FOR LEASE

# TWO FOREST PLAZA

ENERGY STAR

196,215 SF OFFICE BUILDING LOCATED IN THE LBJ SUBMARKET OF DALLAS, TX

OWNERSHIP: ENCORE OFFICE

JLL

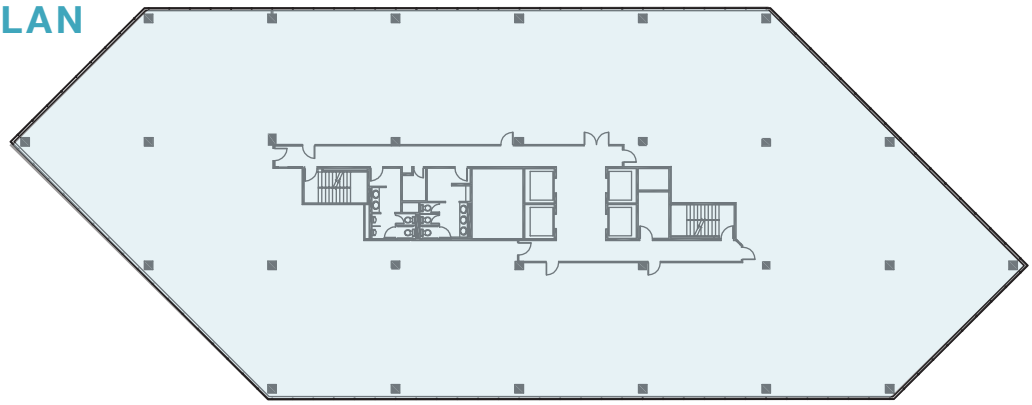
Conference center

Lobby

## Two Forest Plaza brings together the best elements of design, functionality and amenities to provide efficient office space for your company.

JLL is pleased to present Two Forest Plaza, a 196,215 SF office building in the Lyndon B. Johnson Freeway market available for lease. Built in 1981, the building was recently renovated with modern, convenient finishes and has been awarded numerous awards including the ENERGY STAR designation for 2014.

## TYPICAL FLOOR PLAN
## SUITE 500
## 18,572 SF



## PROPERTY HIGHLIGHTS

- Strategically situated at Forest Lane and Park Central Drive; less than half a mile to Central Expressway and only a mile from LBJ Freeway
- Appealing amenities include building conference room, covered parking, on-site property management, on-site security and Carver 150 Café with an award winning chef
- Extensive window-line provides an abundance of natural light
- Available floor plates range from 478 SF to 18,572 SF providing flexibility for a variety of tenant sizes
- Previous TOBY building of the year
- ENERGY STAR 2014 and BOMA 360 rated
- Recent renovations completed and lush landscape throughout the property
- Adjacent to Medical City

