



Hidden Grove

OFFICE / FOR LEASE

12404 Park Central Drive, Dallas, TX 75251

RCP

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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

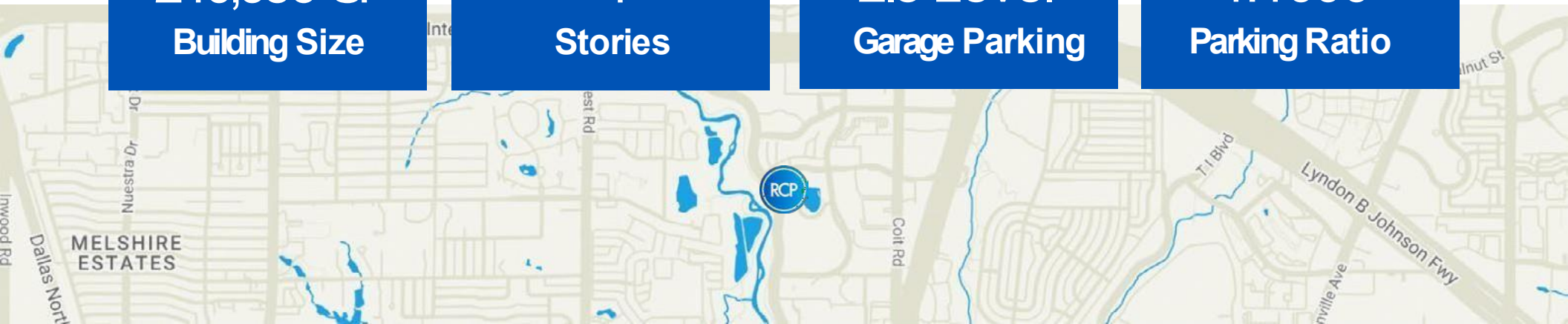
- 240,956 total building SF
- Convenient parking garage
- Onsite ownership & property management
- Wifi in all common areas
- Outdoor seating area & walking paths
- On-site bike racks
- On-site Moses' Café
- Adjacent to White Rock Creek running and biking trail
- State of the art fitness center + physical therapy
- 2nd Floor Whiskey lounge and balcony
- Large & small conference rooms (~40)
- Personal balconies
- Waterfront views
- Large floorplates
- Onsite massage therapist

240,956 SF
Building Size

4
Stories

2.5 Level
Garage Parking

4:1000
Parking Ratio



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Amenities

- 4:1000 covered garage parking (Reserved is \$75/month)
- On-site security 7am-7pm M-F, 8am-1pm Sat
- On-site management and ownership
- 2nd Floor 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 and showers
- On-site Moses' Café

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 as it offers tenants the ability to utilize escalators or elevators. Additionally, tenants can access the walking trail and garden area.

Availability

- Suite 170N is 1,288 SF
- Suite 210S is 1,687 SF
- Suite 260S is 5,943 SF – Whitebox
- Suite 300N is 16,528 SF – Whitebox *
- Suite 330S is 4,656 SF
- Suite 350N is 14,107 SF – Spec *
- Suite 390S is 8,549 SF
- Suite 400S is 45,931 SF- Full Floor, 2nd Gen – Plug N Play* Available

**Contiguous*

See the following pages for floor plans.

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RCP RESERVE
CAPITAL PARTNERS

