



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)

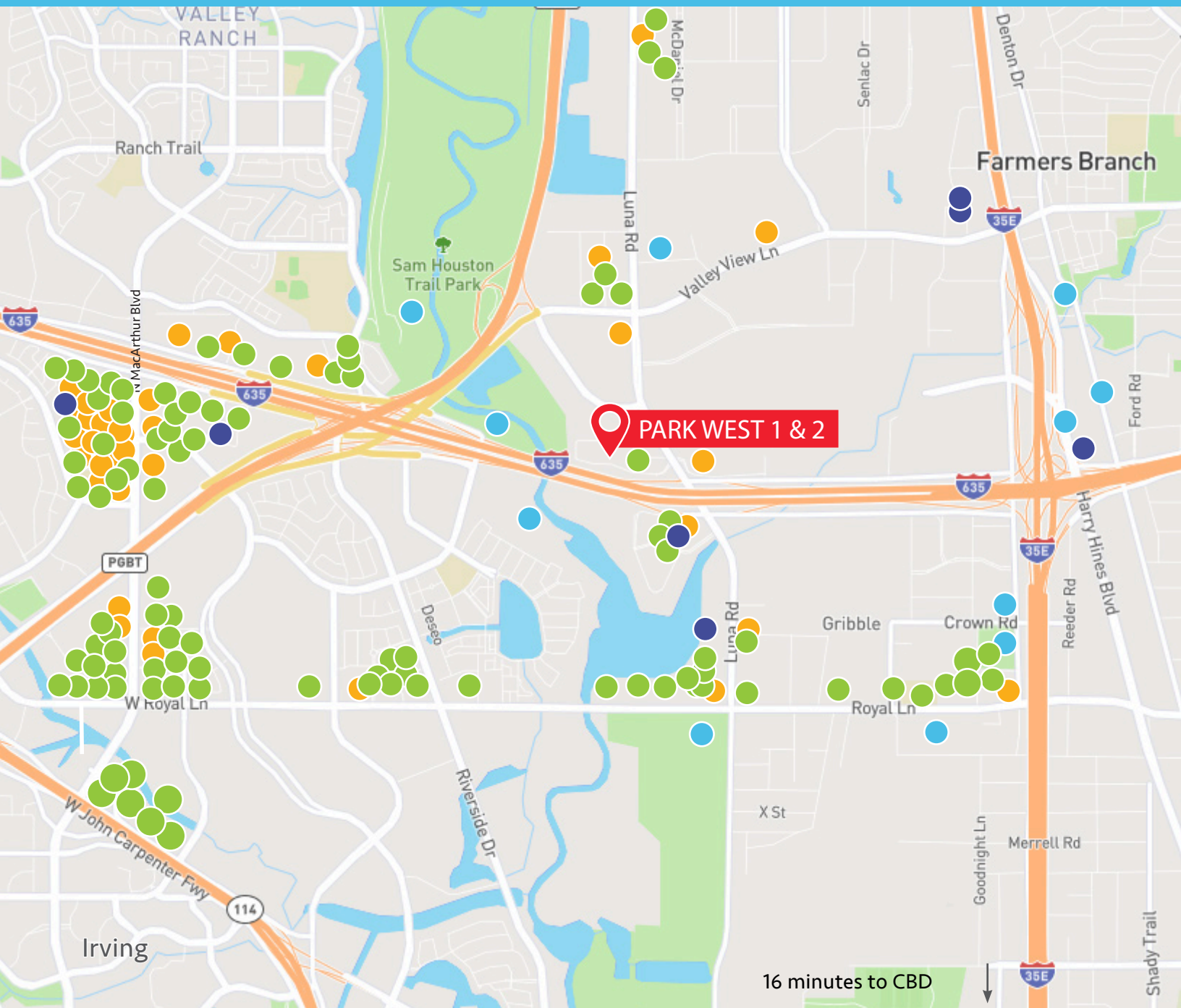


Sales By Quarter



AREA AMENITIES

WITHIN 2 MILES



76 RESTAURANTS

12 HOTELS

30 RETAIL/SERVICE BUSINESSES

ALL WITHIN A 2-MILE RADIUS

AREA

AMENITIES

PARKWEST1AND2.COM

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

PARKWEST1AND2.COM



9.8
miles to
DFW Airport

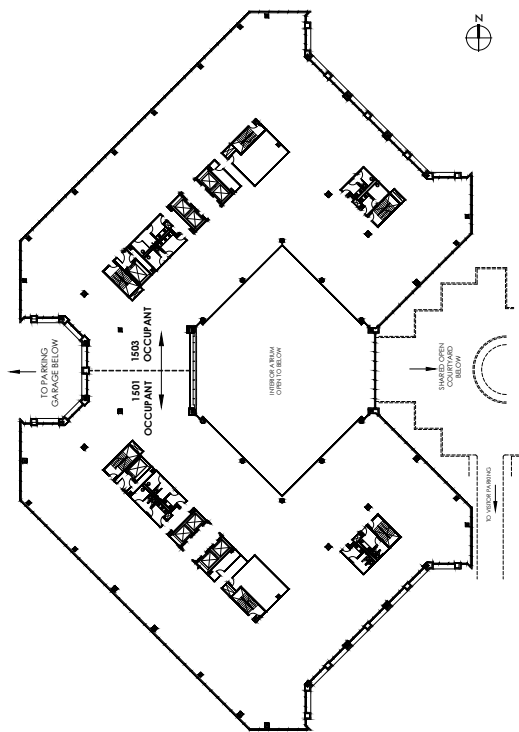
8.5
miles to Love
Field Airport

8.7
miles to
Addison Airport

13.5
miles to CBD

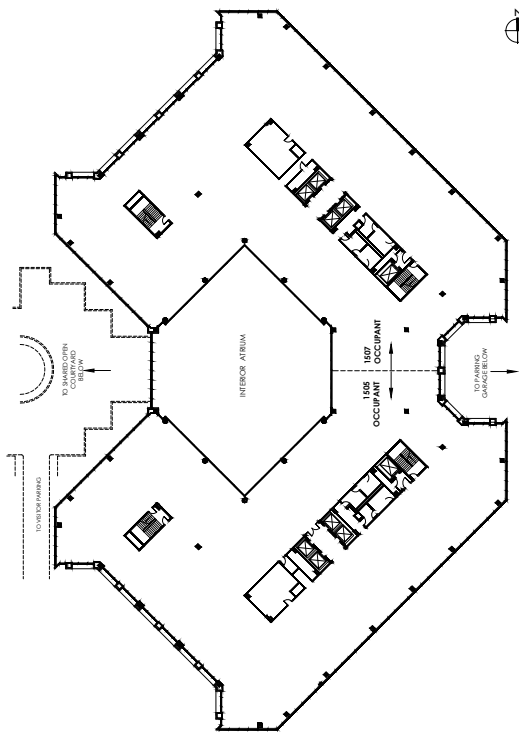
2.6
miles to
MacArthur

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.