



UPTOWN TOWER

4144 N. CENTRAL EXPRESSWAY
DALLAS, TX 75204

OFFICE SPACE FOR LEASE

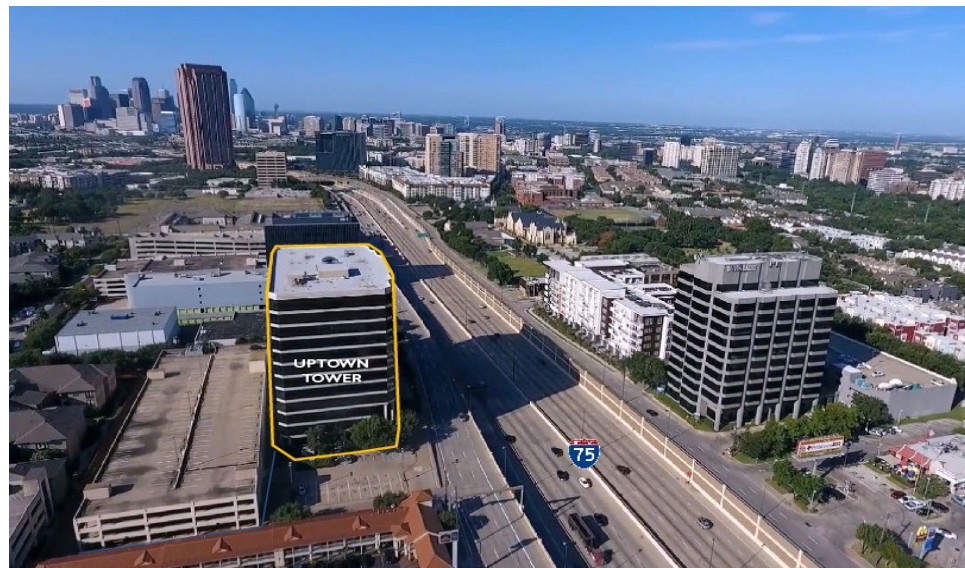
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PROPERTY HIGHLIGHTS

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PROPERTY HIGHLIGHTS

Highly visible Uptown location with access to the North Central Expressway/I-75 and Fitzhugh Avenue.

Convenient access for businesses, entrepreneurs and financial professionals. Surrounded by **professional local workforce**.

24-hour access card entry and secure covered garage parking with on-site security

Move-in-ready flexible furnished and unfurnished Pillar Suites office spaces with breakrooms and shared amenities available for ongoing or temporary use as **co-working suites**. Great workplace solution for entrepreneurs, start-ups and established professional services providers.

Premium amenities including 5 **new elevators**

Building signage available for **Premier Exposure** along N. Central Expressway

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Uptown Tower Lease Brochure-6.22.23-v2

OFFERING SUMMARY

Available SF:	665 SF - 15,000 SF
Building Size:	253,981 SF
Rental Rate:	\$18.50PSF to \$23.50PSF + \$1.50PSF Electricity
Unreserved Covered Parking:	No Charge