Area Map

RESTAURANTS

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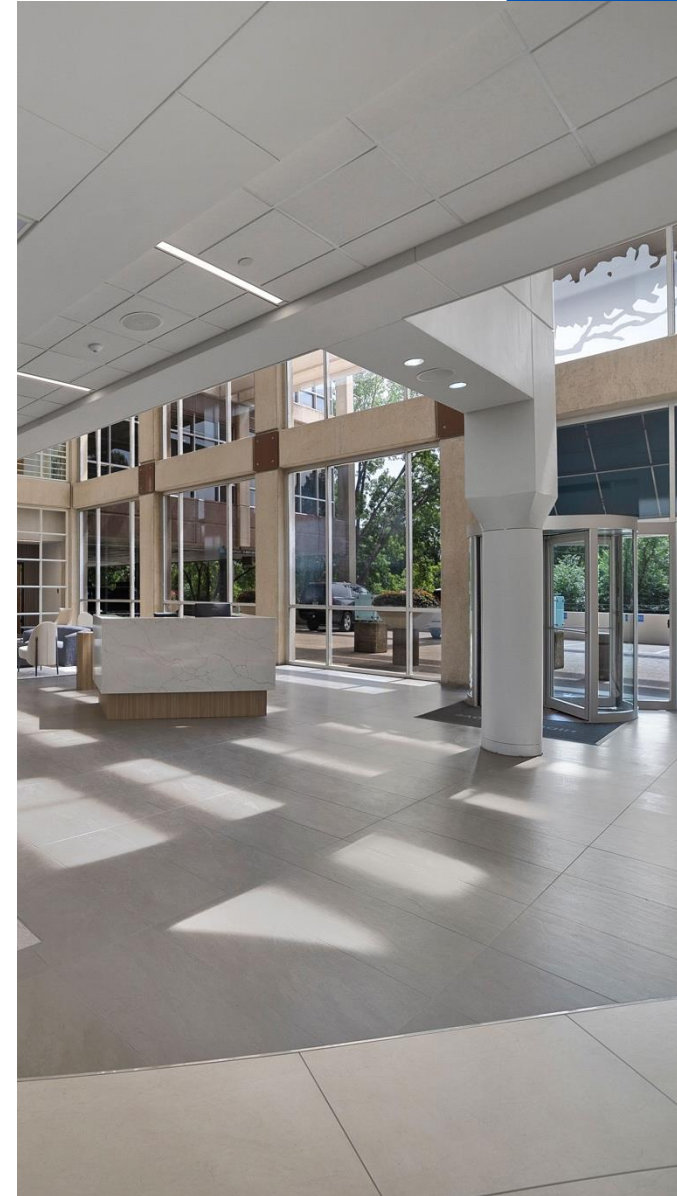


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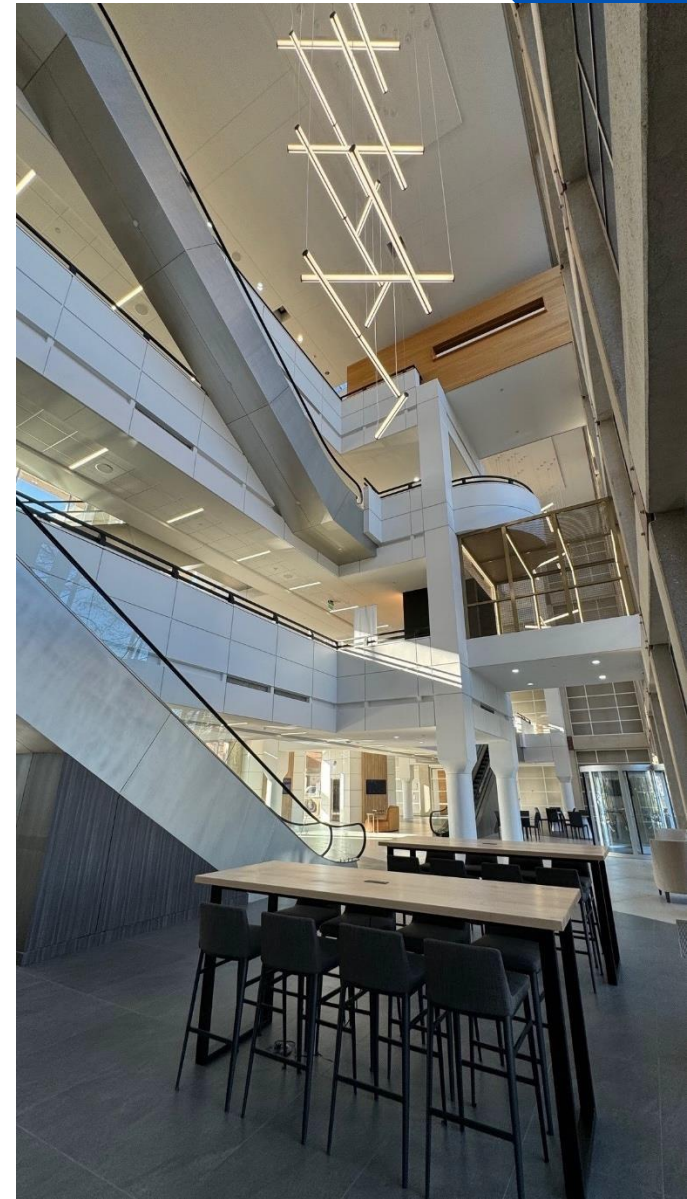


