



Hidden Grove

OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251



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Dallas, TX

Hidden Grove is a modern, Class A office building with a unique park-like setting in a prime Dallas location, while offering tenants a relaxing garden environment.

The property is comprised of a four-story office building constructed above 2.5 levels of garage parking. Hidden Grove offers a corporate campus setting with scenic garden/pond views and access to the White Rock Trail.

Property Highlights

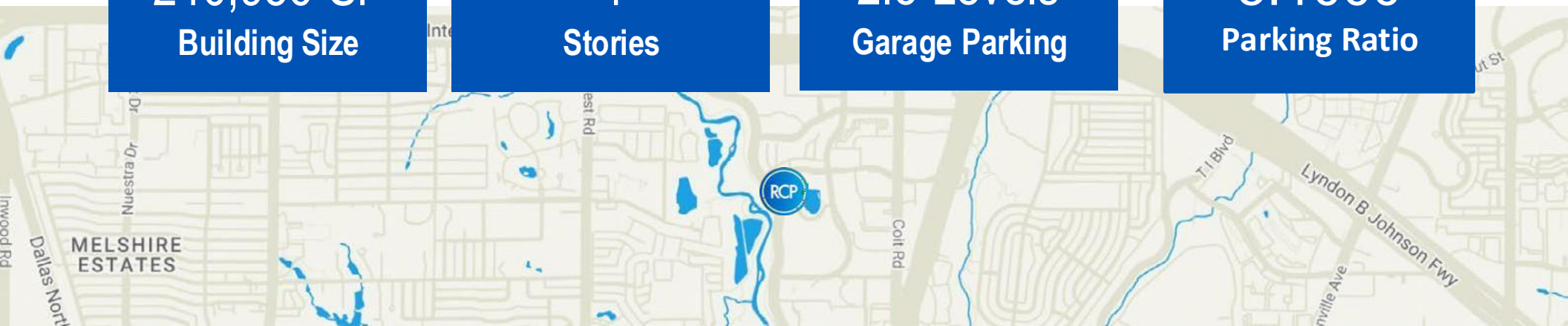
- 240,956 total building SF
- Convenient structured parking
- Onsite ownership & property management
- Wifi in all common areas
- Outdoor seating area & walking paths
- On-site bike racks
- On-site café
- Adjacent to White Rock Creek running and biking trail
- State of the art fitness center
- Whiskey lounge with balcony
- Large & small conference rooms
- Personal balconies
- Waterfront views
- Large floorplates
- Onsite massage therapist

240,956 SF
Building Size

4
Stories

2.5 Levels
Garage Parking

5:1000
Parking Ratio



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Amenities

- 3:1000 free garage parking (Reserved is \$75/month)
- On-site security 7am-7pm
- On-site management and ownership
- Whiskey Lounge with balcony
- Large training room & boardroom with patio
- Weekly massage services on site
- Connected to White Rock Trail
- Fitness center with personal training, and full locker rooms with showers

Hidden Grove has a beautiful, glass lobby that reaches all the way to the 4th floor and separates the north and south pods of office space. The building is unique because it offers tenants the ability to take escalators or elevators, as well as access the pond/walking trail garden area, in addition to the White Rock Trail access.

Availability

- Suite 170N is 1,288 SF
- Suite 210S is 1,687 RSF
- Suite 260S is 5,943 RSF- Shell
- Suite 300N is 14,310 SF, contiguous with Suite 350N - 14,107 SF*
- Suite 330S is 4,656 SF
- Suite 390S is 8,549 RSF
- Suite 400S is 42,989 RSF- Full Floor, Second Gen Corporate Space

See the following pages for floor plans.

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Area Map

RESTAURANTS

- | | |
|----------------------|---------------------------|
| 1. Starbucks | 13. In-N-Out Burger |
| 2. Central Market | 14. Pei Wei |
| 3. Mattito's Tex-Mex | 15. Jimmy John's |
| 4. Chipotle | 16. Snappy Salads |
| 5. Dickey's Barbecue | 17. La Madeleine |
| 6. Boston Market | 18. Mi Cocina |
| 7. Schlotzsky's | 19. Chick-fil-a |
| 8. Whataburger | 20. Outback Steakhouse |
| 9. Popeye's | 21. Olive Garden |
| 10. Benihana | 22. Cheddar's Causal Café |
| 11. McDonald's | 23. Red Lobster |
| 12. Subway | 24. Starbucks |

