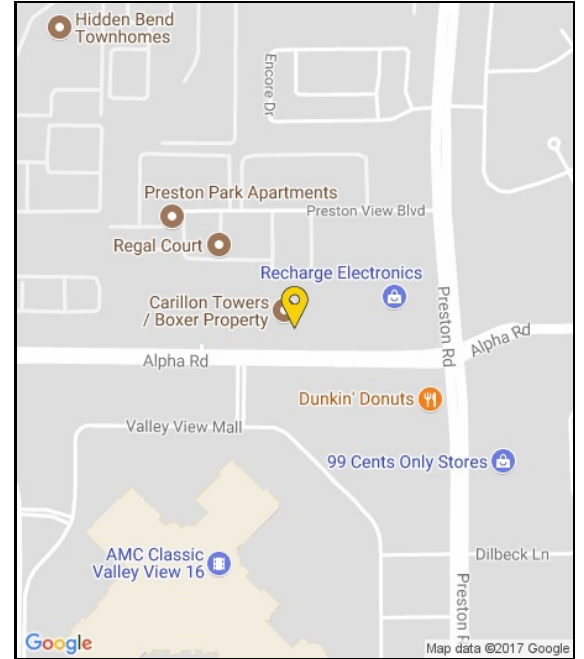


CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240



PROPERTY DETAIL

BUILDING DETAILS

- Property Size: 261,975 SF
- Addison, Carrollton, Farmers Branch, LBJ Corridor, North Dallas, Richardson Submarket
- Fitness Center with Sauna
- Covered Reserved Parking
- Conference Facilities Available
- Digital Touch Screen Directory Kiosk
- On-Site Management & Maintenance
- 24-Hour Key Card Access

THE BOXER ADVANTAGE

- Maintenance & janitorial services included in rent
- Competitive rental rates
- Flexible lease terms
- Short & simple lease
- Free in-house space planning services
- Tenant tools available via website & mobile app

AREA AMENITIES

- Dallas Galleria Shopping Center
- Starbucks
- Grand Lux Cafe
- The Grill on the Alley
- Westin Galleria Hotel
- Steak House
- LA Fitness
- Williams Sonoma
- Target
- Barnes and Noble

DIRECTIONS [\(Map\)](#)

Located at the intersection of Preston and Alpha Road just North of Highway 635 and East of the Dallas North Tollway.



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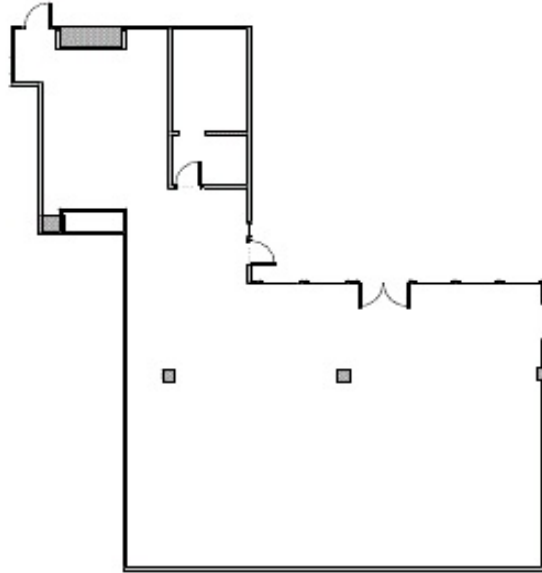
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: C-15

RSF: 2,964



SUITE FEATURES:

Basement shell space

large open area with 2 interior and one exterior entrance.

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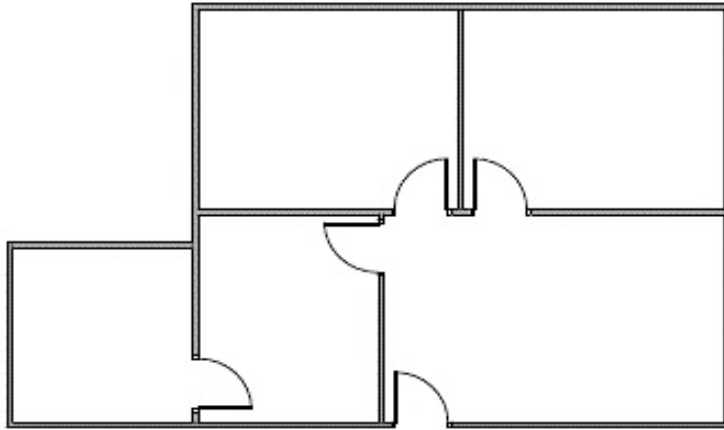
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: C-21

RSF: 1,067



SUITE FEATURES:

Large open area
2 interior offices
break room
storage

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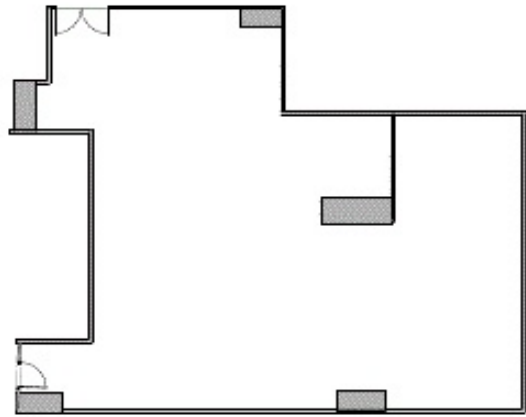
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: C-22

RSF: 2,428



SUITE FEATURES:

Basement space
dock access.

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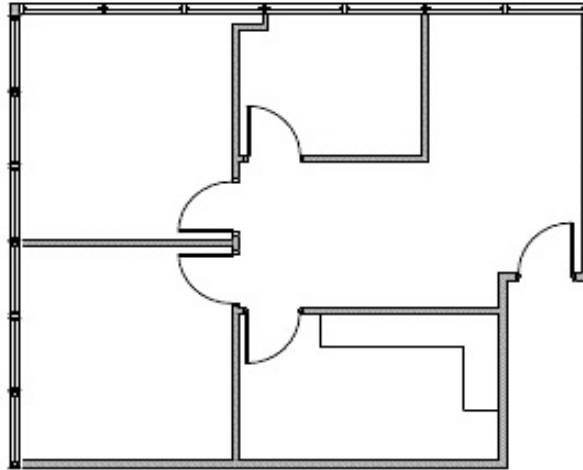
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E100



SUITE FEATURES:

- Reception Area
- 2 Window Offices
- Kitchen
- Break Area
- Sink
- File Or Storage Area
- Corner Location
- 1 Entrance LEASING OFFICE

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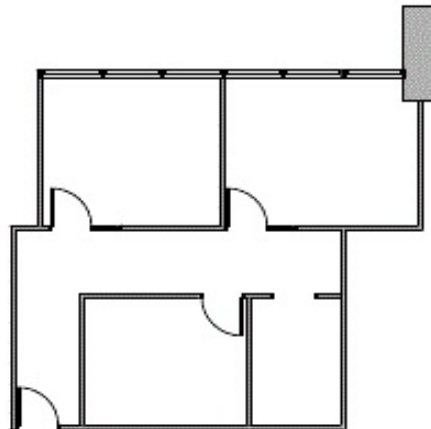
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E215



SUITE FEATURES:

Two large window offices

1 interior office

1 storage area.

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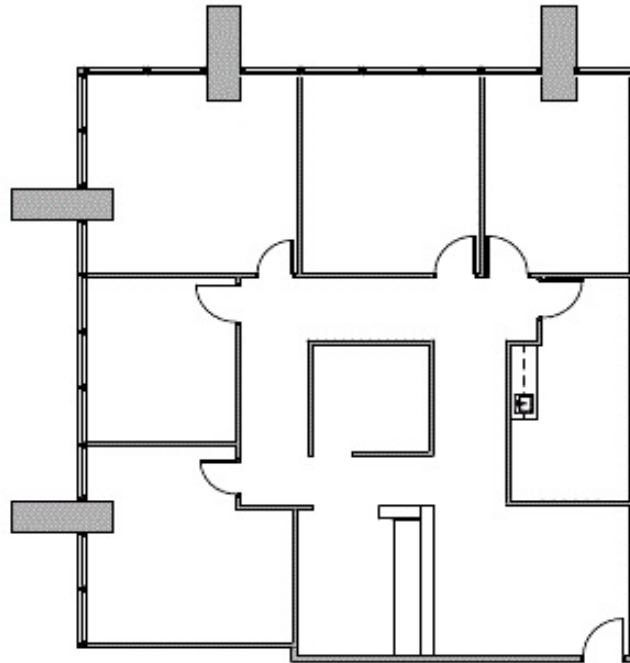
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W206

RSF: 2,240



SUITE FEATURES:

- Reception Area
- 5 Window Offices
- Kitchen
- Sink
- File Or Storage Area
- 1 Closets
- Corner Location
- 1 Entrance

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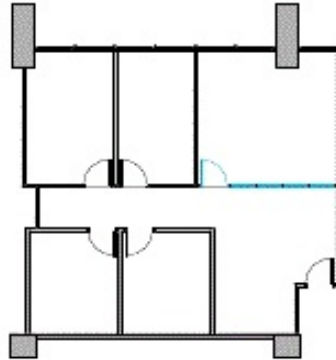
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E330

RSF: 1,360



SUITE FEATURES:

Large Reception

2 Window Offices

2 Interior Offices

1 Conference Room with floor to ceiling glass.

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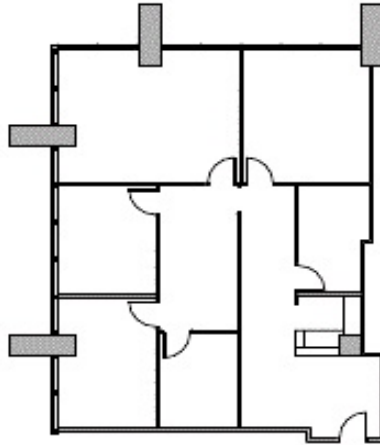
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E360

RSF: 1,917



SUITE FEATURES:

- Reception Area
- 4 Window Offices
- 1 Interior Office
- 1 Conference Room
- Corner Location
- 1 Entrance

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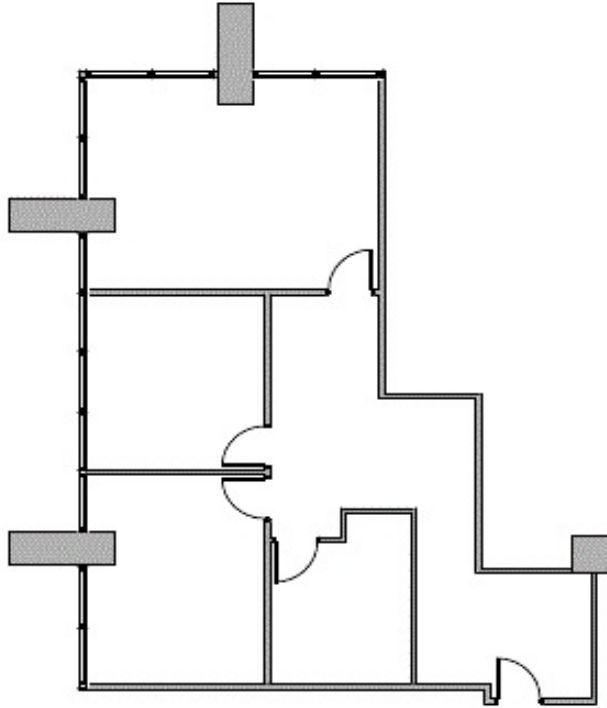


CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W311

RSF: 1,396



SUITE FEATURES:

- Reception Area
- 3 Window Offices
- 1 Interior Office

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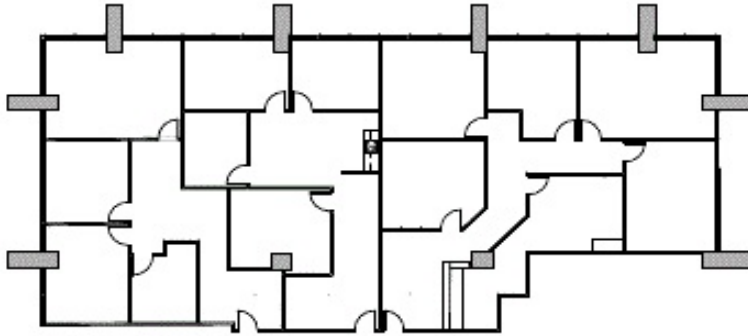
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W311.02

RSF: 5,040



SUITE FEATURES:

- Reception area
- 9 Window Offices
- 3 Interior Offices
- 1 Conference Room
- Kitchen
- Break Area
- 3 Entrances

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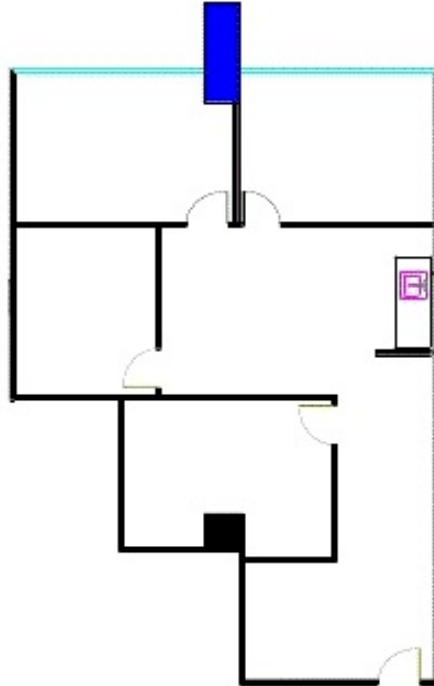
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W312

RSF: 1,331



SUITE FEATURES:

Reception Area with tile entry

2 Large Window Offices

2 Interior Offices

Coffee bar area with sink & dishwasher!