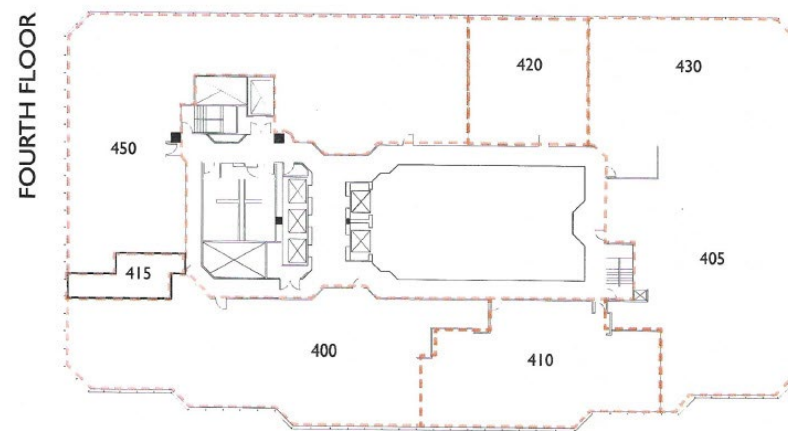
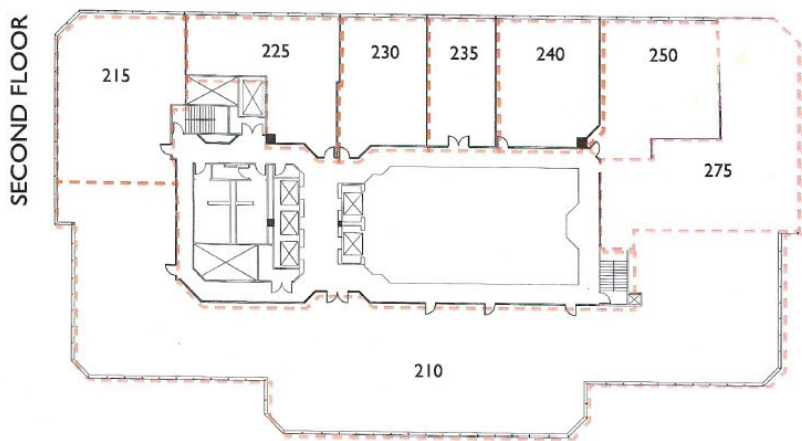
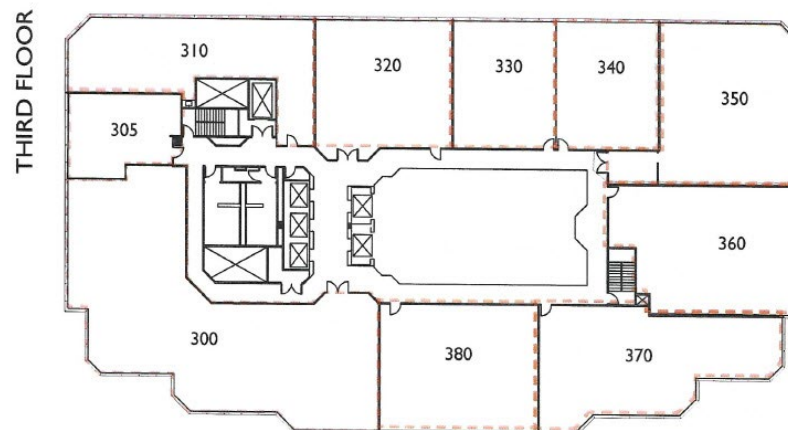
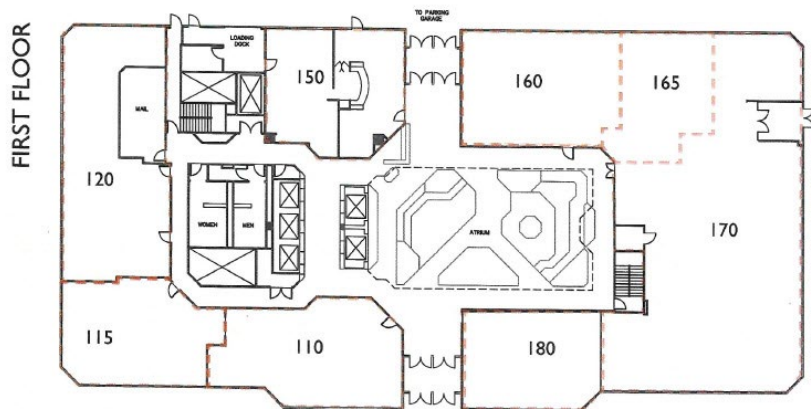
Only 10 remaining move-in-ready suites under 2,500 SF with break rooms and conference rooms available.



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SITE PLAN - FLOORS 1 - 4

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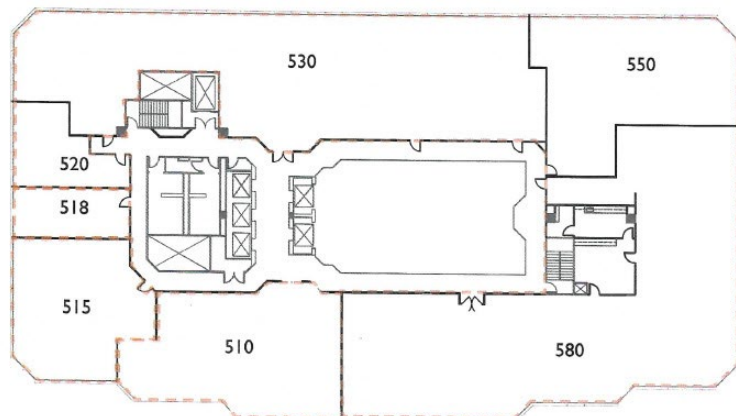
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This site plan rendering is provided solely to depict the basic size and location of the building(s), property, grounds, parking areas and amenities as it is currently or planned by Pillarstone Capital REIT. Pillarstone reserved the right to alter the design, including but not limited to its architectural scheme, general layout, points of ingress and egress, available square footage, and parking areas. Existing tenant names and locations are subject to change without notice. Suite or unit numbers are depicted as reference only.