FITNESS CENTERS

1. Vitality Fitness Center
2. LA Fitness
3. TELOS Fitness Center
4. Better You Fitness
5. Cooper Fitness Center

SHOPPING

1. Galleria Dallas
2. Preston Village
3. Target
4. Preston Royal Village
5. NorthPark Center



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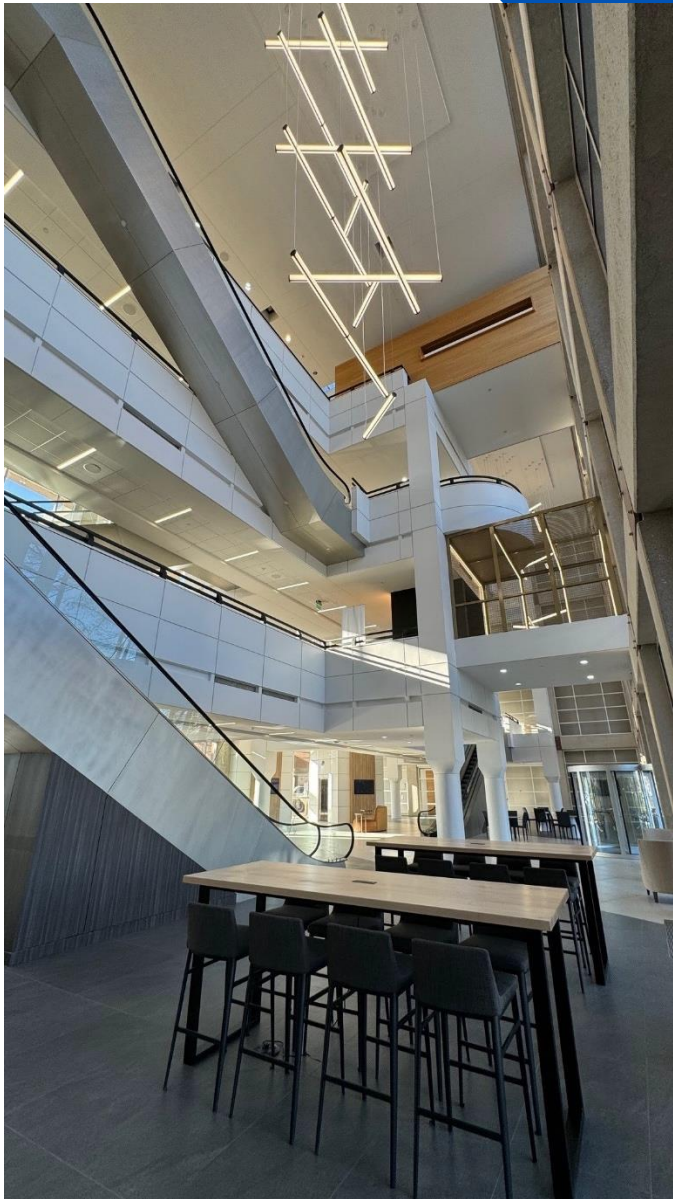
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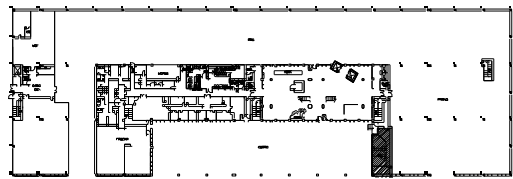
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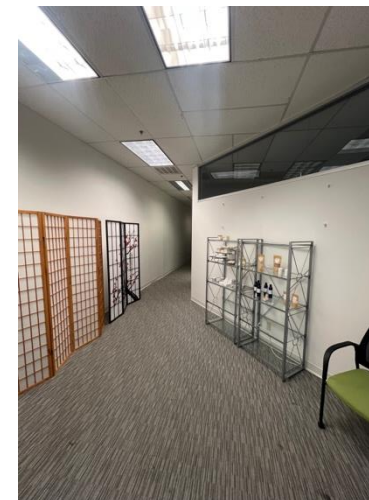
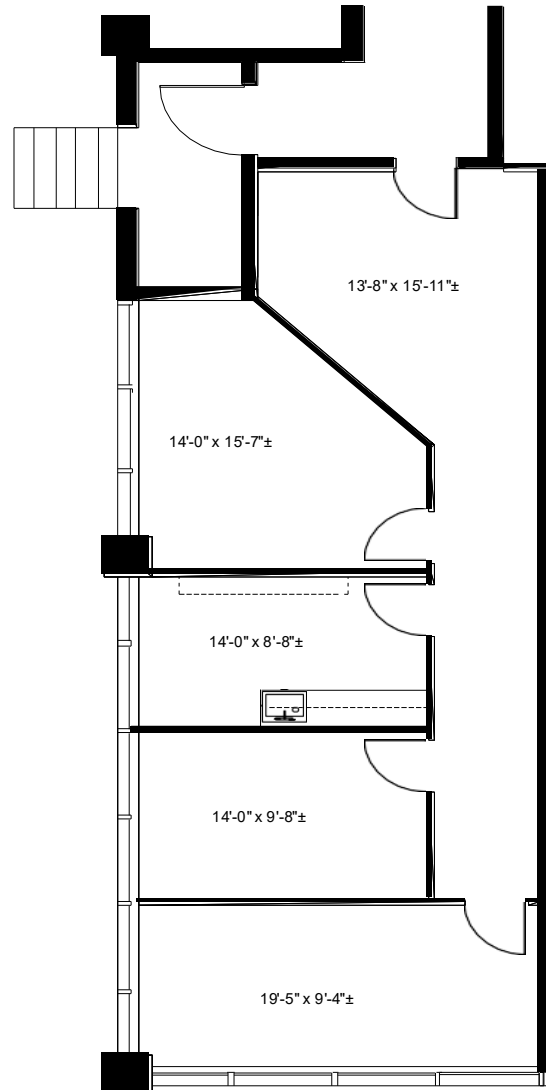
RCP RESERVE
CAPITAL PARTNERS