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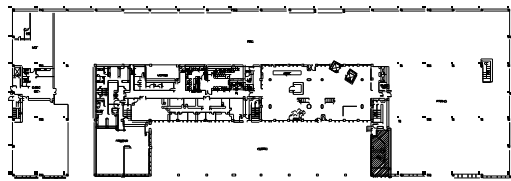
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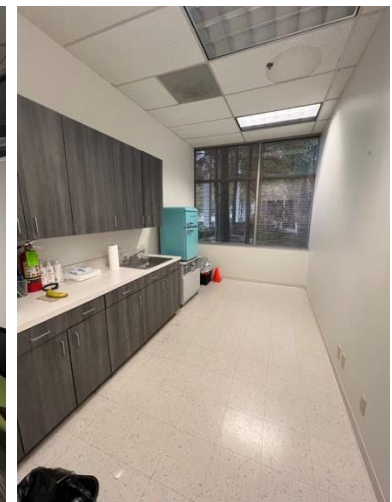
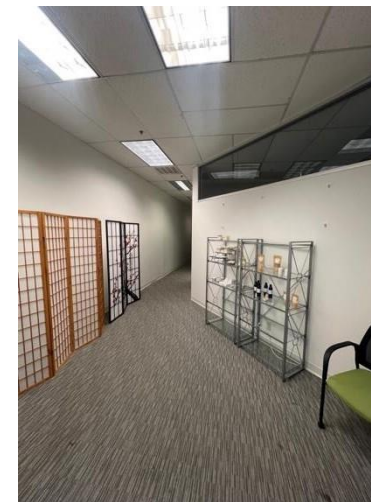
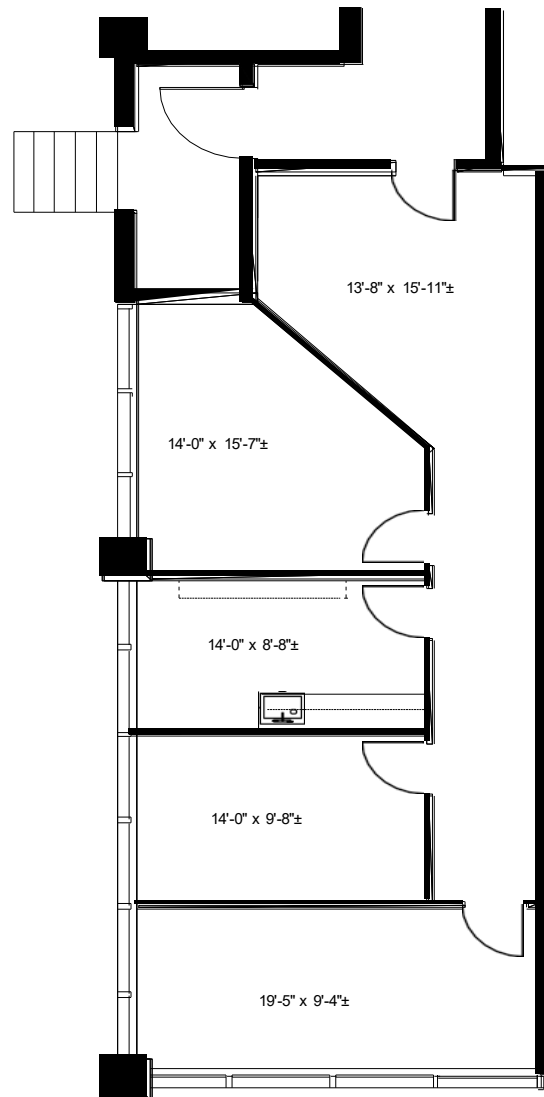
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Suite 170N-1, 2,888SF

