

THE MERITUM

12221 MERIT DRIVE | DALLAS, TX

FORGE COMMERCIAL | LAHASKY INVESTMENT GROUP

Meritum - */mɛr-ɪ-tʊm/* - *latin*

Noun

1. The recognition of value, distinction, or exemplary quality of a person or thing.

OVERVIEW

- Building Size: 366,549 RSF
- Typical Floor Plate: 20,900 RSF
- Number of Floors: 19
- Site Size: 3.86 AC
- 6-Level Structured Parking Garage
- Elevators: 9 Passenger / 2 Garage / 1 Freight
- On-Site Property Management & Security

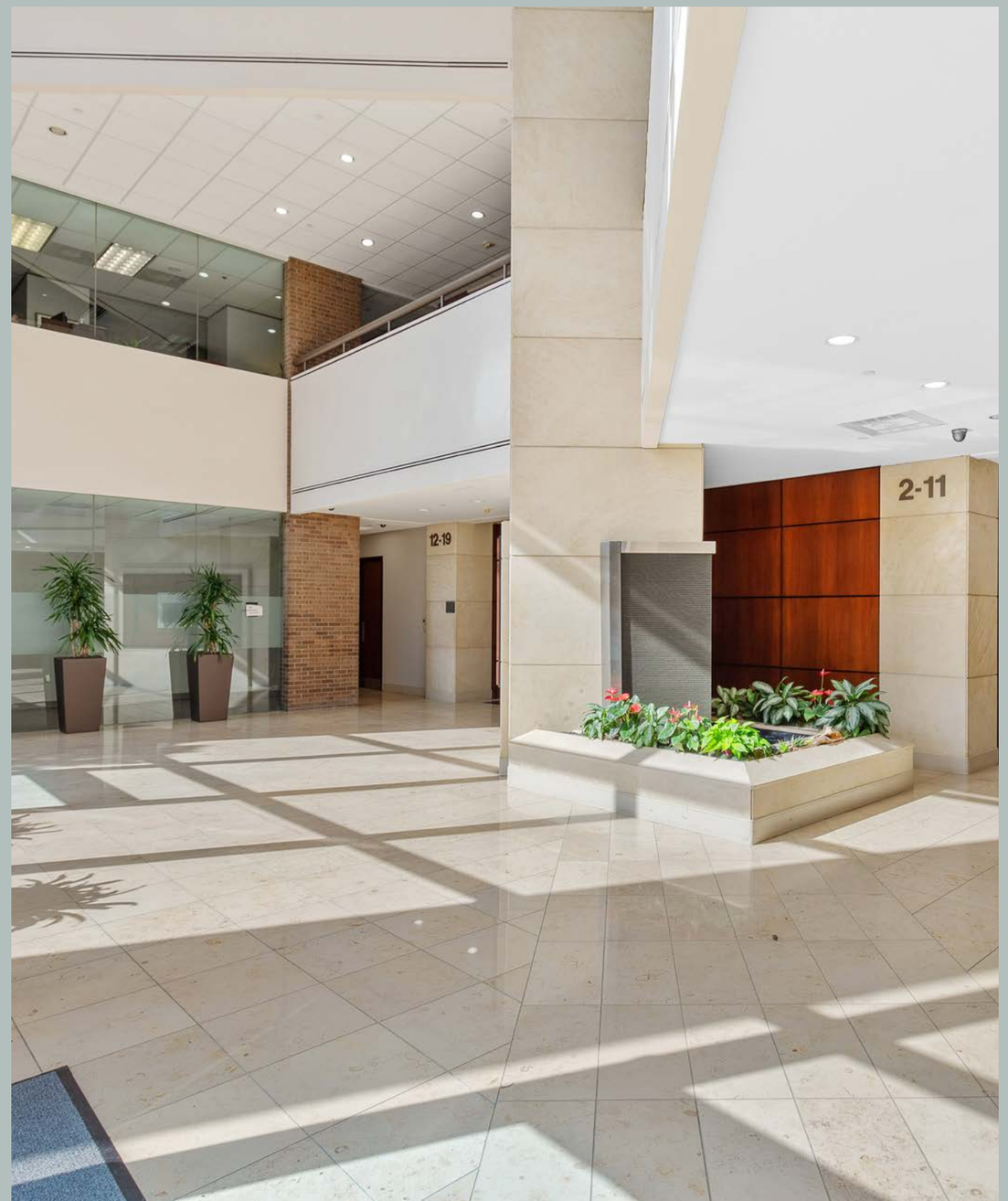
AMENITIES

- Fitness Center with Locker Rooms
- 40-Person Conference Center
- Full-Service Restaurant / Café
- Common Area Wi-Fi