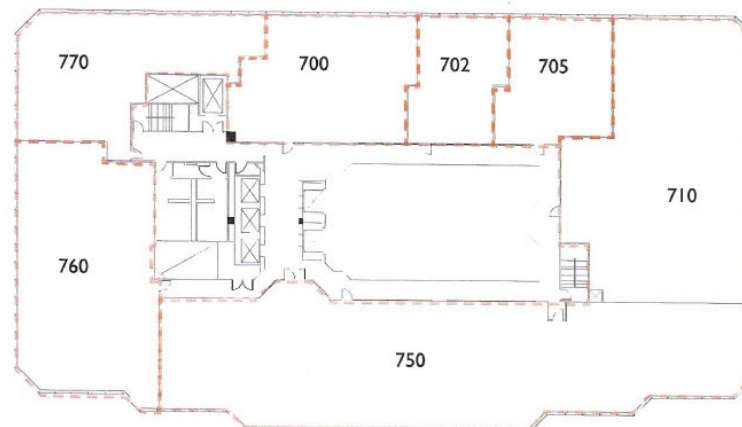
SITE PLAN – FLOORS 5 - 8

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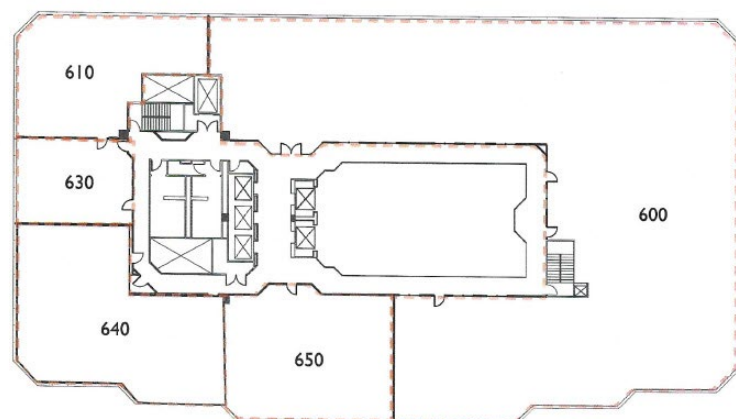
FIFTH FLOOR



