummy Thai
 Wayback Burgers
 Shawarma Press
 Post Oak Smokehouse
 Pizza Hut
 TOUCH NINE
 J's Deli
 The Original Pancake House
 Blue Ginger Thai Cafe
 SushiYAA
 Jersey Mike's

PARKS/ENTERTAINMENT

TW Richardson Grove Park
 Sam Houston Trail Park
 Ross Stewart Soccer Complex
 Keenan Crossing Trail Park
 Luna Vista Golf Course
 Indoor Soccer Zone
 King Spa and Sauna
 Indoor Soccer Zone
 Farmer's Branch Historical Park
 Dr Pepper Star Center
 Family Karaoke & Entertainment
 Liberty Plaza
 Jeff Fuller Rose Garden
 Spring Trail Park

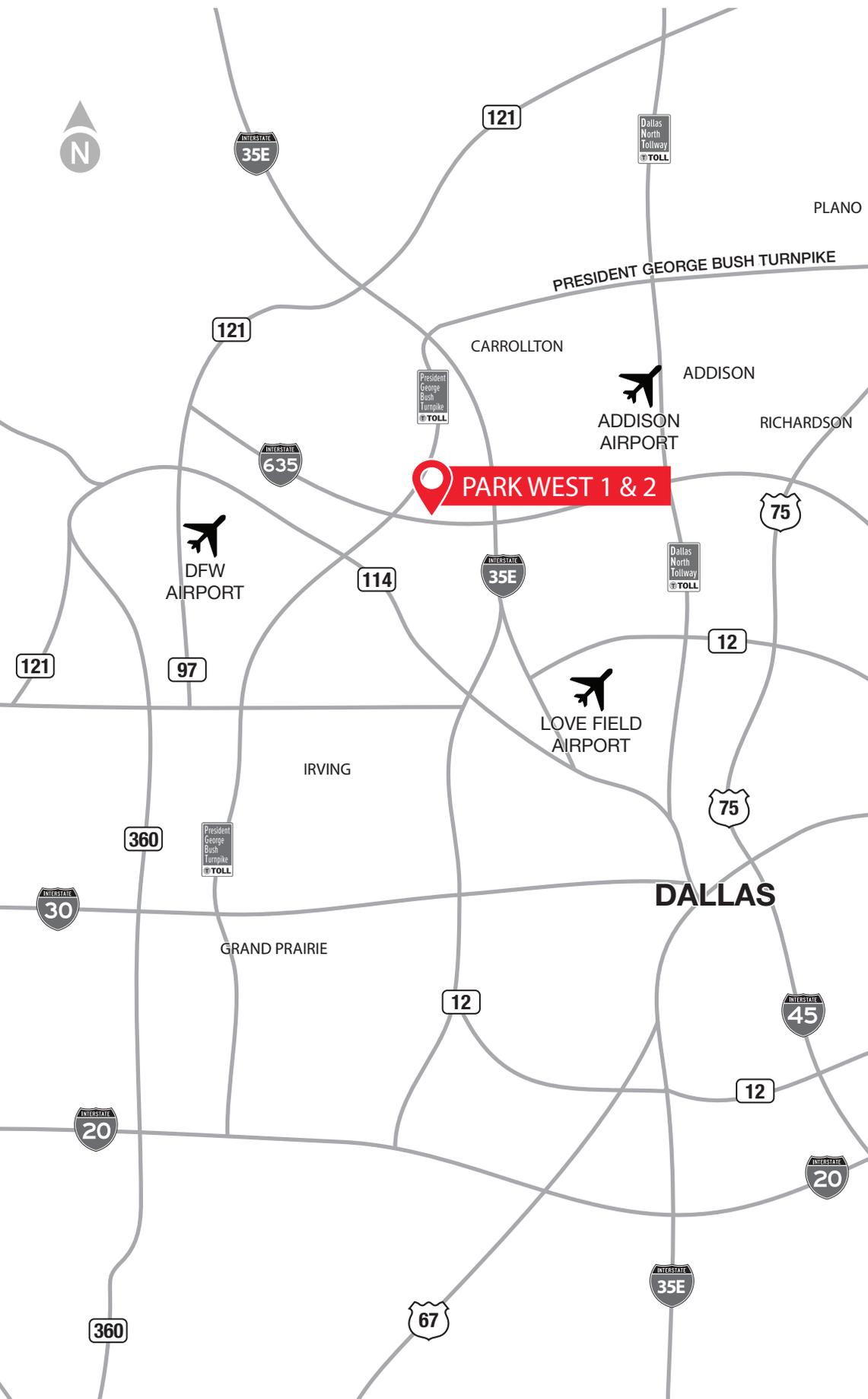
HOTELS

NYLO Hotel
 Omni Dallas Hotel at Park West
 Doubletree Hotel
 La Quinta Inn and Suites
 Hyatt House
 Budget Suites
 Wyndham Garden Hotel
 Comfort Suites
 Wingate by Wyndham
 Hilton Garden Inn Hotel
 Motel 6
 WoodSpring Suites Signature
 Days Inn