Suite 170N- 1,288SF

- Efficient space with 3 offices, reception, and small break room
- First floor access
- Break area
- Courtyard views



FIRST FLOOR



Hidden Grove

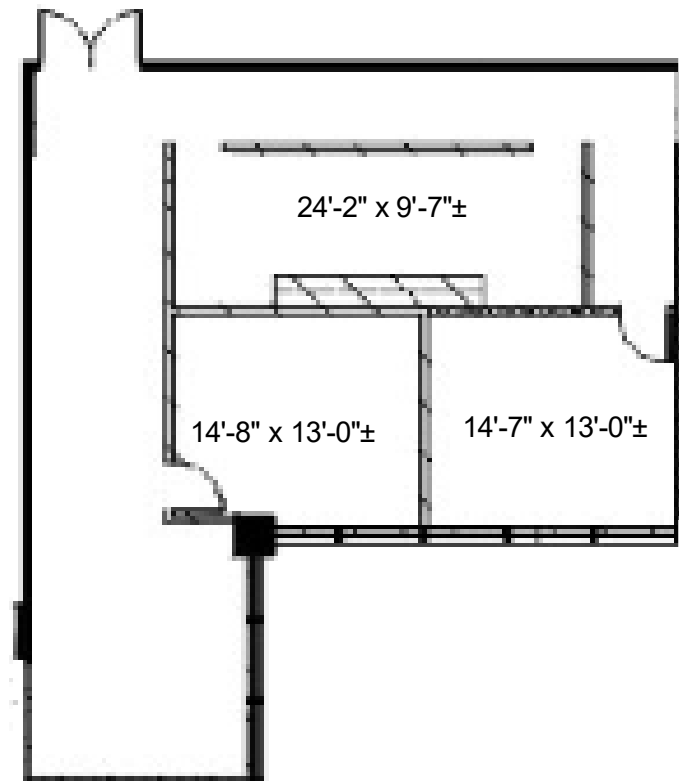
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Suite 210S- 1,687SF

- Opportunity to design a small office with 2-3 offices, and excellent views over the courtyard and pond
- Great natural light