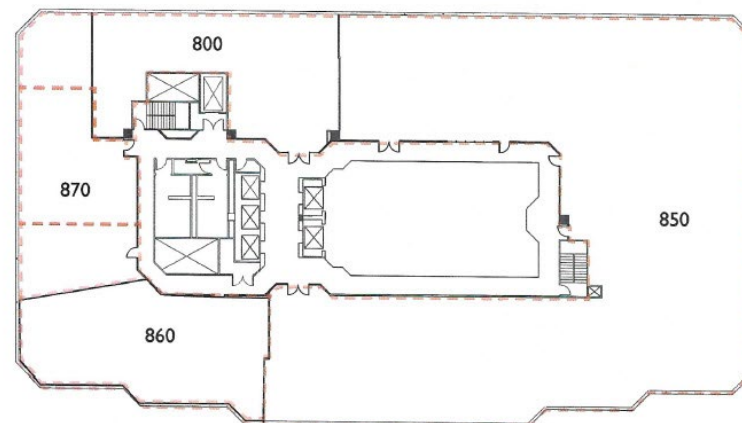
SEVENTH FLOOR



SIXTH FLOOR



EIGHTH FLOOR



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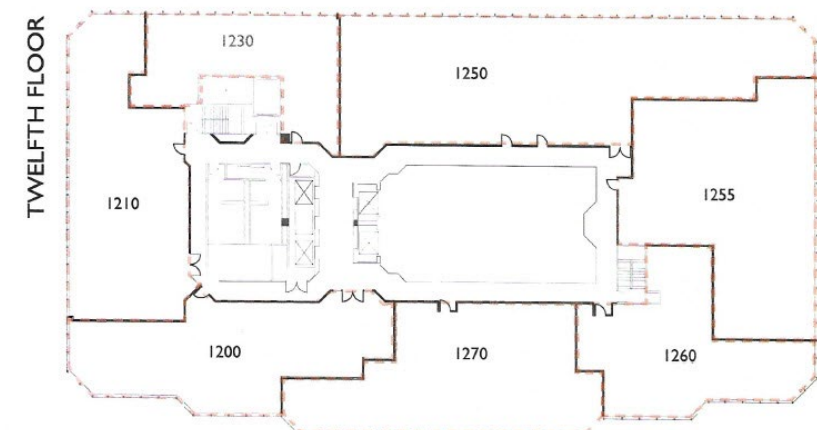
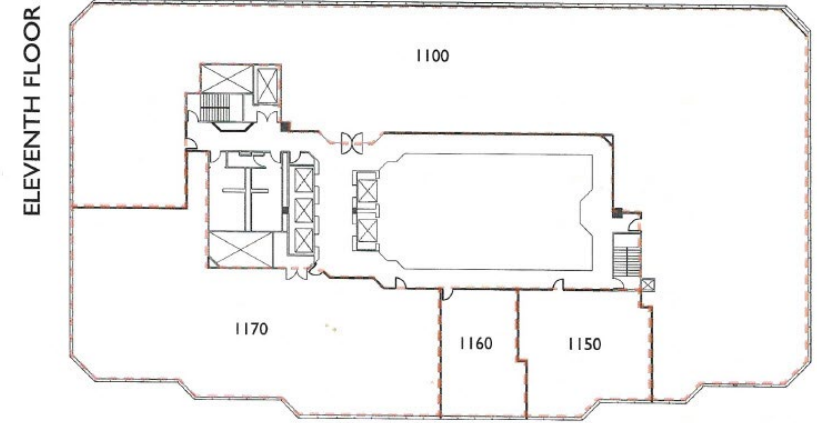
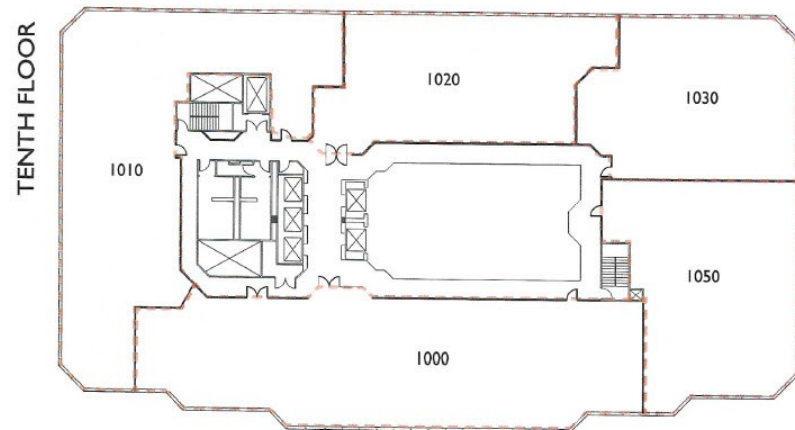
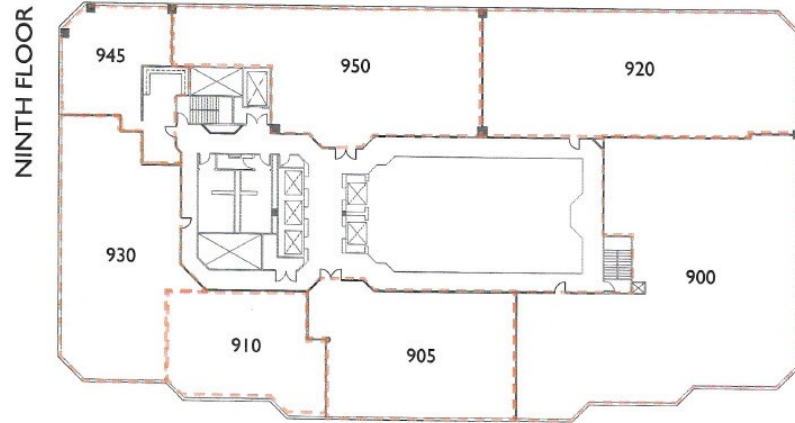


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SITE PLAN - FLOORS 9 - 12

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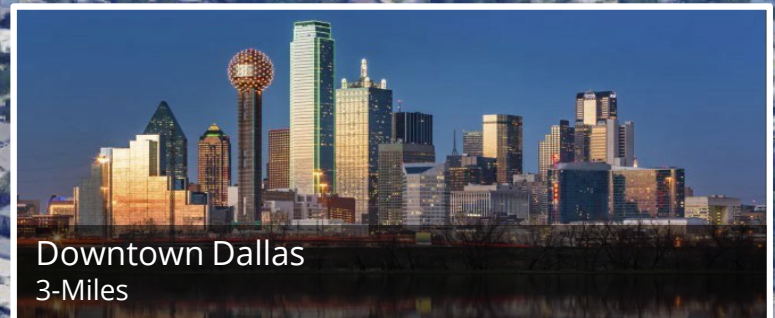
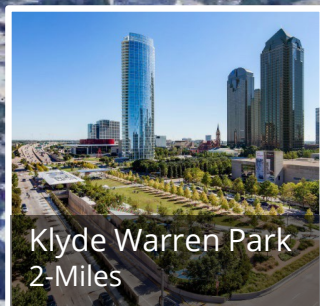
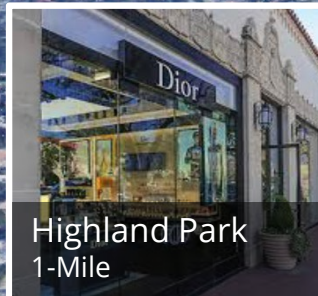
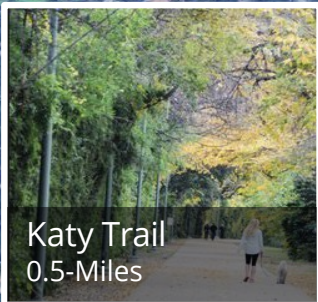
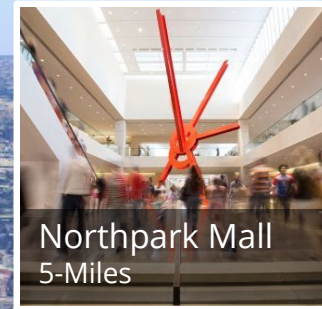
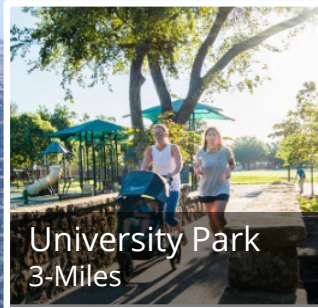


