



PRESTON
COMMONS

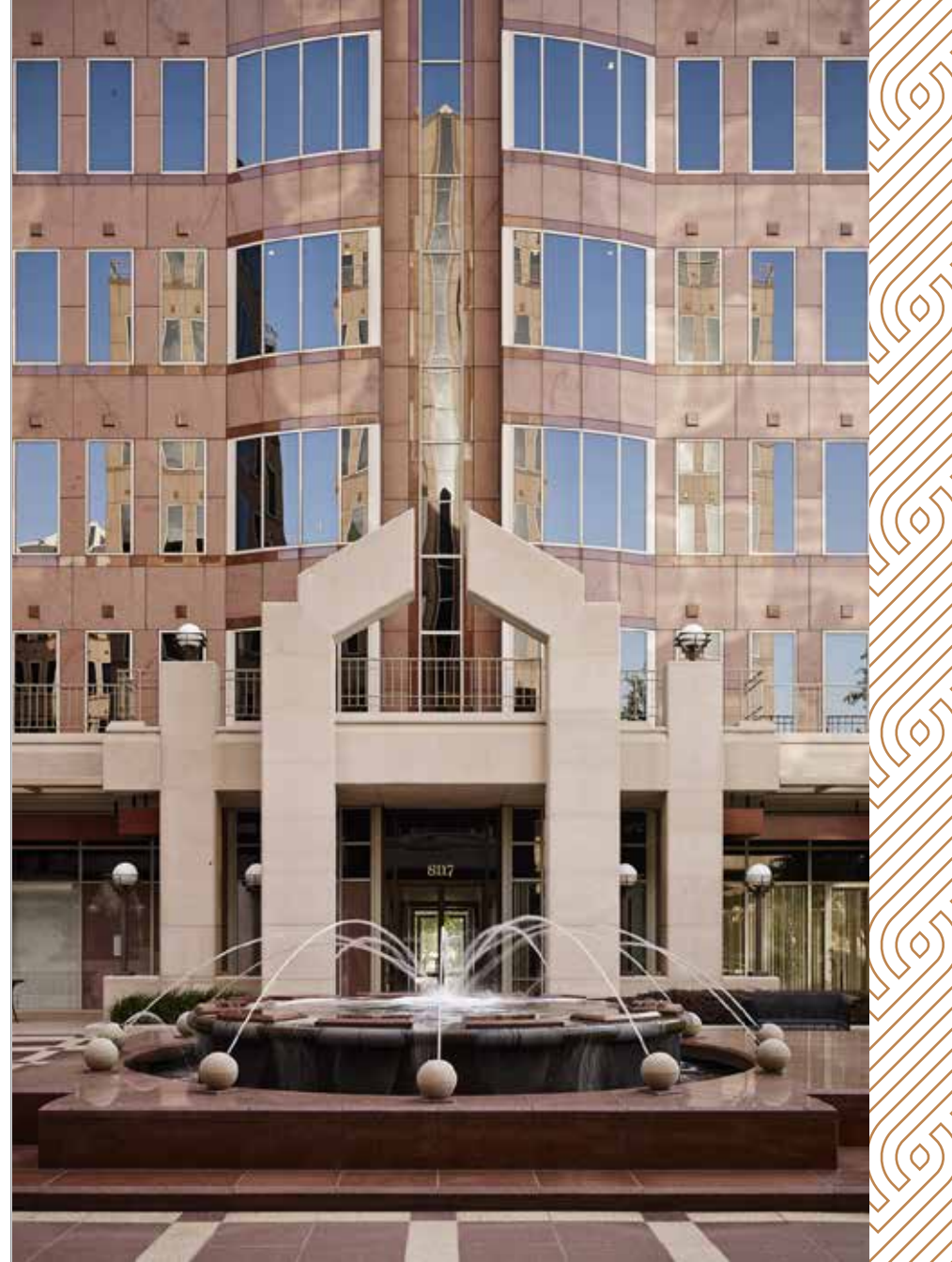


THE PRESTIGE OF PRESTON COMMONS

*Where you work says a lot about you,
and the luxuries of Preston Commons speak volumes.*