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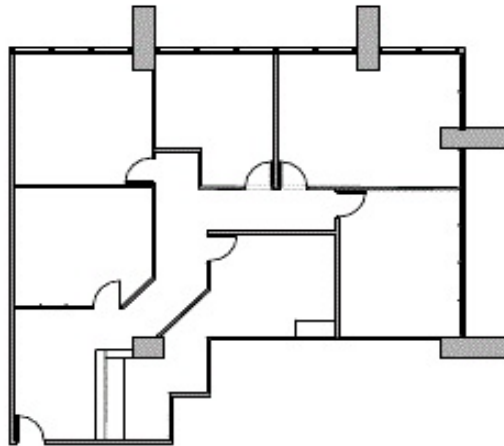
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W313

RSF: 2,313



SUITE FEATURES:

Tile entry
with built-in reception desk
4 large executive window offices
1 conference room
kitchen/storage area.

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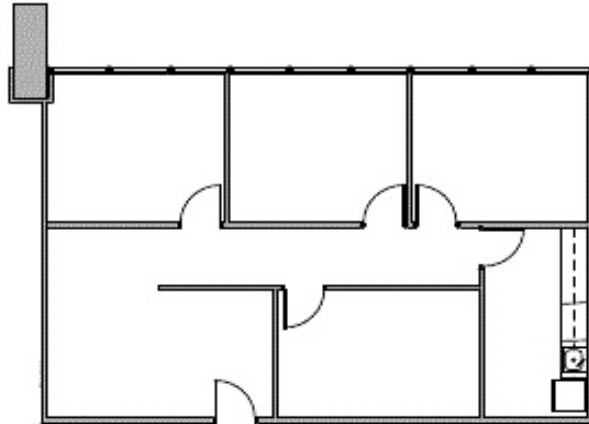
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E420

RSF: 1,336



SUITE FEATURES:

Reception
3 window offices
one interior office
kitchen

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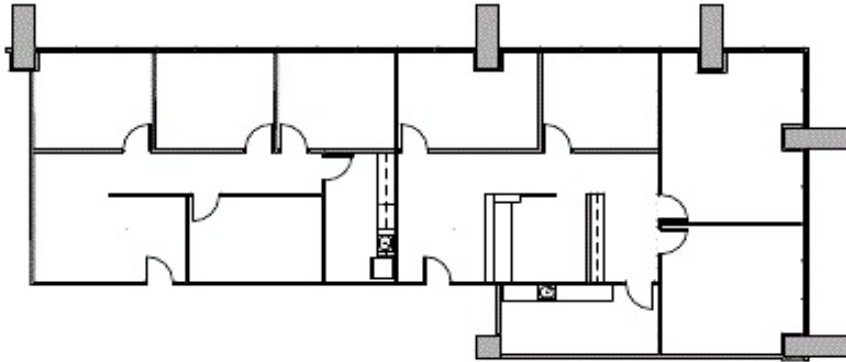
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E420.02

RSF: 3,192



SUITE FEATURES:

- 7 Window Offices
- 1 Interior Office
- 2 Entrances

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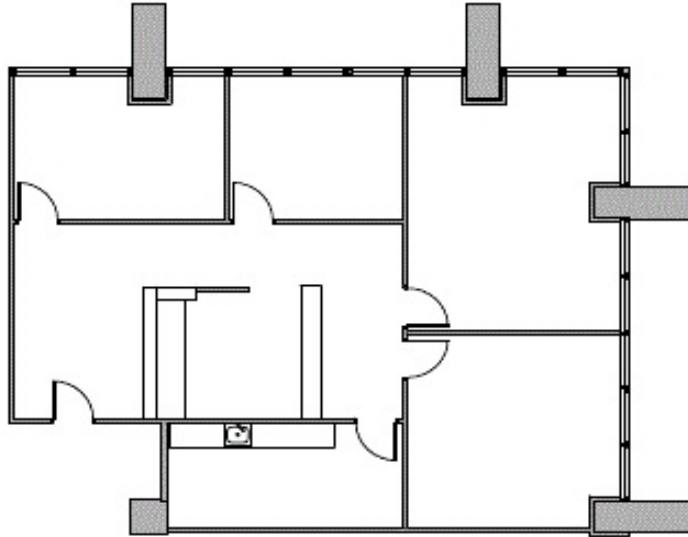
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E430

RSF: 1,856



SUITE FEATURES:

Reception area with tile entry
built-in reception desk with granite countertop. Work Area
with Built-Ins
4 Window offices
breakroom with sink.

