



STERLING  
PLAZA

a **KBS** property

SAMMONS

**MODERN ELEGANCE.  
TIMELESS APPEAL.**

Sterling Plaza is a 313,609 square foot Class AA office tower located in Preston Center, one of the most desirable submarkets in Dallas. With a bright, modern lobby, abundant amenities, ample parking and superior architectural construction, Sterling Plaza is the ideal place to office in Preston Center.



## STERLING PLAZA

### OWNERSHIP

KBS Realty Advisors

### YEAR DELIVERED

1984

### TYPICAL FLOOR PLATE

19,700 RSF

### EXPENSES

\$14.88/SF (2019 Estimate)

Electricity: \$1.36/SF (2019 Estimate)

### HOURS OF OPERATION

Monday - Friday : 7:00am - 6:00pm

Saturday : 8:00am - 1:00pm

### SECURITY

24 hours, 7 days per week on-site security

Card-key access, Video surveillance

### PARKING

Ratio 3.2/1,000

Six-level parking garage, Surface visitor parking

Garage reserved (\$150/month) & unreserved (\$75/month) parking spaces

### ELEVATORS

8 passenger elevators

1 freight elevator

3 garage elevators

### WINDOWS

Single-pane thermal windows in aluminum frames

### FIRE PROTECTION

Fully sprinklered with fire alarm system

### CEILING HEIGHT

Finished ceiling : 8'6"



From its sleek, modern lobby to its market leading amenity base, Sterling Plaza provides its tenants with hospitality-level service in a Class AA office environment.







## AMENITIES

40-person conference center with catering kitchen

State-of-the-art fitness center

Daily Preston Center shuttle service

On-site café

Bike check-outs and storage

Complimentary shoeshine

On-site carwash

Tenant networking events and parties

24/7 security

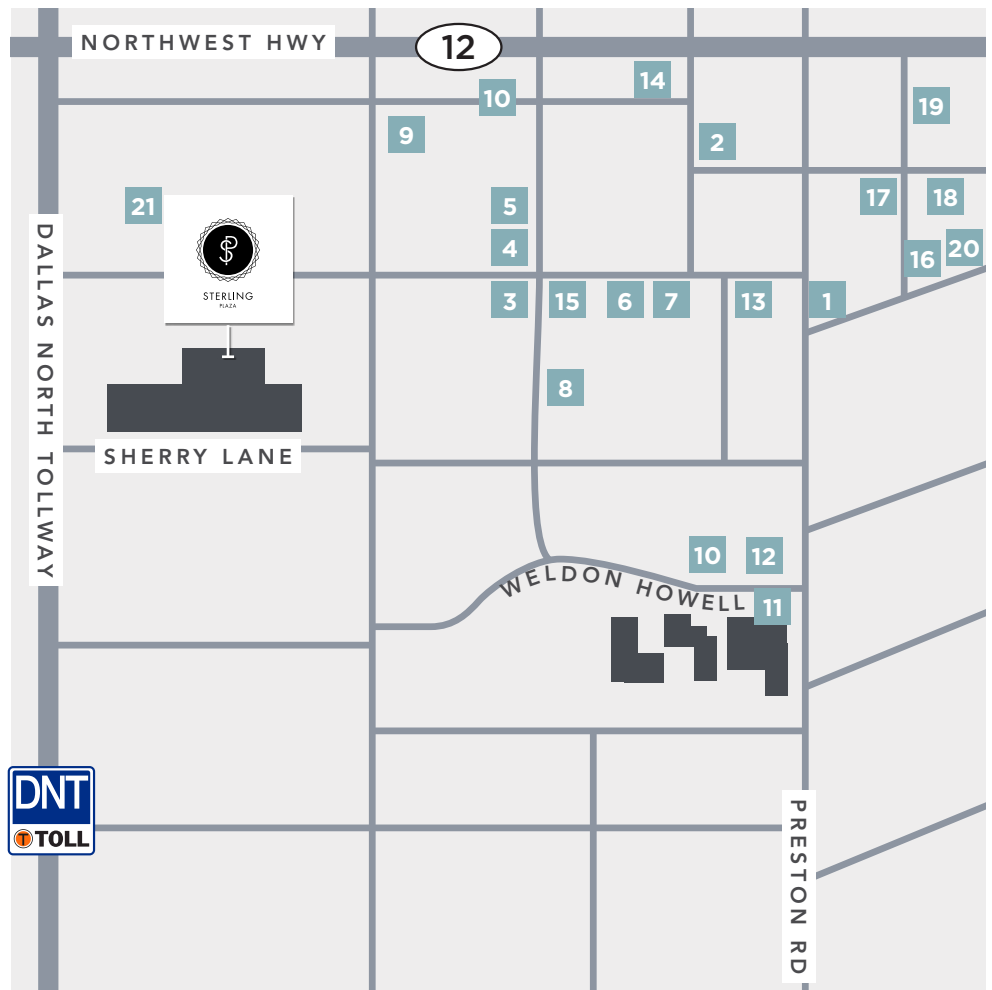
On-site property management and engineering



# STERLING PLAZA

### ADDRESS

5949 Sherry Lane  
Dallas, TX 75225



### LOCAL AMENITIES

- 1** Hillstone
- 2** Starbucks
- 3** HopDoddy
- 4** Chipotle
- 5** Salata
- 6** Taco Joint
- 7** Flying Fish
- 8** Montlake Cut
- 9** Gold's Gym
- 10** Wells Fargo
- 11** Nick and Sam's Grill
- 12** Spec's
- 13** Comerica
- 14** Einstein Bros Bagels
- 15** Susie Cakes
- 16** R&D
- 17** True Food Kitchen
- 18** Taco Diner
- 19** Corner Bakery
- 20** Tom Thumb
- 21** Hilton Park Cities Hotel

### FOR MORE INFORMATION

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