



STERLING
PLAZA



REFINEMENT REDEFINED

*Sleek and understated, practical yet polished,
Sterling Plaza is 19 stories of a higher class.*

From the glass and aluminum exterior to the floor to ceiling marble in the lobby, every surface is a reflection of fortune and fruition. Interior details exude the beauty of simplicity, mixing the best of both traditional and modern aesthetics. Designed with purity in mind, Sterling Plaza is a LEED Silver certified, sustainable

place to do business – no feature, finish, or amenity was left unconsidered. Sterling Plaza offers all the subtleties of high design with an elegance unlike any other office environment. In a neighborhood of exceptional standards for luxury, Sterling Plaza redefines what it means to be refined.





NEIGHBORHOOD

Preston Center is the most affluent neighborhood in Dallas, making it the most desired location of the business elite.



Much more than a hub for business, Preston Center is a destination for anyone seeking a high-end shopping and dining experience. From locally owned boutiques to luxury shops like Bachendorf's and Jos. A. Bank, The Plaza at Preston Center has something for everyone. Restaurants like Hillstone and R+D Kitchen cater to working lunch crowds and nightlife socialites alike with unique menus of exceptional cuisine.

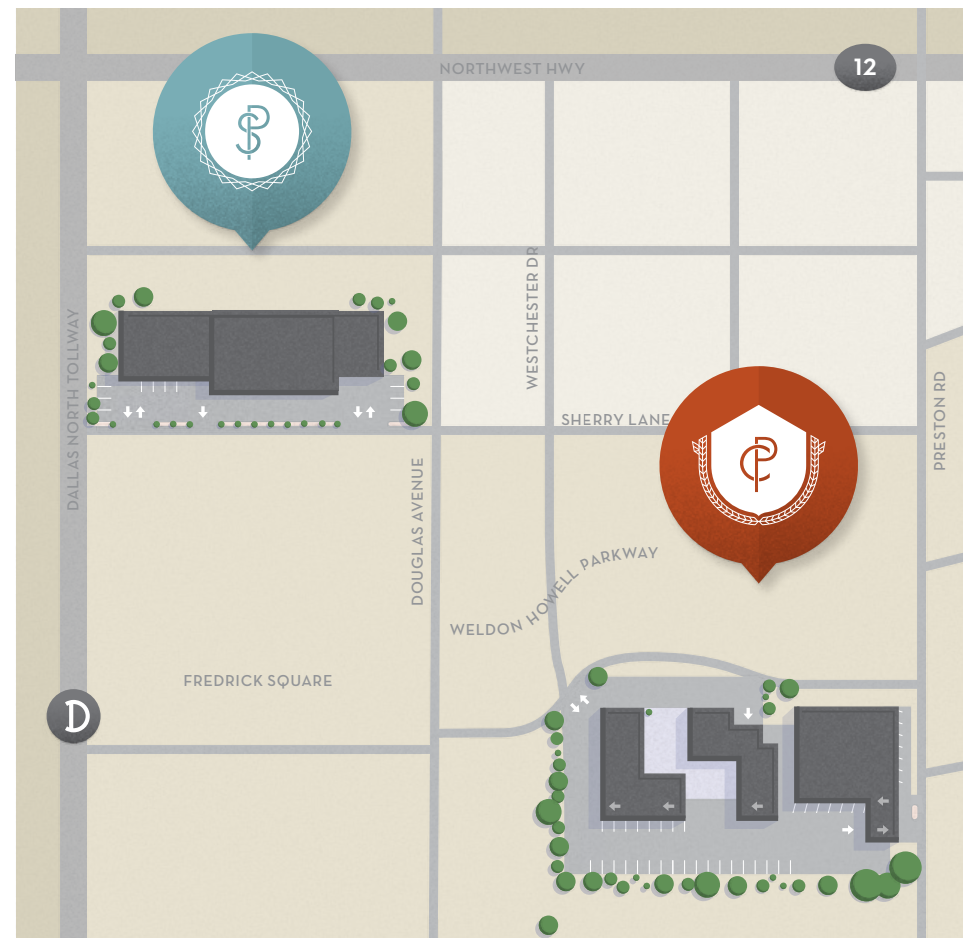
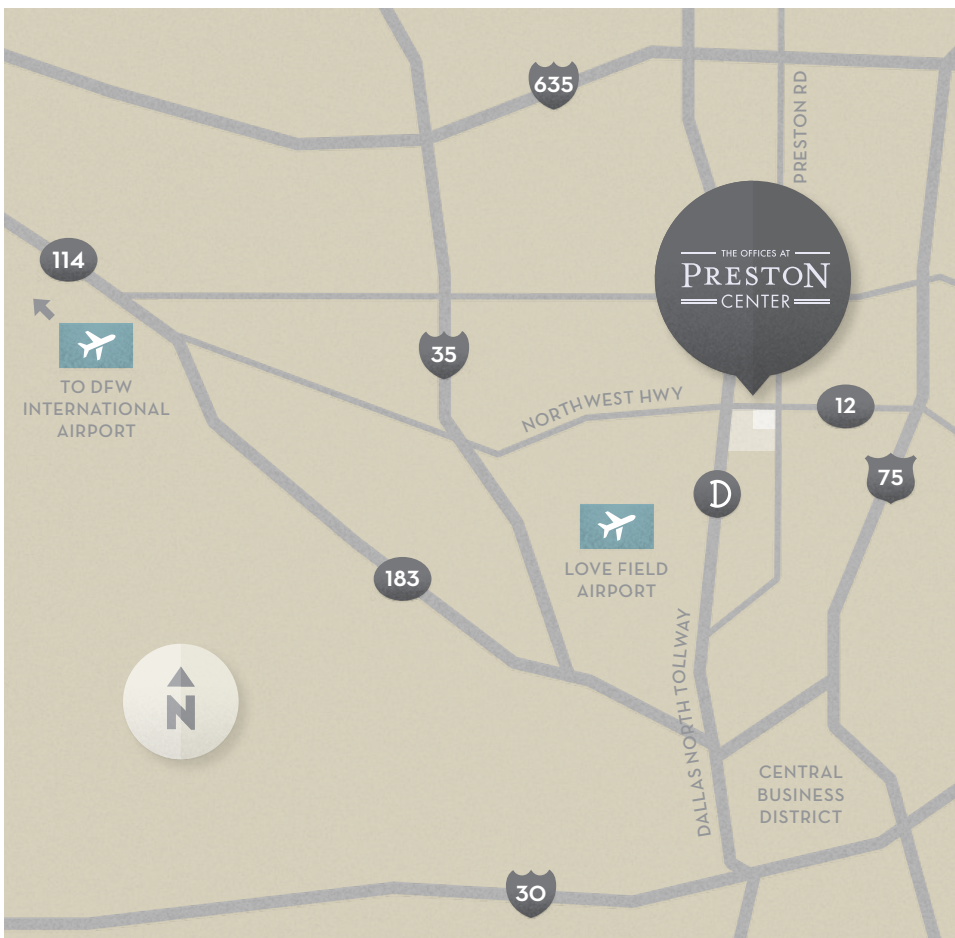
ON-SITE AMENITIES