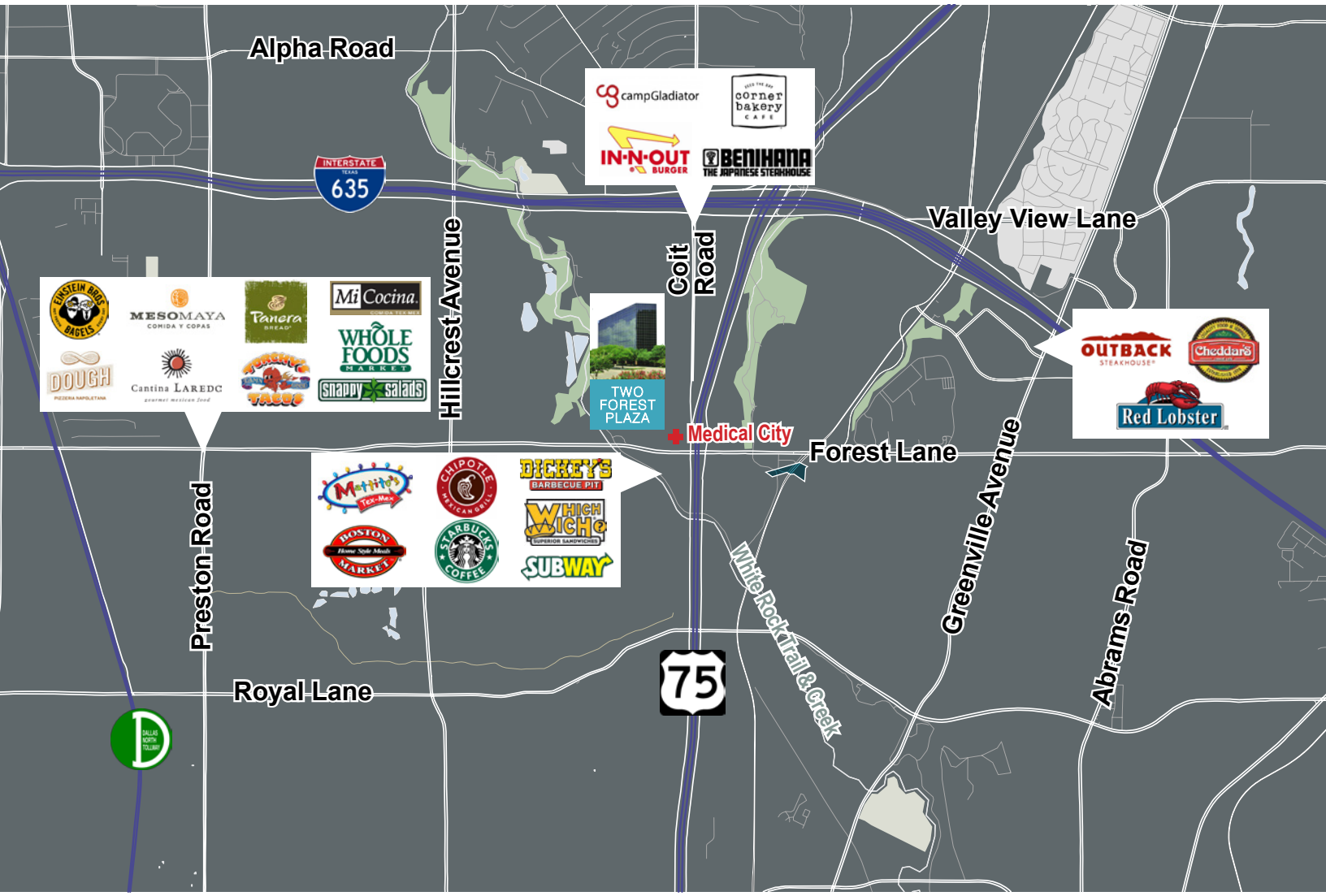
Entrance

Carver 150

Elevator lobby

## PROPERTY INFORMATION

| | |
|---|---|
| ADDRESS: | 12201 Merit Drive Dallas, TX 75251 |
| BUILDING AREA: | 196,215 SF |
| TYPICAL FLOOR PLAN: | 18, 572 SF |
| # OF STORIES: | 11 stories |
| PARKING: | 6 stories with surface and structured parking; parking ratio of 4/1,000 |
| YEAR BUILT: | 1981 and recently renovated |




## MARKET HIGHLIGHTS

- The LBJ Freeway expansion project includes a 10-mile HOV lane and improvements to the interchange at I-635 and Stemmons Freeway.
- A large proposed mixed-use redevelopment plan is in its early stages for the former Valley View Mall location.
- In 2013, the LBJ submarket had 1 million square feet of positive net absorption, second highest in Dallas.

## EXCLUSIVE LISTING AGENTS:


Daryl Mullin, CCIM
214.438.6388
daryl.mullin@am.jll.com

Ashley Curry
214.438.6348
ashley.curry@am.jll.com


**OWNERSHIP:** ENCORE OFFICE

**LEASING:** JLL

www.us.jll.com/dallas


This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through JLL. The above information, while not guaranteed, has been secured from sources we believe to be reliable.