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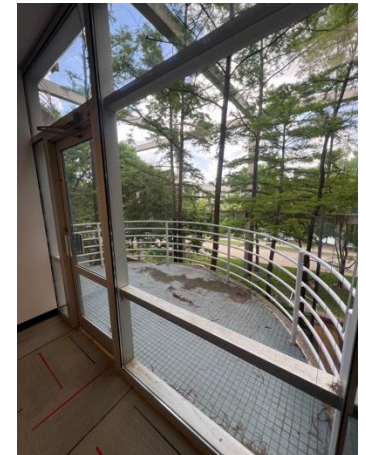
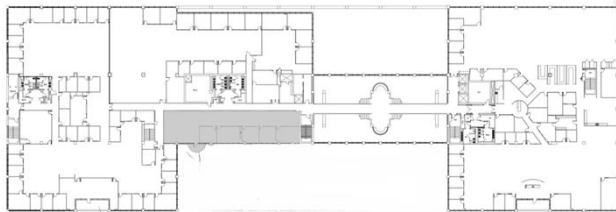
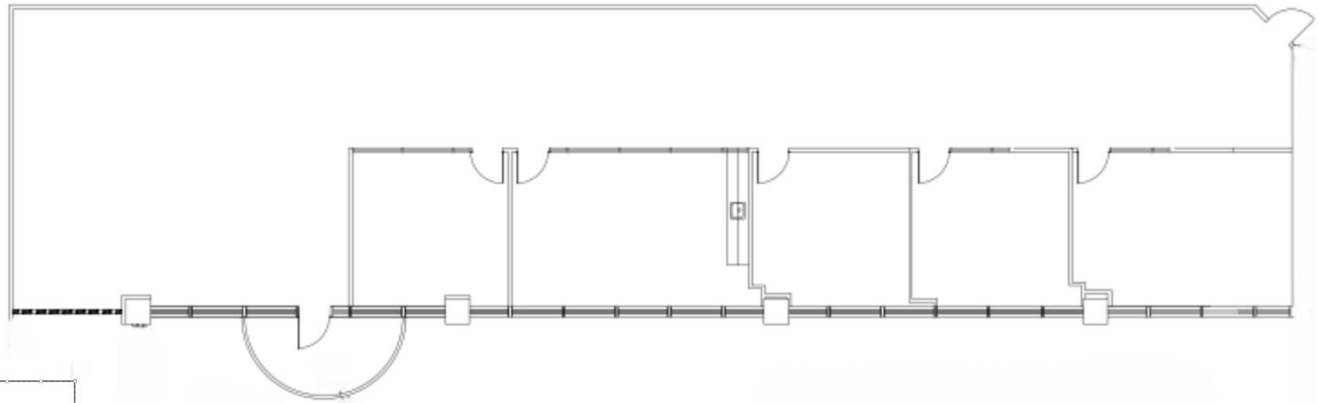
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Suite 330-S | 4,656 SF

- Second Gen
- 4 offices
- 1 conference room with wet bar
- Balcony overlooking the pond
- Open space for workstations ~16



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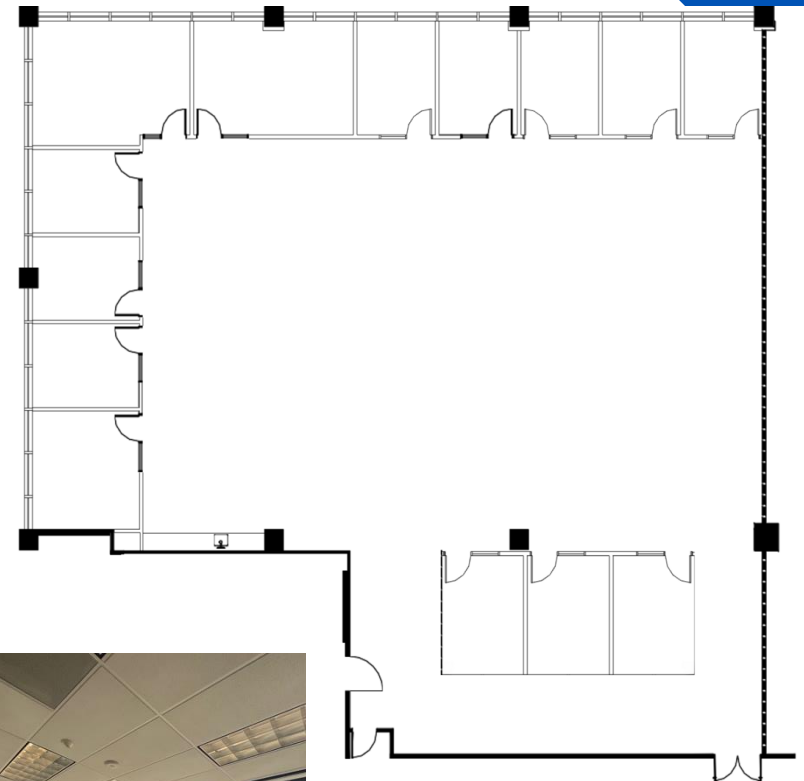
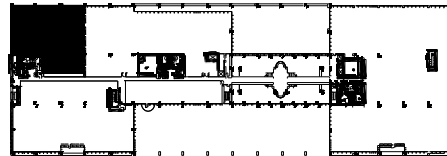
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RCP RESERVE
CAPITAL PARTNERS