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



FIRST FLOOR



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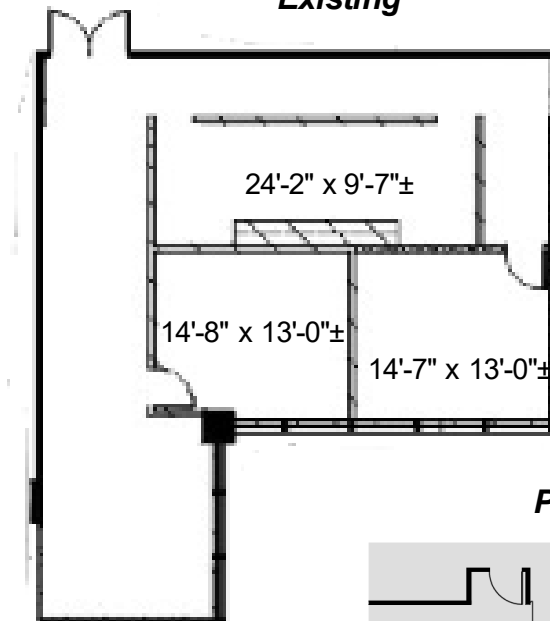
RESERVE
CAPITAL PARTNERS

Suite 210S- 1,687SF

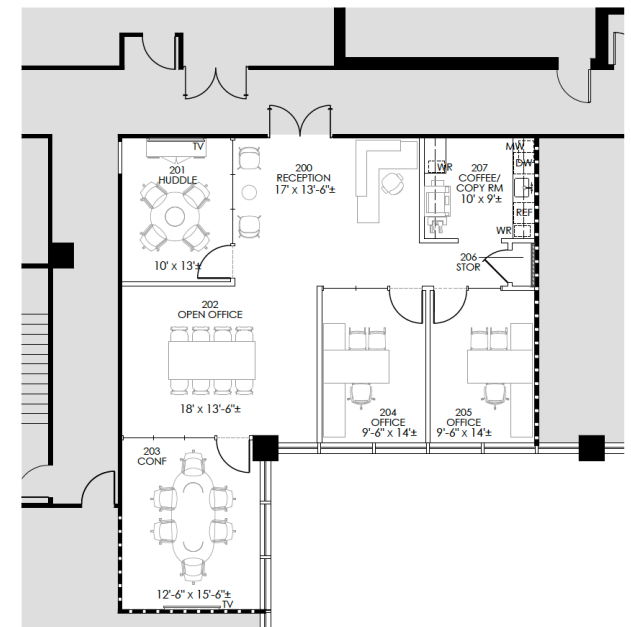
- Opportunity to design a small office with 2-3 offices, and excellent views over the courtyard and pond
- Great natural light



