

# Property LOCATION



Easy Commute to  
a Prestigious Address

Strategically Located on  
Preston Road in Far North Dallas

## DISTINCT ADVANTAGES:

### Superior Access

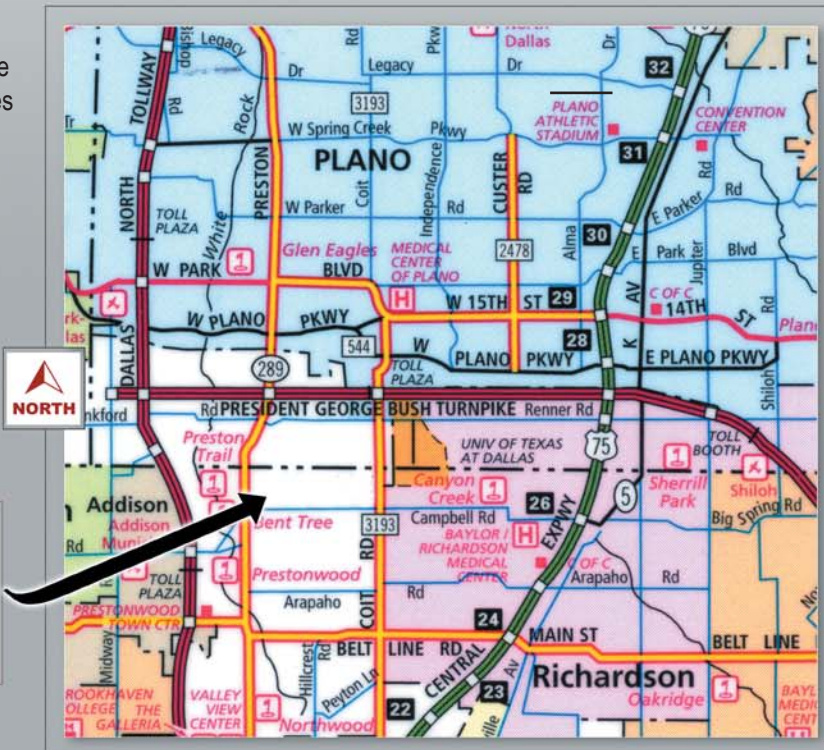
- Preston Road (289) is North Dallas' **best-kept transit secret**, with easy access N, S, E, W of Dallas.
- Within minutes of the LBJ (635) and George Bush (190) Freeways, Central Expressway (75) and the North Dallas Tollway.
- Close to Addison Airport and Dallas Love Field Airport.
- 35 minutes to DFW International Airport.

### An Easier Commute

With **less congestion** than the Tollway, Preston Road provides a **quicker, less stressful commute**. An intersection light ensures **easy access** to the complex.

### A Prestigious Business Address

Dominion Plaza offers a high-profile recognizable premier business location.



**DOMINION PLAZA**  
17300-17304  
Preston Road  
Dallas, Texas 75252

# Leasing INFORMATION

Dalfen America Corp.

4444 Ste-Catherine West, Suite 100  
Westmount, Quebec, Canada, H3Z 1R2

Toll Free: (877) 938-1044 • Fax: (514) 938-9575 • E-mail: info@dalfen.ca

On-Site Property Manager

Phone: (972) 733-6954 • Fax: (972) 733-6950 • E-mail: dominion@dalfen.ca

[www.dalfenamericacorp.com](http://www.dalfenamericacorp.com)

**Dalfen**  
AMERICA CORP.

# 17304 PRESTON ROAD

# DALLAS

T E X A S



DOMINION  
PLAZA

**Dalfen**  
AMERICA CORP.

DOMINION PLAZA



# Property DEMOGRAPHICS

## Dallas - Texas

A large concentration of high-tech companies, corporate headquarters and wholesale trade markets have spurred tremendous commercial and residential growth in the North Dallas sub-market.