RETAIL/SERVICES

Race Trac
 Quik Trip
 Southwest Bank
 Iberia Bank
 All Dogs Unleashed
 Independent Banker's Bank
 Texas Outdoor Patio Center
 Bath Planet/Window Expo
 Omni Hotel Conference Facilities
 The Dump Furniture
 Dick's Sporting Goods
 Compass Bank
 Gap
 TJ MAXX
 Homegoods
 Target
 Men's Warehouse
 Lane Bryant
 Hallmark
 FedEx Office
 Walgreen's
 Office Depot
 Bath & Body Works
 UPS Store
 Ross Dress for Less
 Kroger
 Chevron
 Capital One Bank
 Crossfit Luna
 Exxon Mobile

LOCATION --- HIGHLIGHTS



9.8
miles to
DFW Airport

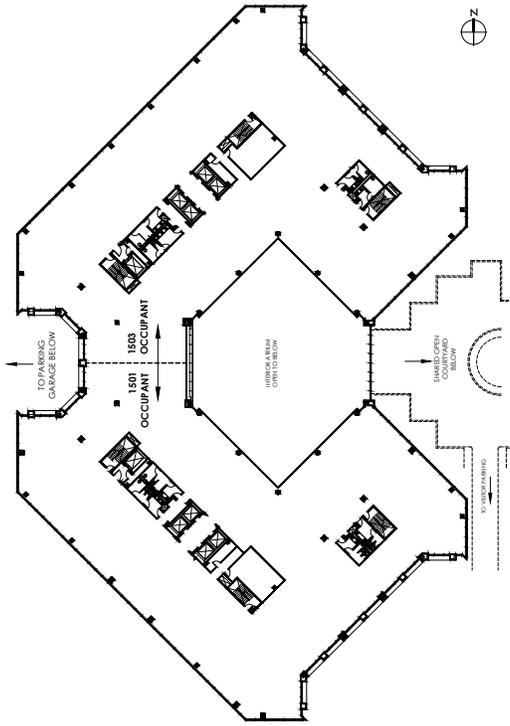
8.5
miles to Love
Field Airport

8.7
miles to
Addison Airport

13.5
miles to CBD

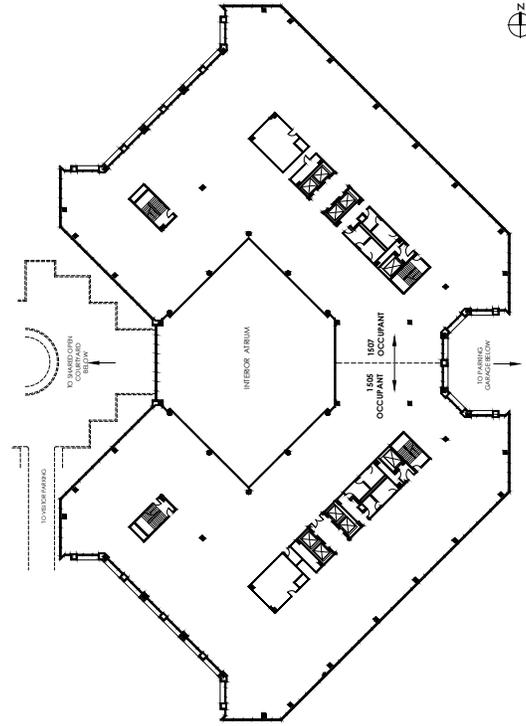
2.6
miles to
MacArthur

FLOOR PLANS



PARK WEST 1

Building Size: 347,514 SF
Building Class: A
Year Renovated: 2015
Avg. Floor Plate: 50,000 SF
Parking Ratio: Up to 4/1,000



PARK WEST 2

Building Size: 351,710 SF
Building Class: A
Year Renovated: 2015
Avg. Floor Plate: 50,000 SF
Parking Ratio: Up to 4/1,000



Thank you.

For leasing information, please contact:

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OWNERSHIP/FINANCING/MANAGEMENT

The building is owned by Park West Holdco, LLC, which is an affiliate of Highland Capital Management. All decisions with regard to the negotiation of terms as well as the execution of a lease are made locally and efficiently. The project is extremely well capitalized and is intended to be a long-term hold.

NexBank Realty Advisors, an affiliate of the owner, provides on-site management for the project and is fully staffed with the project's asset manager, property manager, project administrator, plus engineering manager and engineering staff.