Existing



Proposed Spec Plan



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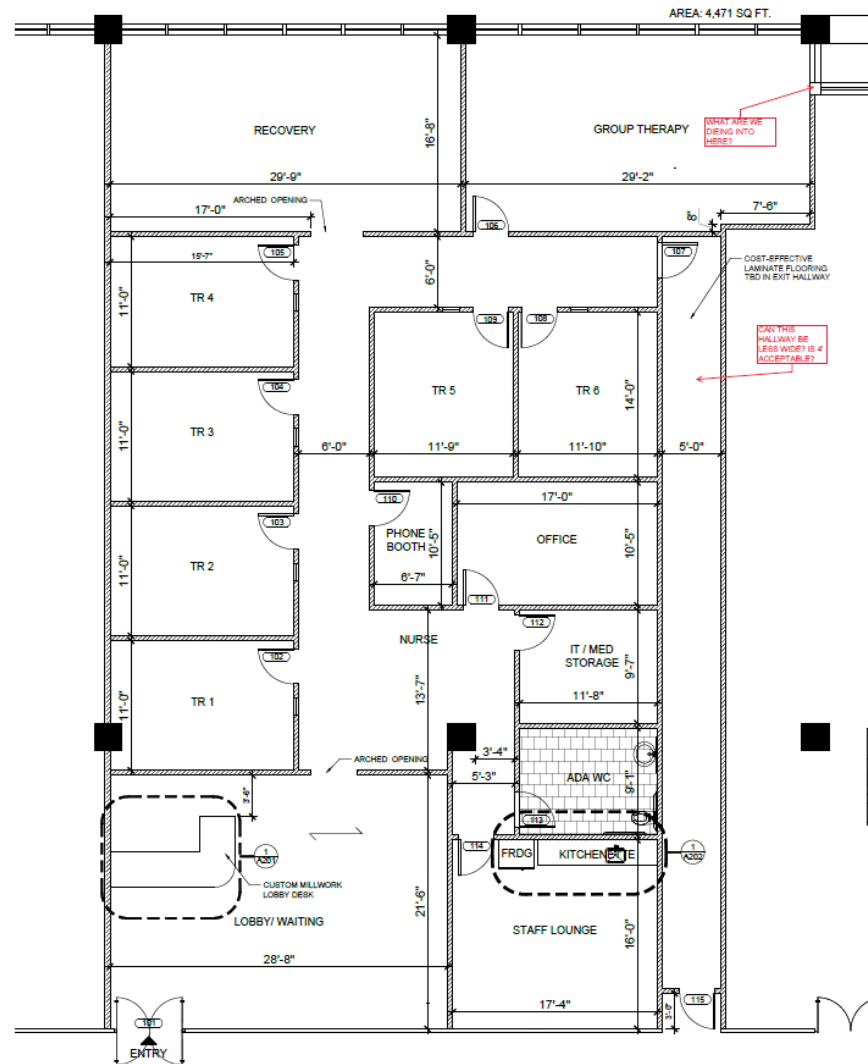
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Suite 260S-5,943SF

- Partial shell space
- Framing has been installed, dry wall yet to be installed
- Open to altering floorplan
- Floorplan for medical/therapist group



① CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

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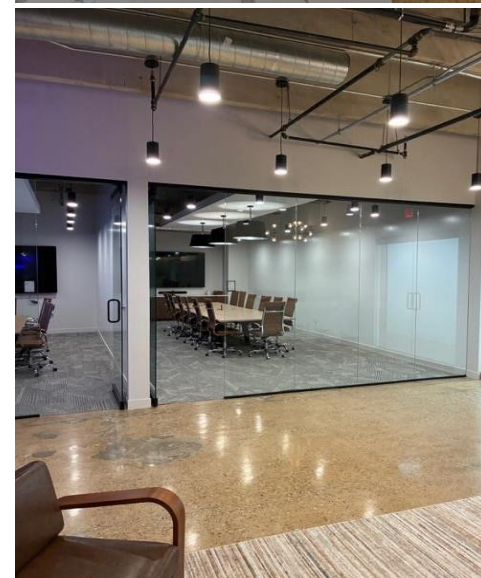
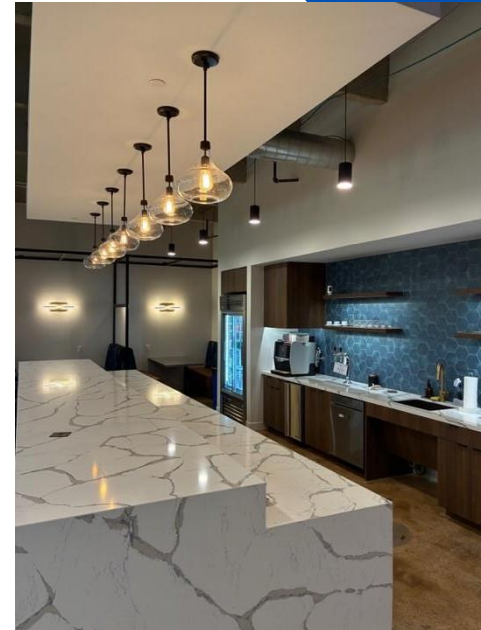
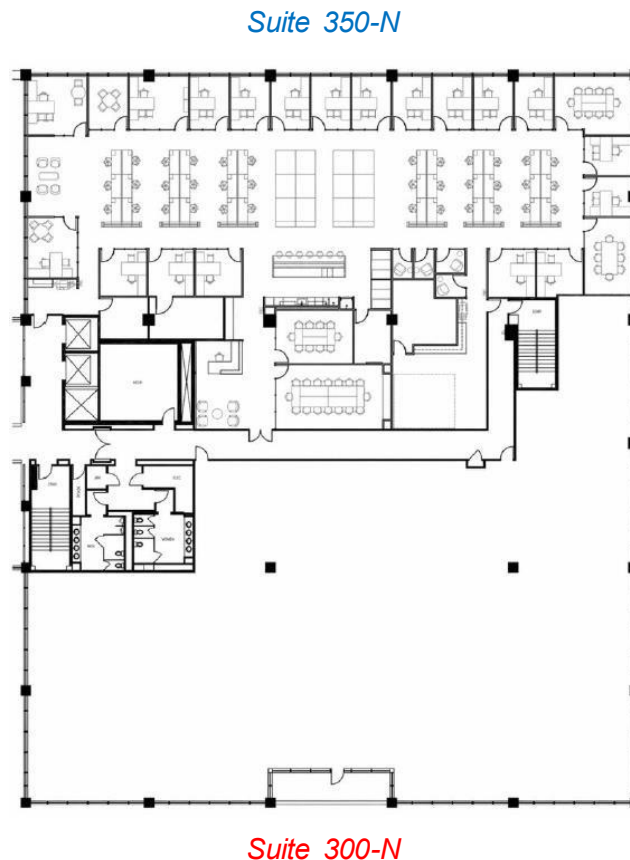
Suite 300-N | 16,528 SF

- Whitebox condition
- Large balcony overlooking pond
- Open Ceilings
- Concrete Floors

Suite 350-N | 14,107 SF

- Spec Suite
- 17 Offices, 3 Executive Offices
- Island Break Room
- 4 Conference Rooms
- Server Room