Sterling Plaza boasts an extensive set of both business and personal amenities for tenants seeking an extraordinary office experience.

Amenities exclusive to Sterling Plaza include:

- 40-person conference center
- On-site property management
- State-of-the-art fitness center
- On-site deli
- Daily Preston Center Shuttle service
- Bike check-outs
- Electric car charging stations
- Tire inflation station
- On-site carwash
- Complimentary shoe shine
- Manicure Fridays
- Tenant networking events and parties





LOCATION

5949 Sherry Lane, Dallas, Texas 75225

Sterling Plaza is strategically located between the Dallas North Tollway and Highway 75. Direct access to these major highways makes Sterling Plaza an easy destination for any commuter.

And with Dallas Love Field Airport just minutes away, out-of-town business partners and clients also benefit from the prime location.

FACTS AND STATS

<i>Ownership</i>	KBS Realty Advisors
<i>Original Architect</i>	PWS Architects, Inc.
<i>Address</i>	5949 Sherry Lane, Dallas, TX 75225
<i>Year Delivered</i>	1984
<i>Typical Floor Plate</i>	19,700 RSF
<i>Hours of Operation</i>	Monday – Friday : 7:00am – 6:00pm Saturday : 8:00am – 1:00pm
<i>Security</i>	24 hours, 7 days per week on-site security Card-key access Video surveillance
<i>Parking</i>	Ratio 3.2/1,000 Six-level parking garage Surface visitor parking
<i>Elevators</i>	8 passenger elevators 1 freight elevator 3 garage elevators
<i>Windows</i>	Single-pane thermal windows in aluminum frames
<i>Ceiling Height</i>	Finished ceiling : 8'6"





ABOUT THE OWNERSHIP

KBS Realty Advisors

Founded in 1992 by Peter Bren and Charles J. Schreiber, Jr., KBS Realty Advisors is one of the leading real estate investment advisors in the nation. We understand the complexities of managing and operating real estate, which is why we employ the most talented professionals in the industry. Our senior executives average thirty-years "hands-on" experience in real estate across the

nation. We know it's not only where you do business that matters, but how you do business. Our "hands-on" approach has led us to many successes, gaining us profound trust with our clients. At KBS, we believe our people are our greatest asset and our tireless efforts to conduct good business has not only earned us repeat investment opportunities, but also formed long lasting relationships.

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