### A Neighborhood that Any Business Professional Would Want to Call Home:

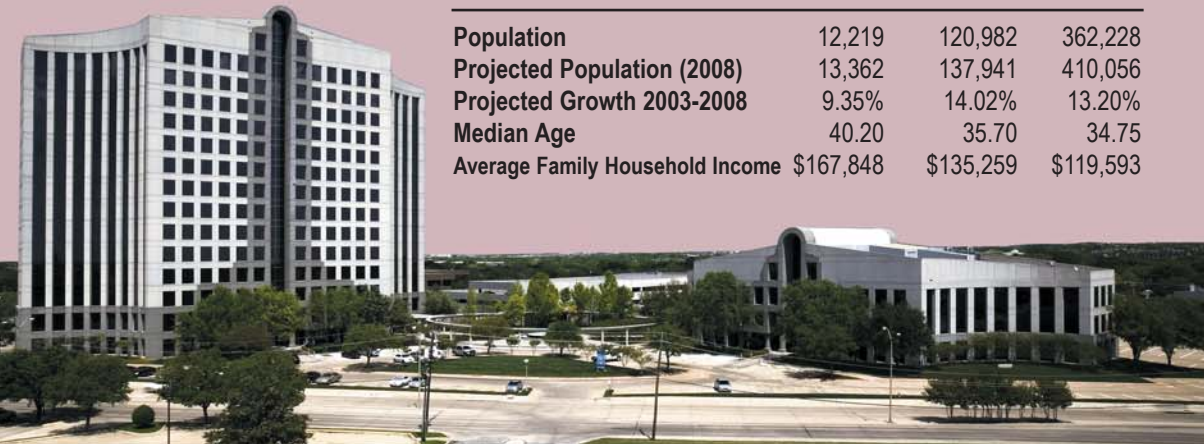
- Local commercial amenities such as shopping centers and restaurants serve a multitude of tenant needs.
- The brand-new Baylor Hospital is only minutes away.
- University of Texas-Dallas, top-notch schools and churches are all nearby.

### The Dominion Plaza Neighborhood at a Glance:

- 87% of the adult population is college-educated
- Average family income: \$168,000
- Average home value: \$232,000

### Demographics within 1, 3 and 5 mile radius of the property (2003 estimated):

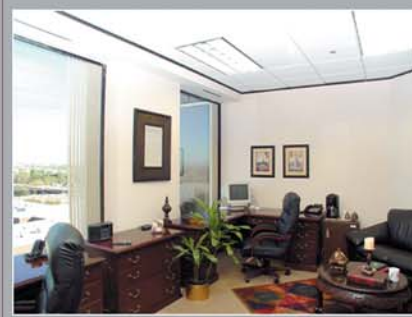
	1 mile	3 mile	5 mile
Population	12,219	120,982	362,228
Projected Population (2008)	13,362	137,941	410,056
Projected Growth 2003-2008	9.35%	14.02%	13.20%
Median Age	40.20	35.70	34.75
Average Family Household Income	\$167,848	\$135,259	\$119,593



PRIME LOCATION, EASY ACCESS, LUXURIOUS ENVIRONMENT

# Property DESCRIPTION

## Prestigious Offices & Luxurious Amenities at Affordable Rates



This Class A office complex consists of a fourteen-story office tower, an adjacent three-story building and a covered parking garage.

### Luxurious offices include:

- Exquisite designs and the highest quality finishes
- Ceiling-to-floor tinted windows and spectacular views in all directions
- Beautifully furnished and fully upgraded common areas and offices
- A shaded pathway connecting the east and west buildings
- An inviting fountain courtyard including relaxing break area space with tables and umbrellas

### Everything for a safe and comfortable work environment:

- Four-story covered parking garage plus ground-level parking
- On-site management and security
- Passcard security system
- Fully sprinklered building
- Loading docks with freight elevators
- On-site modern fitness center with showers and lockers for tenants and their employees
- On-site delicatessen
- Fiber optic and shared telecommunication services

### Gross Leasable Area:

- West building: ± 262,054 sq. ft.
- East building: ± 56,641 sq. ft.

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# Space AVAILABILITY

Visit our web site for a tour of our available units  
[www.dalfenamericacorp.com](http://www.dalfenamericacorp.com)

## UNITS RANGE PER FLOOR:

### West Tower

Floor	From Sq. Ft.	To Sq. Ft.	Floor	From Sq. Ft.	To Sq. Ft.
1st	1,095	4,639	8th	----	19,465
2nd	812	7,135	9th	1,484	5,005
3rd	775	10,320	10th	3,327	16,073
4th	1,029	4,480	11th	5,808	13,569
5th	1,269	6,196	12th	1,500*	19,377
6th	832	3,927	13th	----	19,378
7th	2,169	5,564	14th	*	19,378

### East Tower

Floor	From Sq. Ft.	To Sq. Ft.
1st	854	4,000
2nd	*	20,428
3rd	4,000	9,642

\* can be subdivided to suit your needs



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