Total contiguous | 30,635 SF



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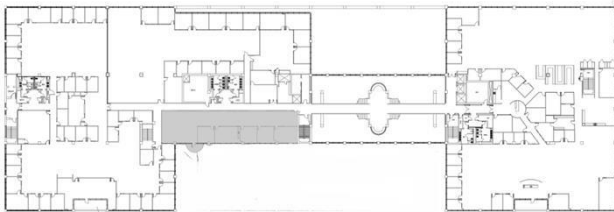
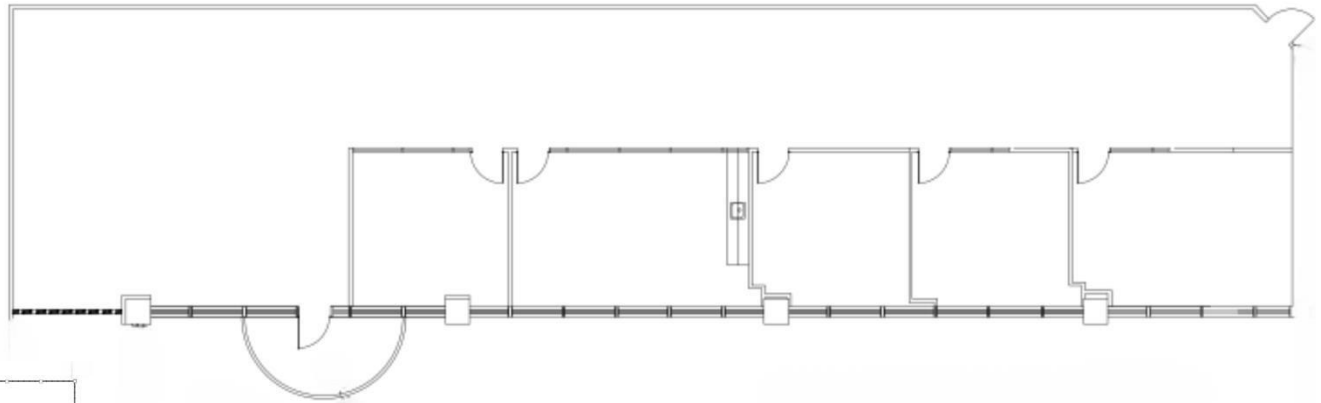
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Suite 330-S | 4,656SF

- Second Gen
- 4 Executive Offices
- 1 conference room with wet bar
- Balcony overlooking the pond
- Open space for workstations
- Available 3/1/27



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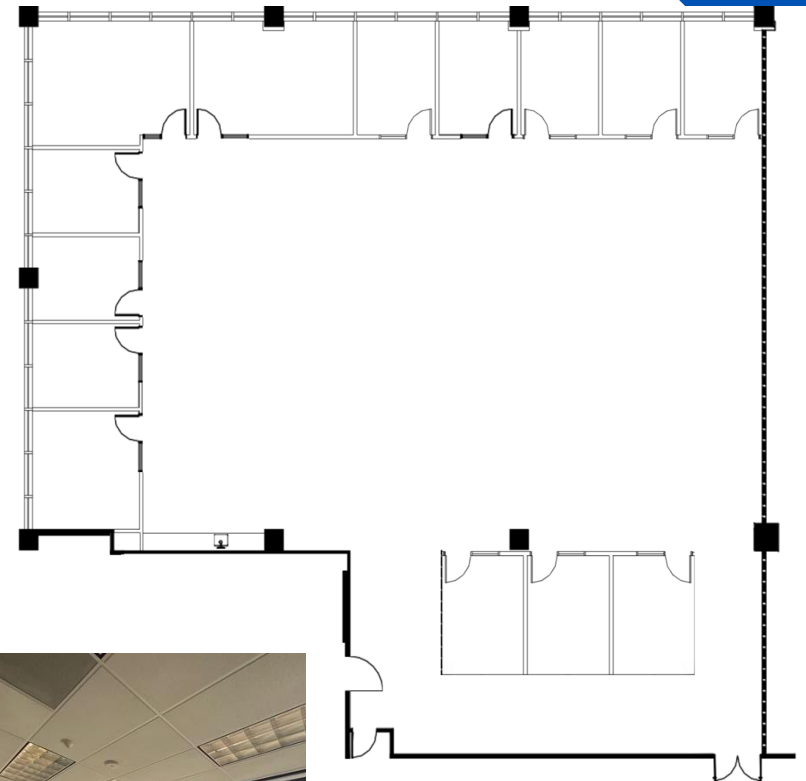
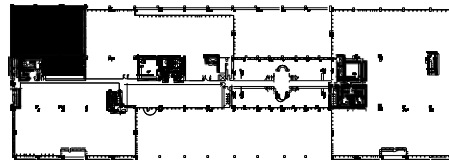
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Suite 390S-8,549SF

