



THE
PLAZA
 PRESTON CENTER
 75
 YEARS



VENTURE THE PLAZA AT PRESTON CENTER FOR LEASE

214.378.1212

SEC NORTHWEST HWY & PRESTON RD
 DALLAS, TX

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LOCATION

SEC NORTHWEST HWY & PRESTON RD

AVAILABLE SPACES

BUILDING B
SUITE 8416
3,419 SF

SUITE 160
1,850 SF

BUILDING B
SUITE 8418
3,611 SF

BUILDING G
SUITE 4022
890 SF

BUILDING C
SUITE 4029
2,242 SF

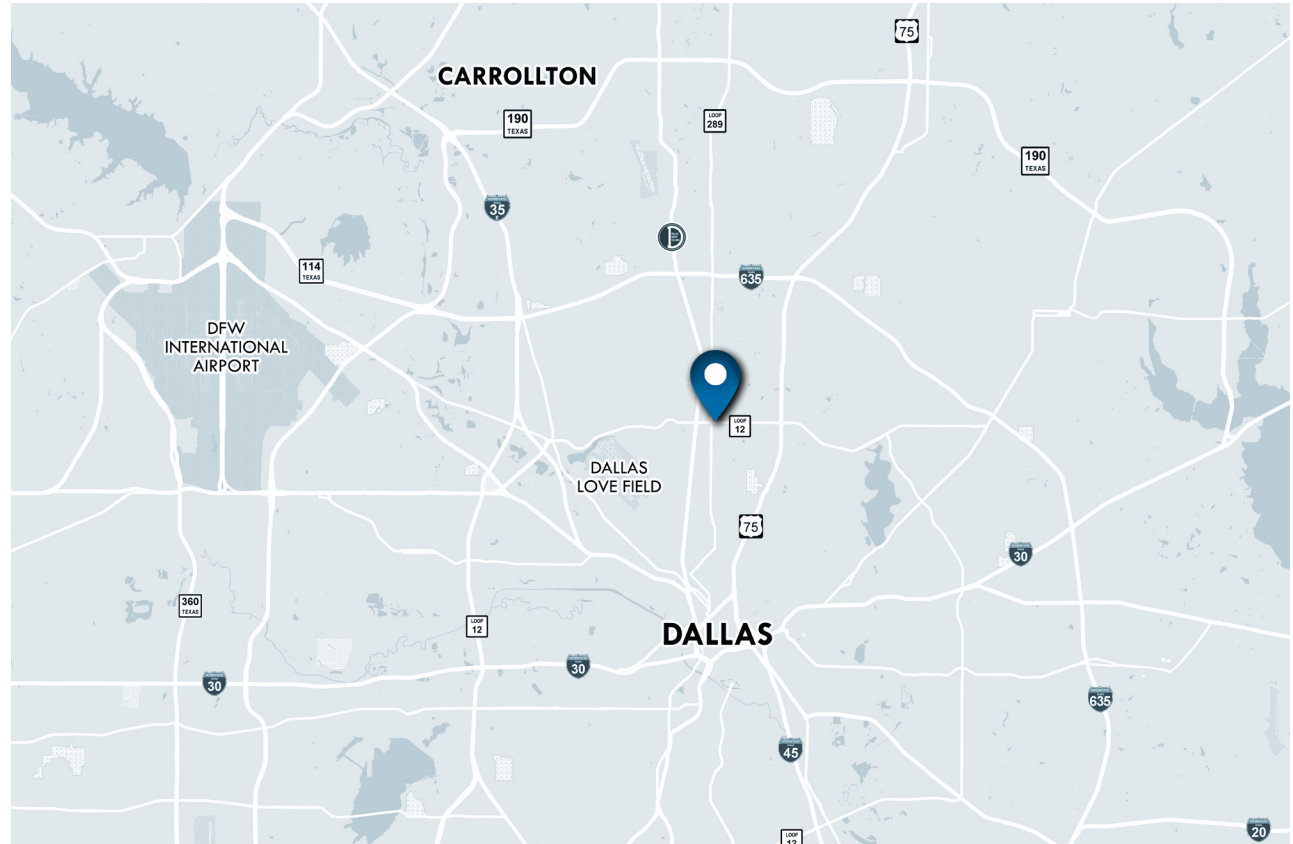
TRAFFIC COUNTS

NORTHWEST HWY
45,794 VPD 2023

PRESTON RD
15,699 VPD 2023

PROPERTY HIGHLIGHTS

- ★ EXCELLENT DAYTIME POPULATION
- ★ HIGH INCOME AREA
- ★ PRESTIGIOUS PARK CITIES SHOPPING



2025 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	13,128	139,241	418,382
EST. DAYTIME POPULATION	26,617	106,410	380,865
EST. AVG. HH INCOME	\$389,811	\$231,352	\$177,440