COMING IMPROVEMENTS

- Comprehensive Enhancement of all Building Systems & Infrastructure to Best-in-Class Performance
- Renovations of Common Areas, Lobby, Restrooms, Amenities, & Building Exterior
- New Landscaping
- Spec Suites & Vacancy Improvements

LOBBY





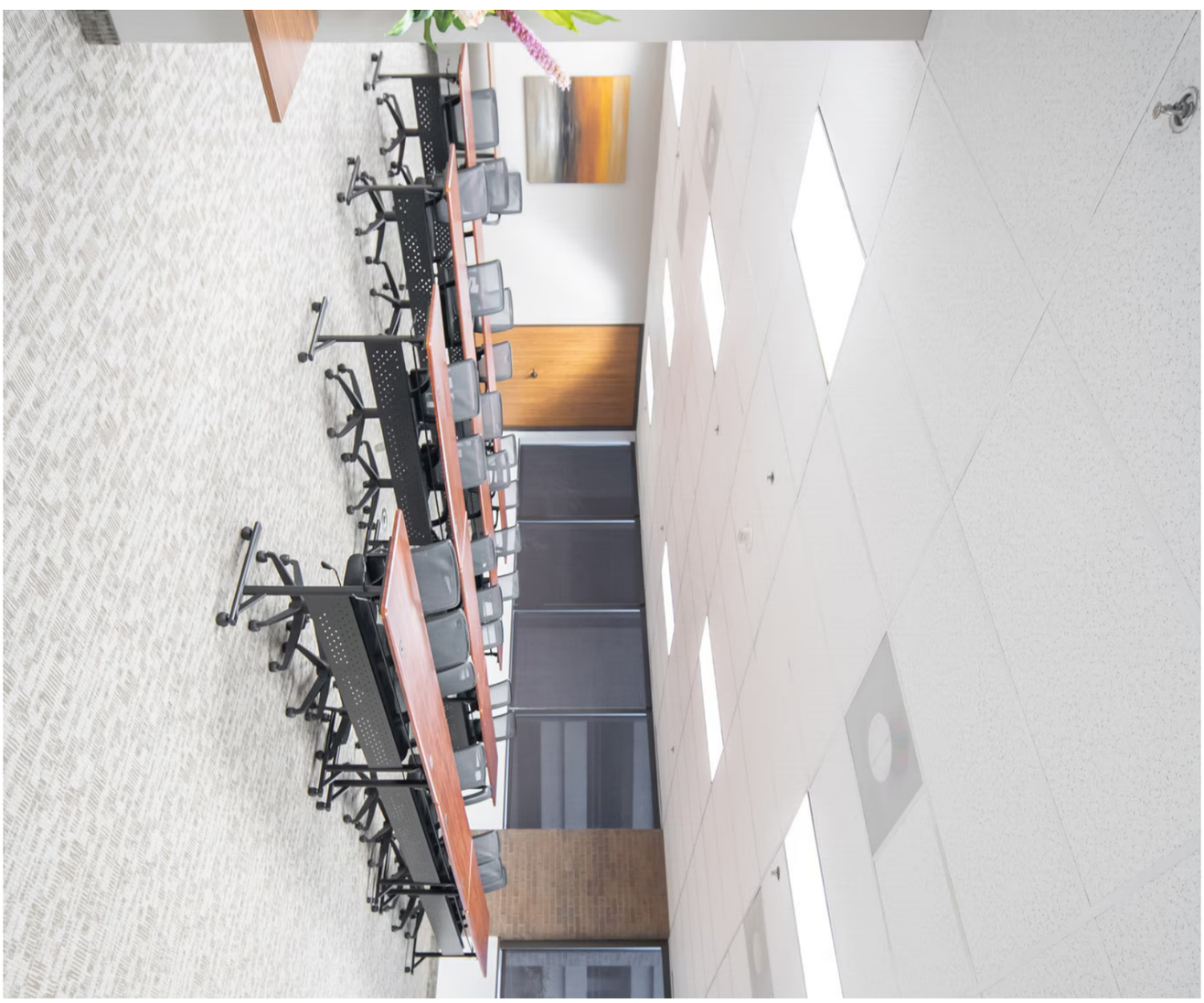


FITNESS CENTER

CONFERENCE CENTER







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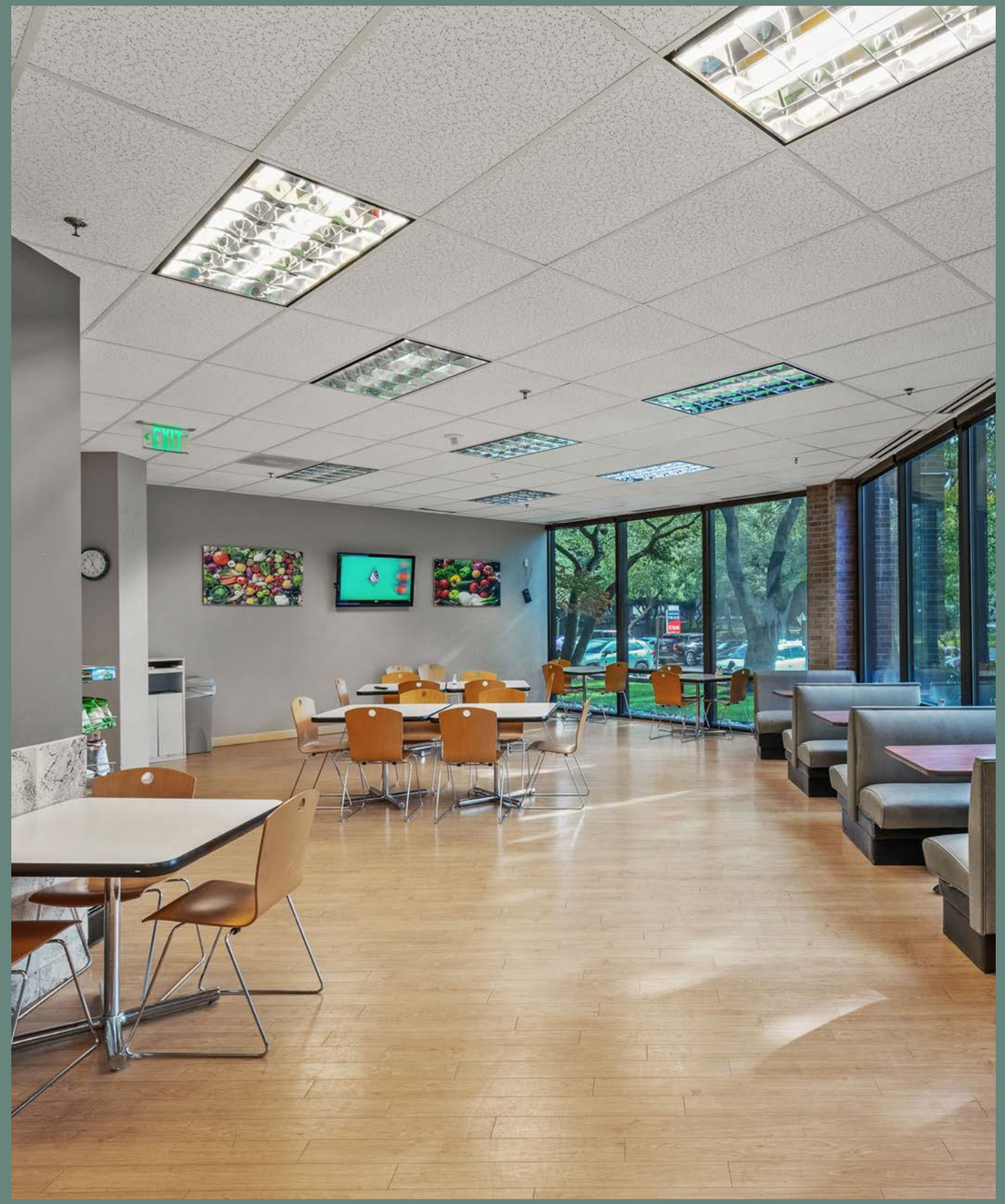