- Move in ready space
- 3 Executive offices, 11 offices
- Lake views / natural lighting
- Open space
- Open break area
- End cap



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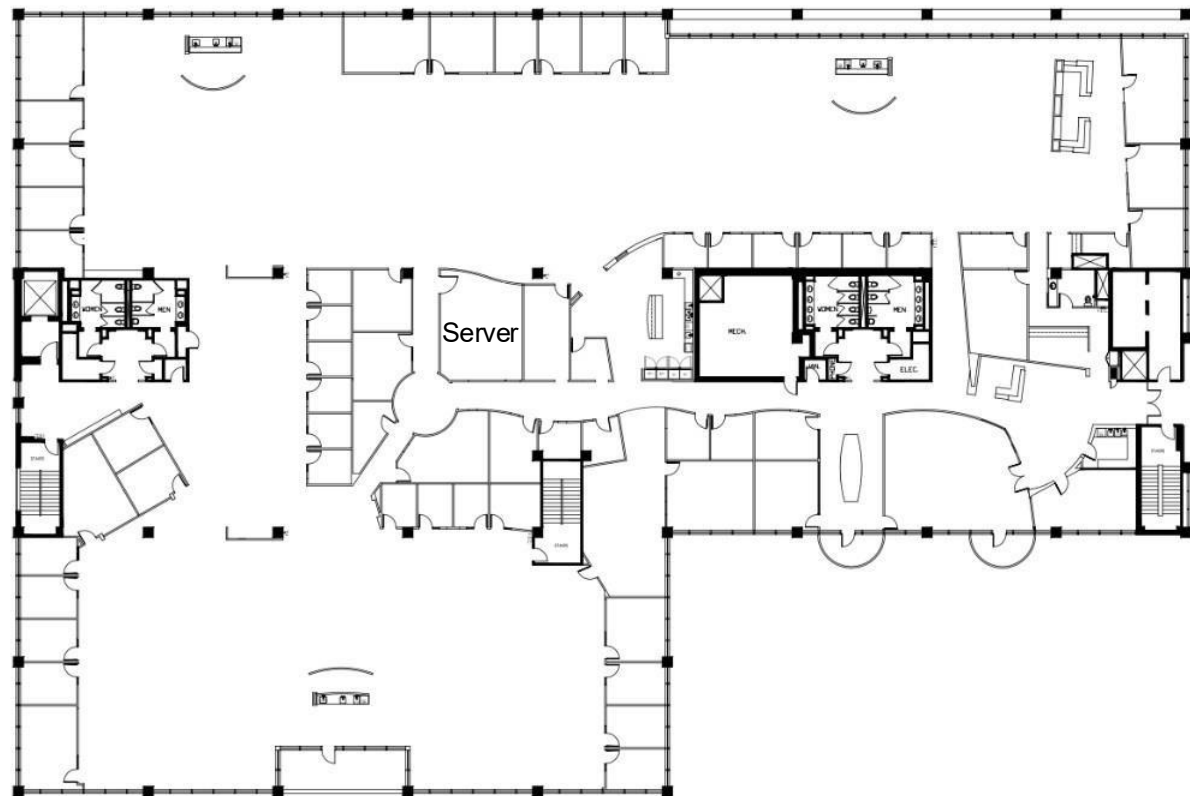
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Suite 400-S | 45,931 SF

- Plug-N-Play
- Corporate campus
- Lake views / Excellent natural lighting
- Mix of offices and open workspace
- Personal balconies (3)
- Full dedicated wing of the building
- Signage available
- Wet bars (3)
- Two sets of men and women restrooms
- Full break room
- Server room with supplemented HVAC Existing



[Click for Drone Video](#)

Property Contact

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