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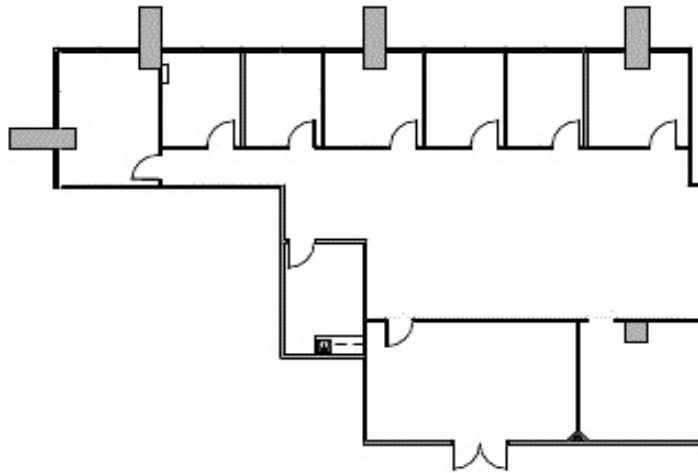
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W400

RSF: 2,790



SUITE FEATURES:

- Elevator Exposure
- Double Door Glass Inset Entry
- 1 Large Open Areas
- 1 Interior office
- 7 window offices
- Kitchen includes tile flooring
granite countertops and cabinets.

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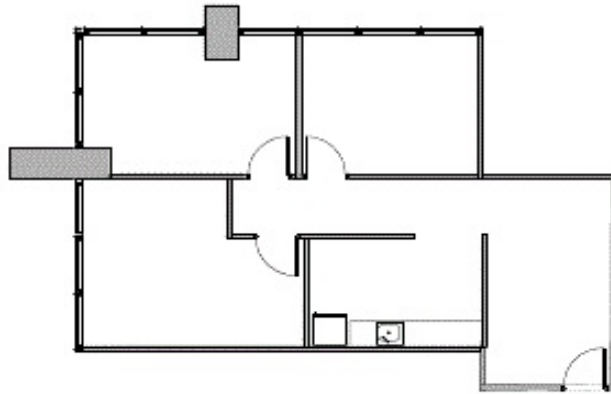
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W430

RSF: 1,075



SUITE FEATURES:

- Reception Area
- 3 Window Offices
- Break Area
- Corner Location
- 1 Entrance

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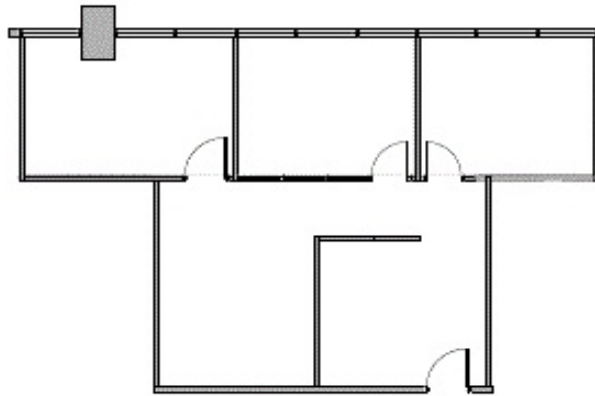
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W450

RSF: 1,059



SUITE FEATURES:

- Reception Area
- 2 Window Offices
- 1 Conference Room
- 1 Bullpen
- 1 Entrance

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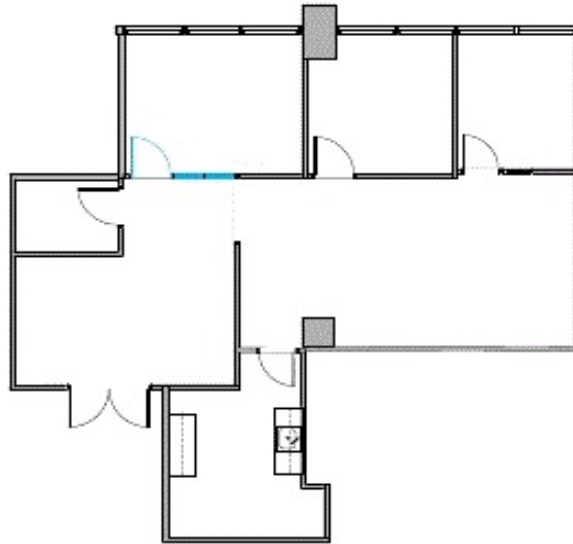


CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W460

RSF: 1,364



SUITE FEATURES:

- Reception Area
- 2 Window Offices
- 1 Conference Room
- 1 Bullpen
- Kitchen
- Break Area
- Sink
- File Or Storage Area
- 1 Entrance

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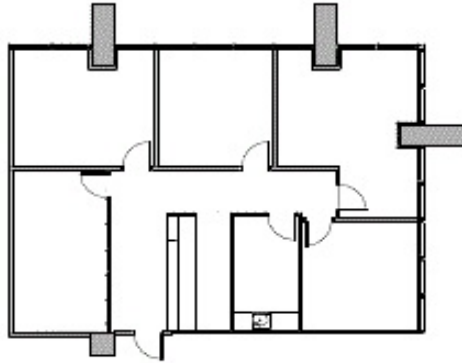
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E575