12 Min
University Park

14 Min
Plano

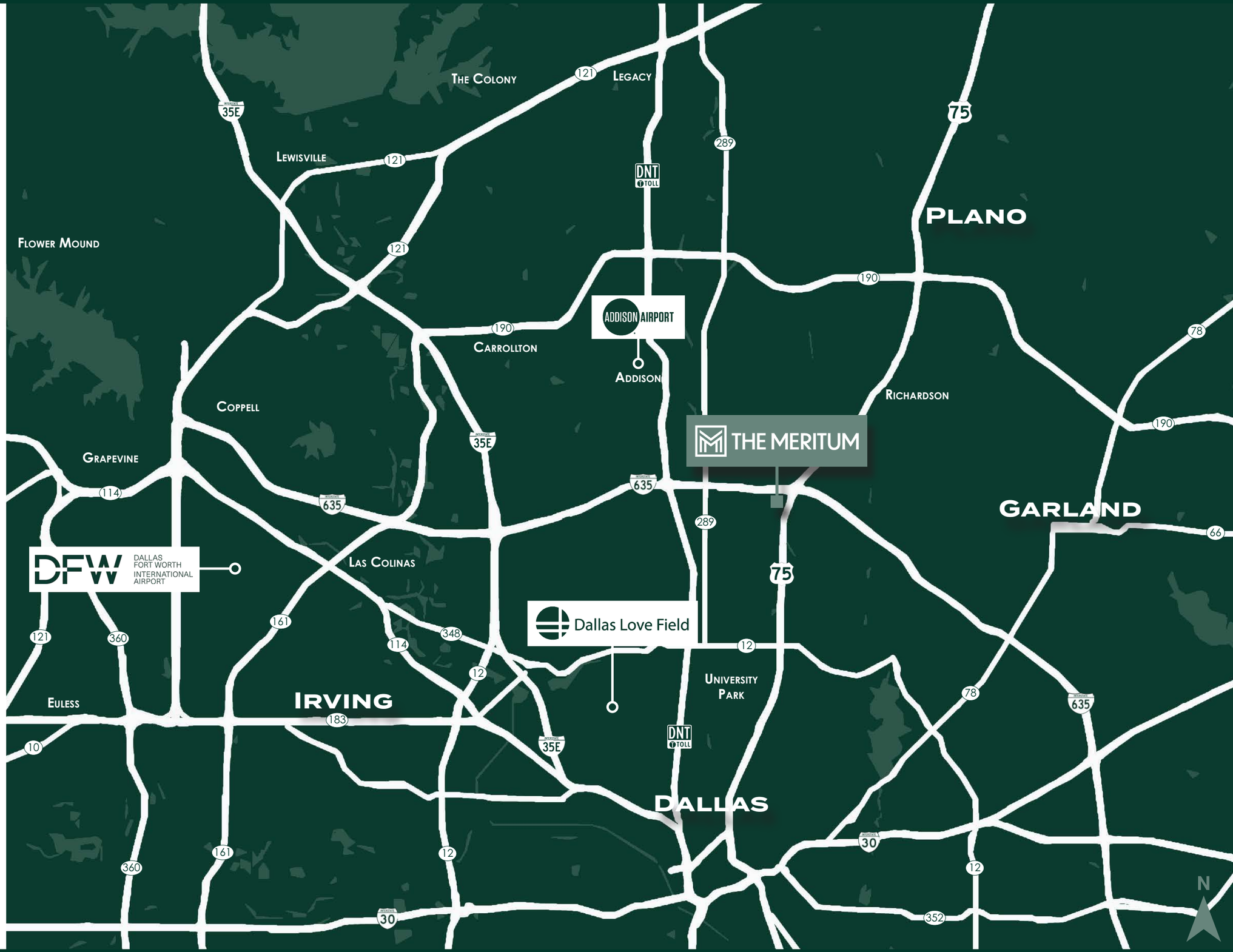
14 Min
Addison Airport

15 Min
Dallas CBD

18 Min
Dallas Love Field Airport

20 Min
Legacy

24 Min
DFW International Airport





LOCATION

5-MILE RADIUS AMENITIES