AREA ATTRACTIONS



THE PLAZA
PRESTON CENTER



BUILDING A	8300 PRESTON RD	LOWER LEVEL
SUITE 100	HILLSTONE	7,500
SUITE 200	TOOTSIES	9,562
SUITE 250	VIVA MED SPA	9,716
SUITE 300	ORVIS	16,490
SUITE 360	CARLA MARTINENGO	2,075
SUITE 400	NARDOS	1,939
SUITE 500	NARDOS DESIGN	1,419
SUITE 600	COS BAR	1,200
SUITE 660	FRANCES VALENTINE	1,024
SUITE 700	TRINA TURK	1,918
BUILDING B	PRESTON RD	
SUITE 8400	BACHENDORF'S	4,485
SUITE 8416	AVAILABLE	3,419
SUITE 8418	AVAILABLE	3,611
SUITE 4030	VILLANOVA DR	
SUITE 4040	BETTY REITER	1,182
	J. MCLAUGHLIN	1,421
BUILDING C	E NORTHWEST PKWY	
SUITE 4033	BIBBENTUCKERS	1,720
SUITE 4029	AVAILABLE	2,242
SUITE 4025	J'S. A. BANK	5,209
BUILDING D	E NORTHWEST PKWY	
SUITE 4017	NEW BALANCE DFW	2,773
SUITE 4009	TEMPUR-PEDIC	2,511
SUITE 4001	FIDELITY INVESTMENTS	11,012
SUITE 4009B	STORAGE	619
SUITE 8420	PRESTON CENTER PLAZA DR	
	FRENCHIES	4,071
SUITE 8403	PICKWICK LN	
	NEKTER JUICE BAR	1,135
SUITE 4000	VILLANOVA DR	
SUITE 4004	POCKET MENSWEAR MAMAN	2,968
		1,931
BUILDING E	VILLANOVA DR	
SUITE 4001	TOM THUMB	15,870
BUILDING F	VILLANOVA DR	
SUITE 4014	LUMINARY	2,023
SUITE 8408	PRESTON CENTER PLAZA	
SUITE 8416	EVEREVE	2,636
	IL BRACCO	3,200
BUILDING G	PRESTON CENTER PLAZA DR	
SUITE 8413	AMORINO GELATO	1,135
SUITE 8415	Y-OHR	1,192
SUITE 8417	PENDING	4,259
SUITE 4020	VILLANOVA DR	
SUITE 4022	SPRINKLES CUPCAKES	2,057
SUITE 4024	APPLES TO ZINNIAS	1,579
BUILDING H	PRESTON CENTER PLAZA DR	
SUITE 8300	R+D KITCHEN	4,804
SUITE 8304	OCCHIALI MODERN OPTICS	850
SUITE 8308	EIGHTY THREE O EIGHT SALON	4,429
SUITE 8314	CARLISLE	3,193
SUITE 8316	ABBEY GLASS	1,500
SUITE 8320	LUCKY DOG BAKERY	2,483
SUITE 4111	VILLANOVA DR	
	MUCHACHO TEX-MEX	3,500
8383 PRESTON CENTER PLAZA DR		
SUITE 100	TRUE FOOD KITCHEN	4,419
SUITE 120	MATTHEW TRENT	1,600
SUITE 140	SOCIETY	602
SUITE 160	AVAILABLE	1,850
SUITE 180	DOUBLE R	1,096

■ AVAILABLE
■ PENDING LEASE







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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
 - Must treat all parties to the transaction impartially and fairly;
 - 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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker’s Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent’s Supervisor’s Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Agent’s Supervisor’s Name	License No.	Email	Phone
Amanda Throckmorton Welles	649514	awelles@venturedfw.com	214-378-1212
Sales Agent/Associate’s Name	License No.	Email	Phone

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Date