Located at the heart of the most desirable neighborhood in Dallas, Preston Commons is a landmark of sophistication. Its red granite and limestone façade radiates prosperity, while nearly half-a-million square feet of rich interiors invite you in with natural sunlight and paramount views. Courtyards and tree-lined walkways

surround the property offering a breath of fresh air you can't get at most office environments. If you're looking for a beautiful place to do business with the most comprehensive amenities package available, know that the prestige of Preston Commons is unmatched.





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.

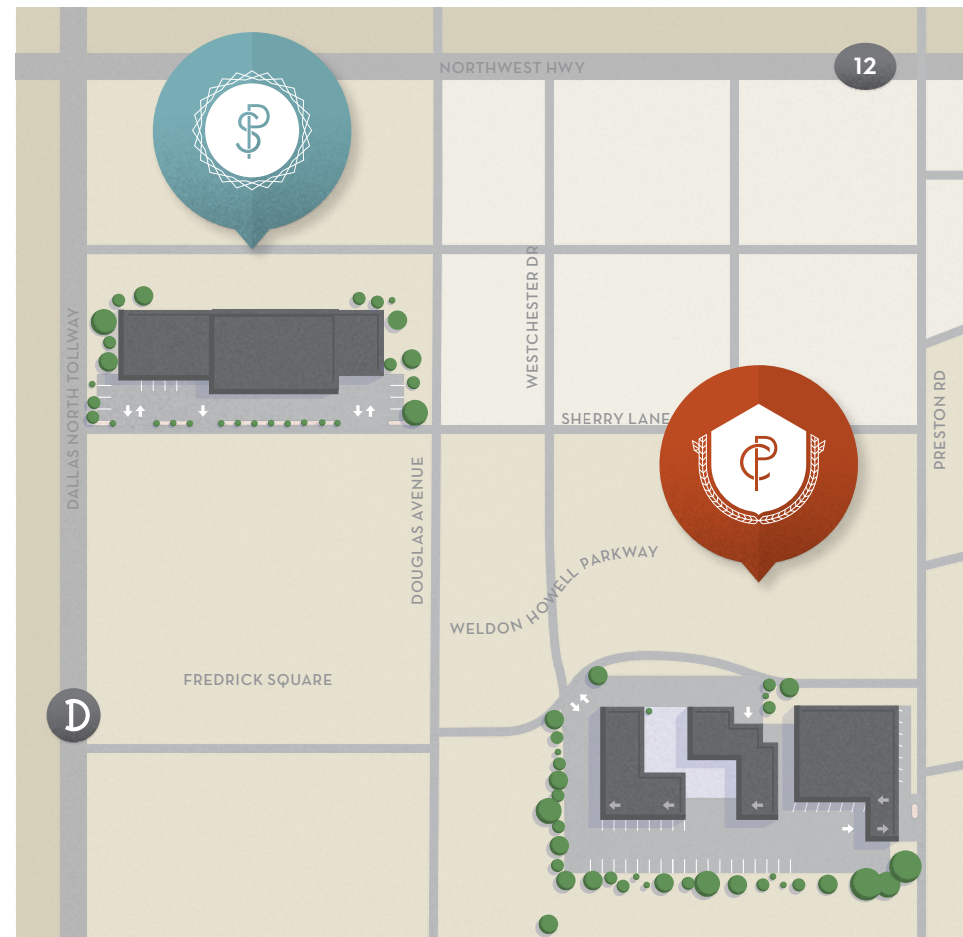
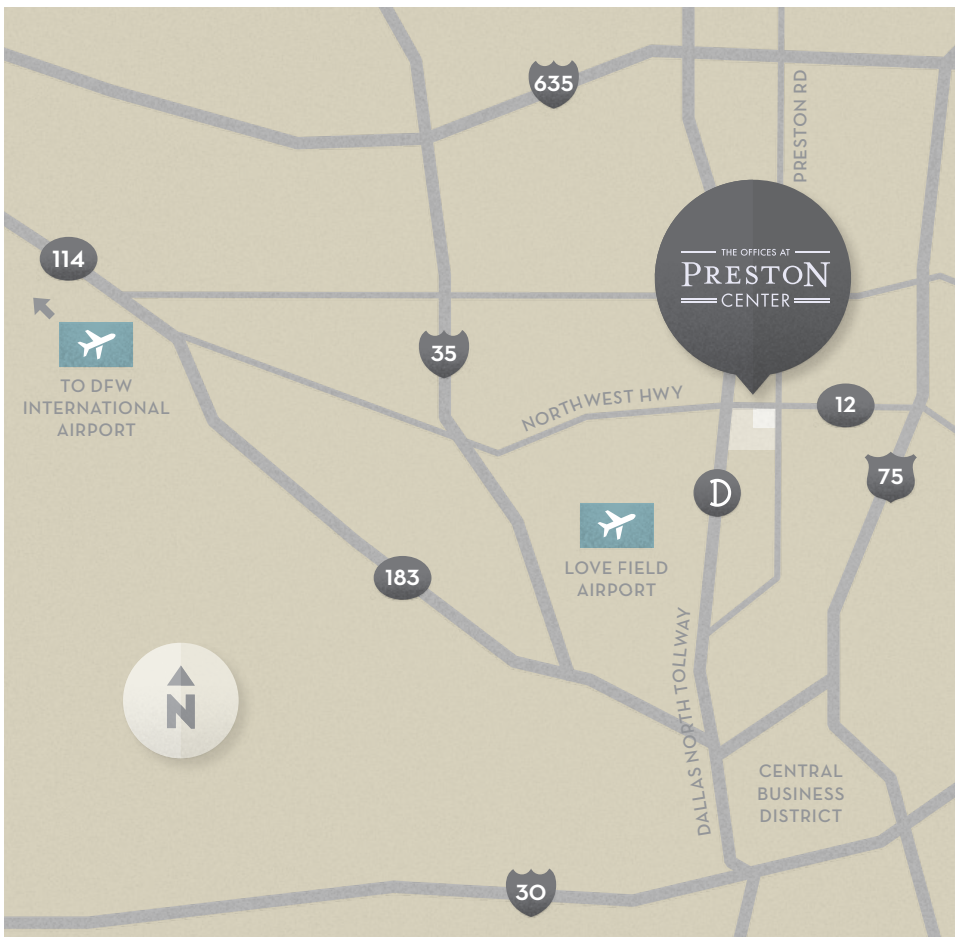
ON-SITE AMENITIES

The amenity base of Preston Commons has been thoughtfully tailored to bring comfort and efficiency to our tenants' workday.

Amenities exclusive to Preston Commons include:

- The Boardroom
- 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

8111-8117 Preston Road, Dallas, Texas 75225

Preston Commons is strategically located between the Dallas North Tollway and Highway 75. Direct access to these major highways makes Preston Commons 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>	Tammell Crow Company
<i>Address</i>	Bank Tower : 8111 Preston Rd East Tower : 8115 Preston Rd West Tower : 8117 Preston Rd Dallas, TX 75225
<i>Year Delivered</i>	Bank Tower : 1957 & 1967 East Tower : 1986 West Tower : 1986
<i>Typical Floor Plate</i>	Bank Tower : 8,500 SF East Tower : 21,000 SF West Tower : 25,000 SF
<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 3.00/1,000 Three-level parking garage Surface visitor parking
<i>Elevators</i>	Bank Tower : 3 passenger/garage elevators East & West Towers : 6 passenger and two garage elevators
<i>Windows</i>	Thermal windows in aluminum frames Bank Tower : Single-pane glass in aluminum framing East & West Towers : Dual-pane glass in aluminum framing
<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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