



PRESTON CENTER WEST

SHOPPING CENTER

SHOP ^{cos.}

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ABOUT

PROJECT SCOPE

Preston Center West is a highly visible and established retail destination located at the intersection of Preston Road and Northwest Highway in Dallas. Anchored by a strong mix of national and regional brands, the center benefits from its proximity to Highland Park, University Park, and surrounding affluent neighborhoods. With unmatched accessibility, dense daytime traffic from nearby office towers, and a reputation as one of Dallas' most recognizable retail corridors, Preston Center West offers exceptional visibility and consistent consumer draw. Its strategic location, high-income demographics, and enduring retail presence make it a premier choice for retailers seeking long-term success in the heart of Dallas.

TRAFFIC COUNTS

- North West Highway: 54,717 VPD-25
- Douglas Ave: 19,909 VPD-25

DETAILS

- 6021-6033 Berkshire Lane; small shop space available for lease.
- Preston Center West serves not only strong weekday office population, but caters to the daily needs of Park Cities, Preston Hollow, and Bluffview.
- Join:



SITE AERIAL



SITE PLAN

W. NORTHWEST HIGHWAY



PRESTON CENTER WEST

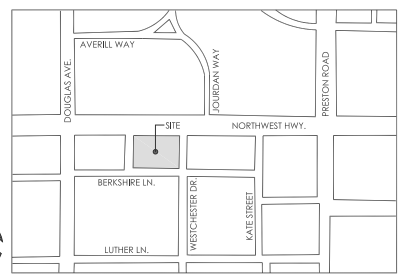
6021-6033 BERKSHIRE LANE + 5926-5934 W. NORTHWEST HWY

6021-6033 BERKSHIRE LANE :

SUITE 6021	AVAILABLE (2,007 SQ.FT.)
SUITE 6025	THE PILATES SPACE
SUITE 6027	PRESTON CENTER ANIMAL CLINIC
SUITE 6033	AVAILABLE (3,750 SQ.FT.)

5926-5934 W. NORTHWEST HWY:

SUITE 5926	ONE MEDICAL
SUITE 5932	TICKET FINDERS USA
SUITE 5934	AVAILABLE (1,691 SQ.FT.)



PHOTOS



PHOTOS



NEIGHBORHOOD VIBE RESTAURANTS



HILLSTONE

A Dallas staple serving refined American classics, sushi, and signature cocktails in a sophisticated setting.



TRUE FOOD KITCHEN

Health-driven eatery offering seasonal dishes with vegan, vegetarian, and gluten-free options.



CRAFT

A vibrant new dining destination coming to Dallas, featuring chef-driven comfort food, an extensive craft beer selection, and a lively, social atmosphere.



TACO JOINT

A laid-back local favorite serving classic Tex-Mex tacos, queso, and breakfast staples in a fun, neighborhood-friendly setting.



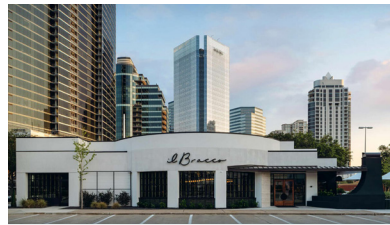
MESERO

Modern Mexican restaurant featuring bold flavors, creative cocktails, and a sleek dining space.



CASA BRASA

A new Park Cities concept bringing upscale Latin-inspired grilling, vibrant flavors, and warm hospitality to an elegant, lively setting.



IL BRACCO

Upscale Italian with fresh handmade pastas, intimate booths, and a lush patio—an elegant, timeless Italian dining experience.



R+D KITCHEN

Polished neighborhood tapas spot known for its deviled eggs, adaptive menu, and casual-meets-upscale vibe.



THE MERCURY

Longtime Dallas restaurant offering New American cuisine with an emphasis on steaks and seafood.



MUCHACHO

A stylish Tex-Mex eatery serving bold tacos, fresh margaritas, and modern Mexican plates in a vibrant, laid-back atmosphere.



MAMAN

A charming French café and bakery offering rustic pastries, seasonal dishes, and artisanal coffee in a cozy, garden-inspired setting.



MALAI KITCHEN

A contemporary Thai and Vietnamese restaurant known for its bold, housemade curries, craft cocktails, and refined take on Southeast Asian cuisine.



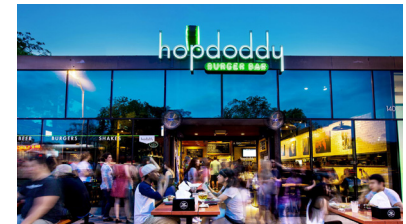
MONTLAKE CUT

Coastal-inspired seafood and oyster bar serving fresh catches with a natural-chic vibe.



SEVY'S GRILL

Longstanding neighborhood favorite serving contemporary American fare in a polished yet comfortable atmosphere.



HOPDODDY BURGER BAR

Trendy burger joint known for craft patties, hand-cut fries, and creative milkshakes.

NEIGHBORHOOD VIBE DESSERT AND COFFEE CONCEPTS



BOXED BITES

A modern café-style concept offering chef-curated charcuterie boxes, fresh sandwiches, and artisanal snacks perfect for gatherings or on-the-go dining.



GEM JUICE

A bright, health-focused juice bar serving fresh-pressed juices, superfood smoothies, and wholesome snacks in a clean, uplifting atmosphere.



SCLAFANIS NY BAGELS

A classic East Coast-style bagel shop serving hand-rolled bagels, hearty breakfast sandwiches, and freshly brewed coffee with authentic New York flavor.



SUSIE'S CAKES

A beloved bakery specializing in classic, scratch-made cakes, cupcakes, and cookies crafted with simple ingredients and nostalgic charm.



VILLAGE BAKING CO.

A celebrated Dallas boulangerie known for its authentic French breads, buttery croissants, and artisan pastries baked fresh daily in a warm, neighborhood setting.

SHOP^{CO.}

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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 sponsored by a broker 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 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. 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

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.

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