DINE

250+ Restaurants

SHOP

50+ Retail Centers

STAY

20+ Hotels

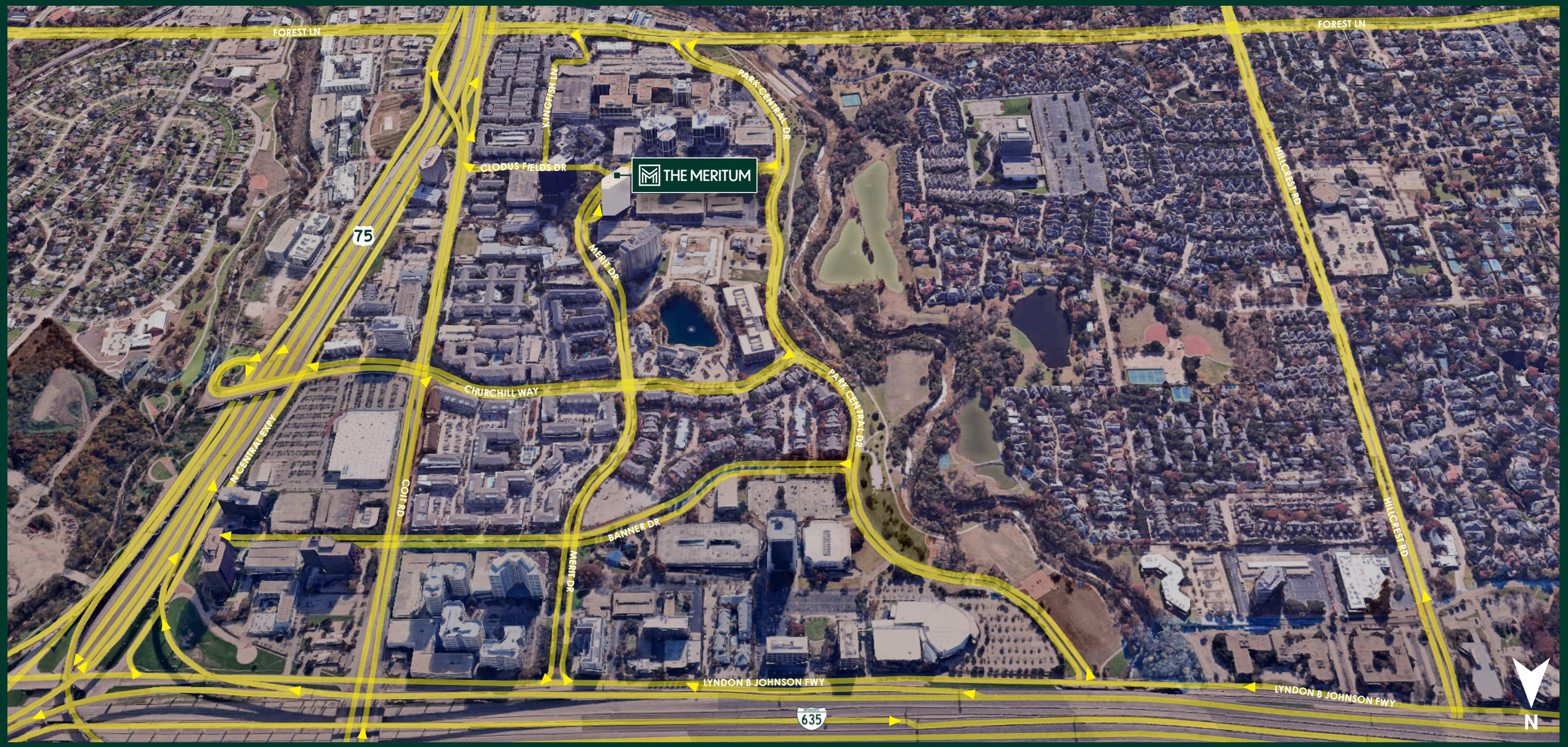
PLAY

20+ Parks & Trails

10+ Country Clubs & Golf courses

ACCESS

A CLOSER LOOK



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