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NEAR POPULAR ATTRACTIONS

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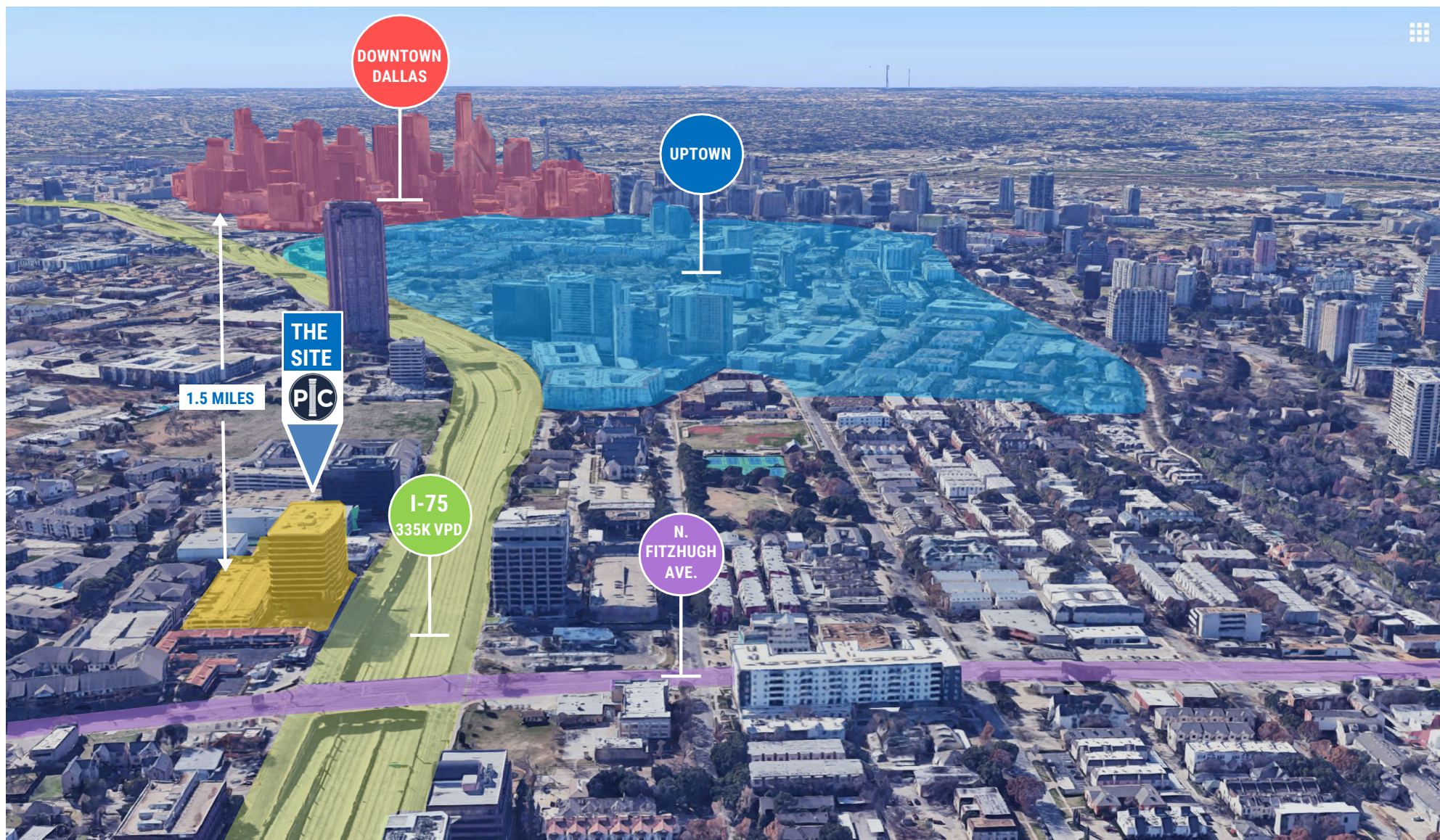
US-75 - 335,000 VPD

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EASY ACCESS & COVERED PARKING