RSF: 1,835



SUITE FEATURES:

Reception Area with built-in granite reception desk with granite counter. 4 Window Offices

1 Conference Room

Kitchen

Sink

Corner Location

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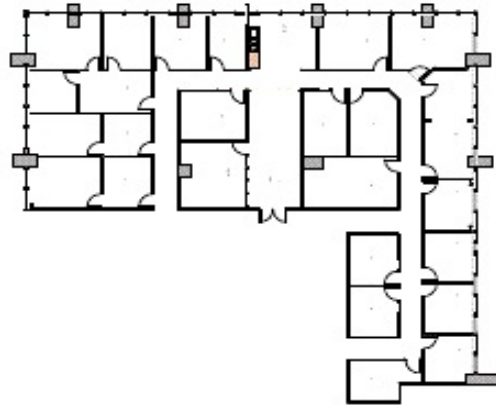
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W500.01

RSF: 6,344



SUITE FEATURES:

- Reception Area
- 12 Window Offices
- 7 Interior Offices
- 1 Conference Room
- 1 Bullpen
- Open Area
- Kitchen
- Break Area
- Sink
- Corner Location
- 1 Entrance

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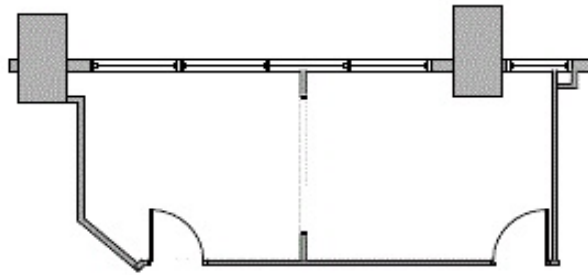
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W521



SUITE FEATURES:

Two-room office private office with windows. Featuring
shared Waiting Area
Conference Room & Lounge

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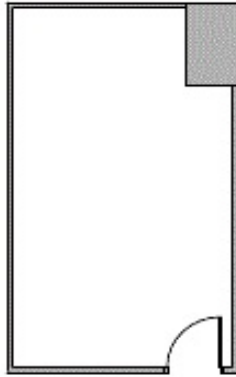
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W524



SUITE FEATURES:

Single room

private

interior office Featuring shared Waiting Area

Conference Room & Lounge

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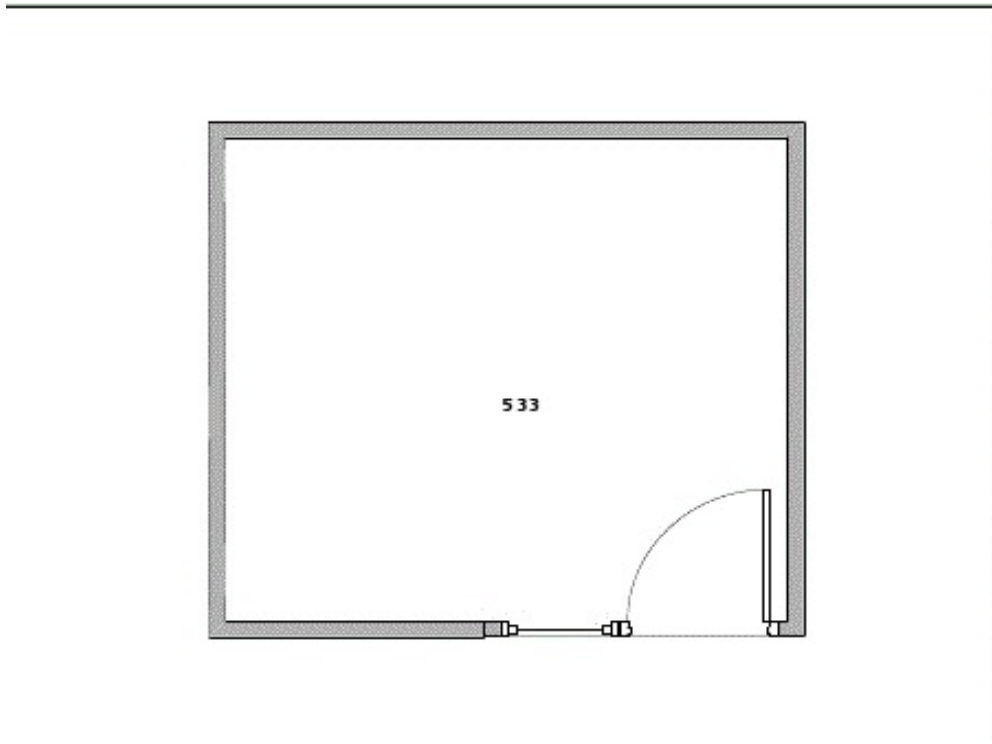
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W533