Suite 390S- 8,549 SF

- Second gen space
- Glass sidelight offices
- Lake views / natural lighting
- Mix of offices and open workspace
- 13 offices
- 1 conference room
- Open break area



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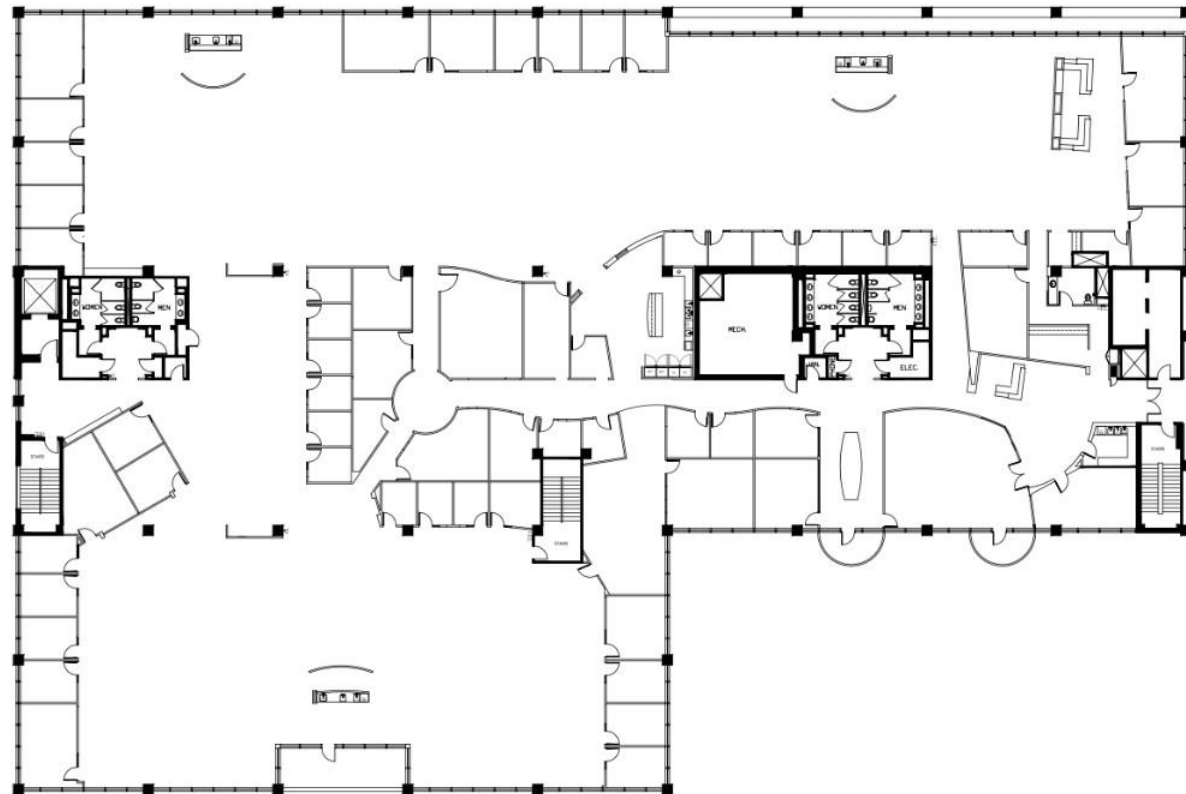
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Suite 400-S | 42,989 SF

- Plug-N-Play
- Second gen corporate campus space
- Lake views / natural lighting
- Mix of offices and open workspace
- Personal balconies
- Full dedicated wing of the building
- Signage available
- Multiple wet bars
- Two sets of men and women restrooms



[Click for Drone Video](#)

Property Contact

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The information presented was obtained from sources deemed reliable;
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