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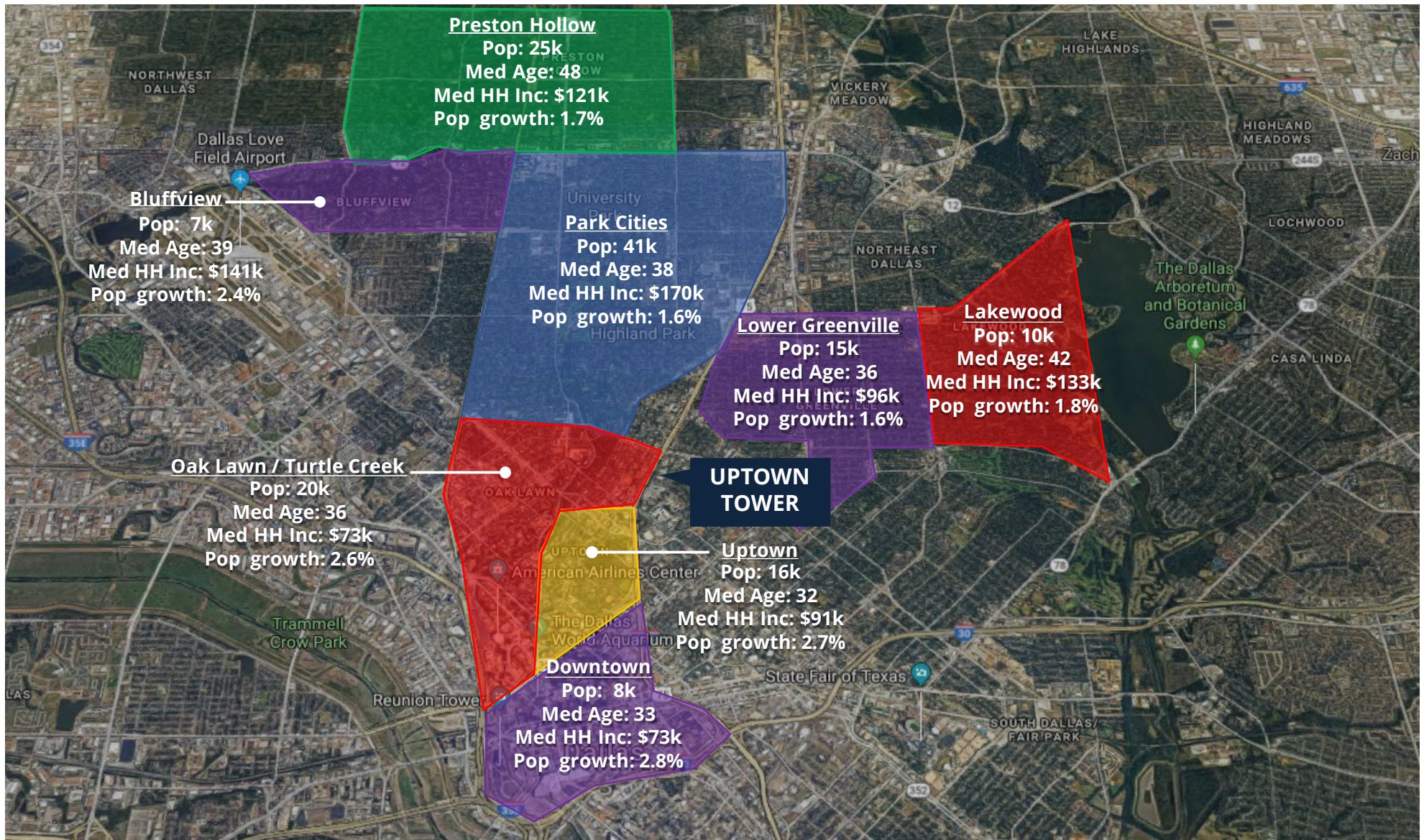
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PROFESSIONAL LOCAL WORKFORCE