SUITE FEATURES:

Single room

private

interior office with sidelight. Featuring shared Waiting Area

Conference Room & Lounge

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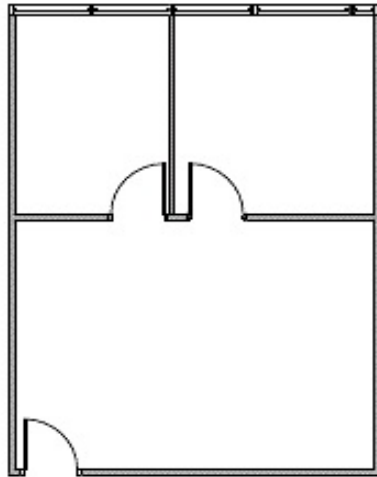
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E610



SUITE FEATURES:

2 Window Offices

Open Area

1 Entrance

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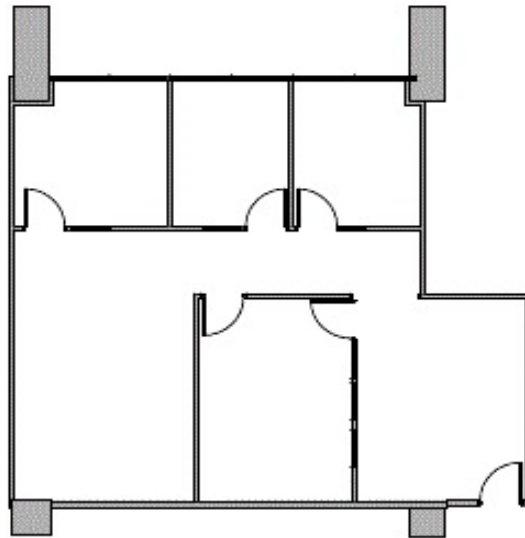
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E680

RSF: 1,353



SUITE FEATURES:

Reception area
3 window offices
conference room with floor to ceiling glass
open area for cubes.

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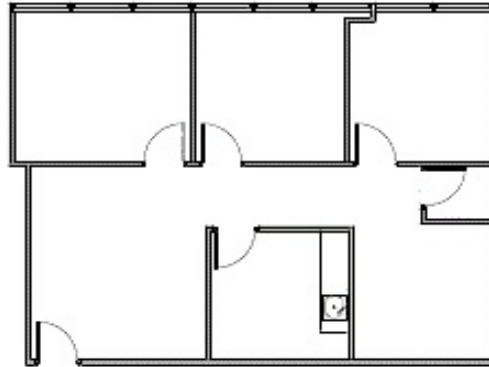
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W625

RSF: 1,169



SUITE FEATURES:

- Reception Area
- 2 Window Offices
- 1 Conference Room
- Open Area
- Kitchen
- Break Area
- Sink
- 1 Closets
- 1 Entrance

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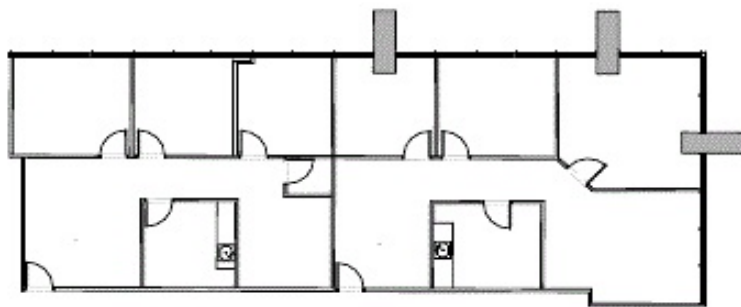


CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W625.02

RSF: 2,564



SUITE FEATURES:

- 4 Window Offices
- 1 Conference Room
- 1 Closets
- 2 Entrances

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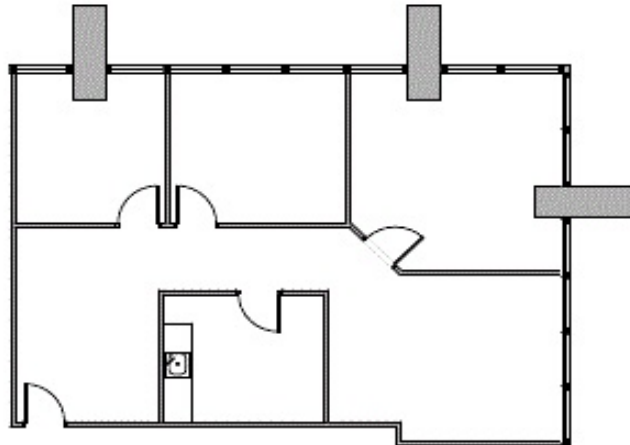
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W630