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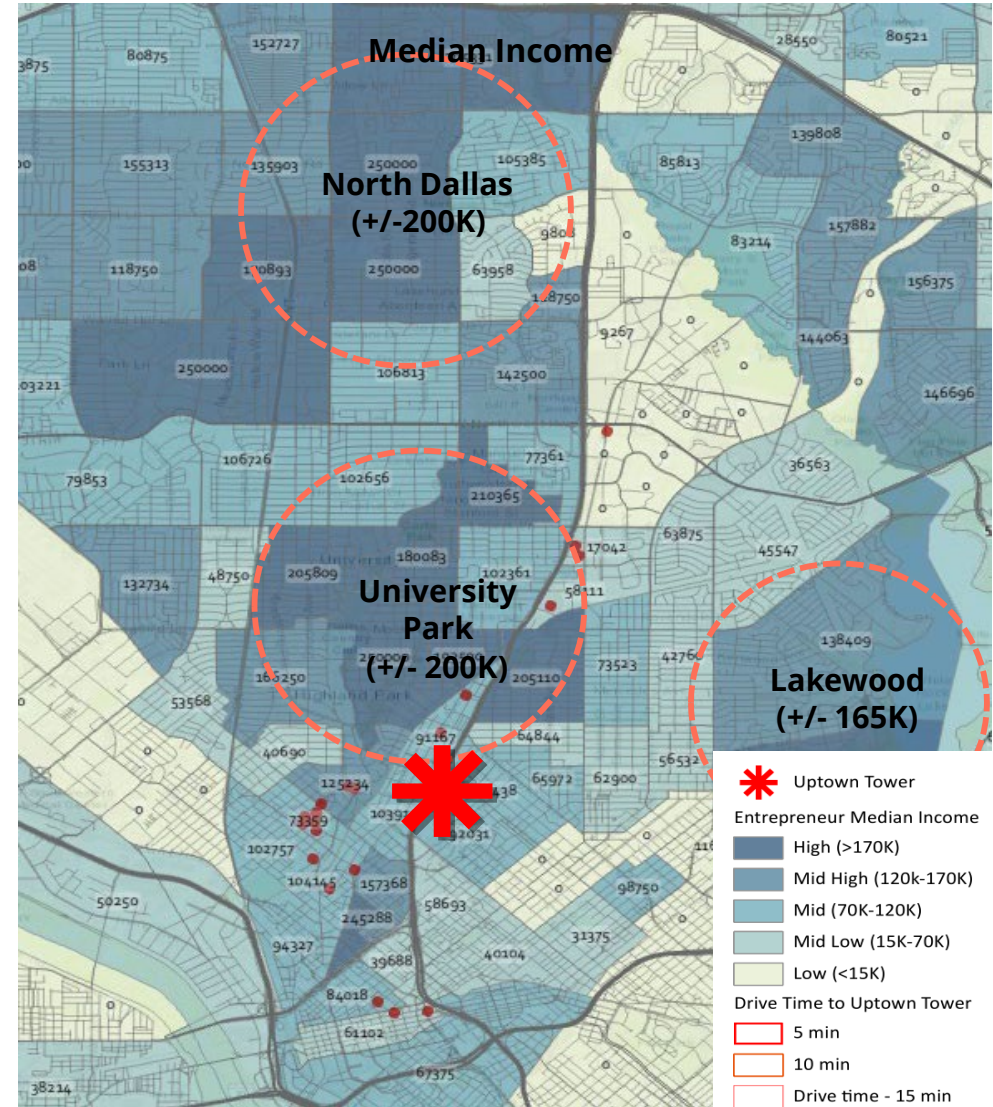
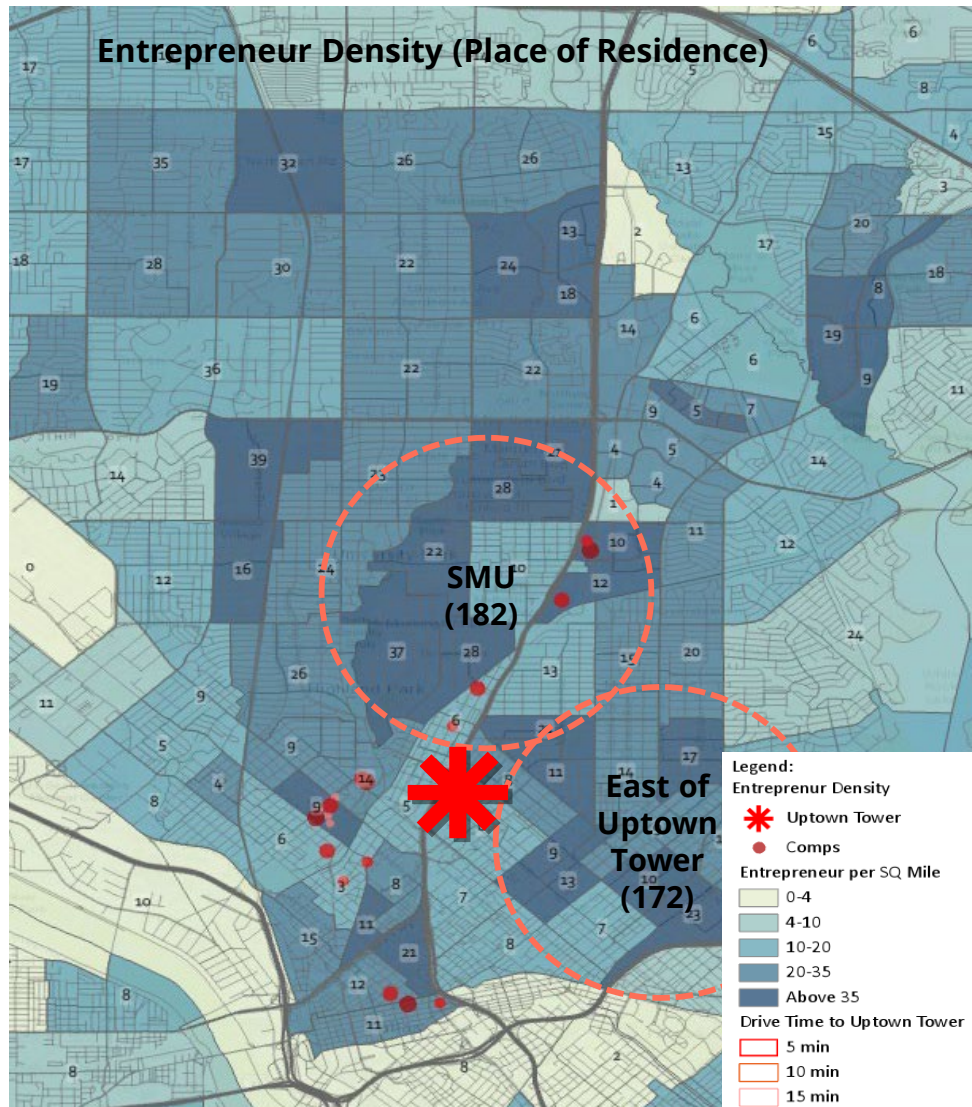
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MOVE-IN-READY WORKSPACES FOR ENTREPRENEURS

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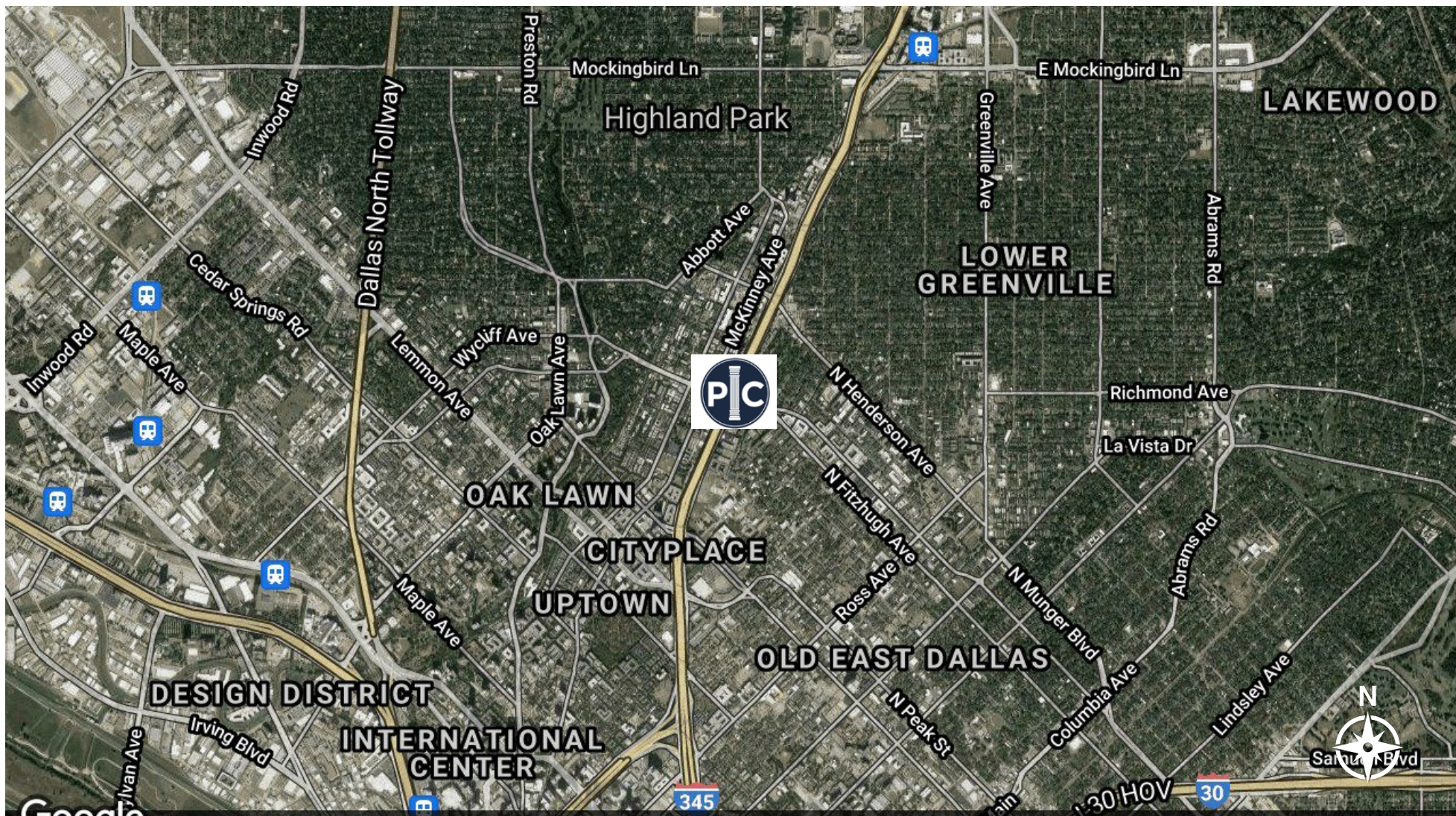


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AERIAL MAP

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