RSF: 1,395



SUITE FEATURES:

Reception Area
3 Window Offices
1 Bullpen
Kitchen
Sink

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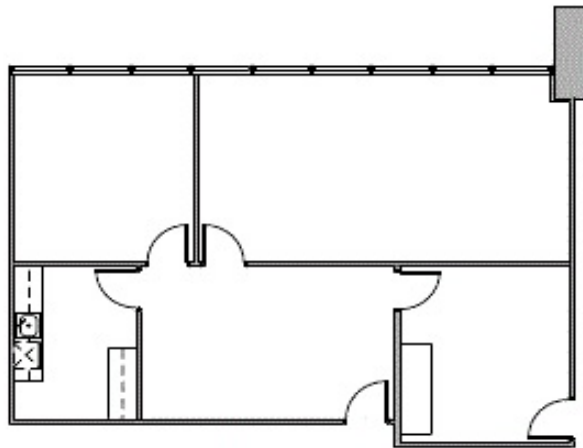
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E715

RSF: 1,390



SUITE FEATURES:

Reception
Open area
2 window office
with kitchen
sink
File Or Storage Area.

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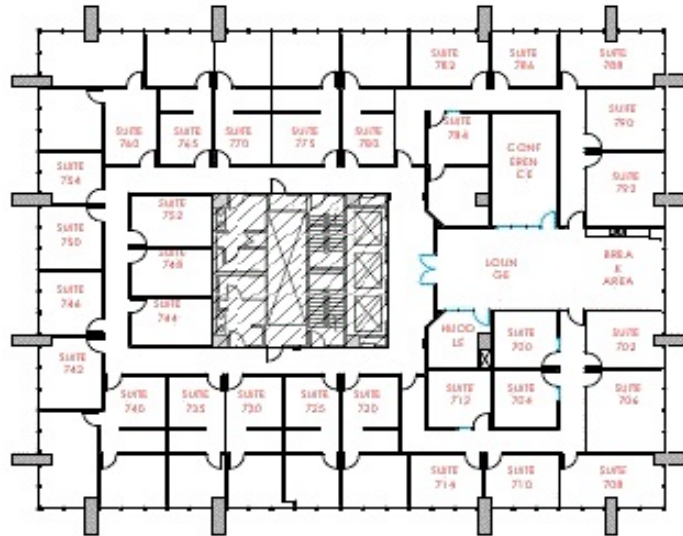
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W700.01

RSF: 12,203



SUITE FEATURES:

- Reception Area
- 24 Window Offices
- 7 Interior Offices
- 1 Conference Room
- 1 Bullpen
- Open Area
- 1 Rest Room
- Corner Location
- 1 Entrance

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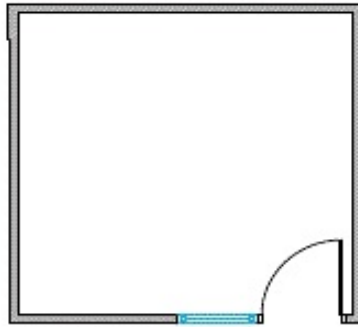
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W712



SUITE FEATURES:

Single room

private

interior office with sidelight

Featuring shared Waiting Area

Conference Room & Lounge

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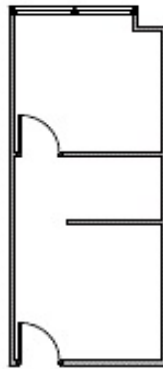
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W725



SUITE FEATURES:

Reception
open area
and 1 window office.

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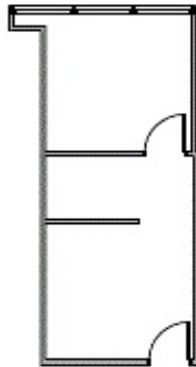
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W730



SUITE FEATURES:

Reception
open area
and 1 window office.

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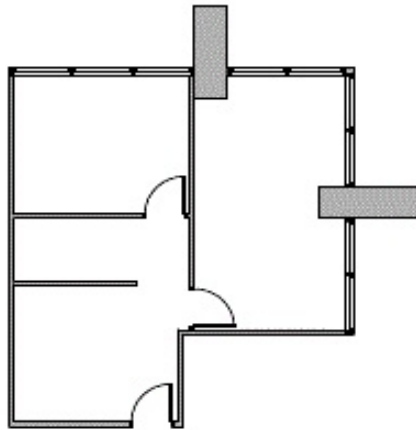
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W740



SUITE FEATURES:

Reception
open area
and 2 window offices

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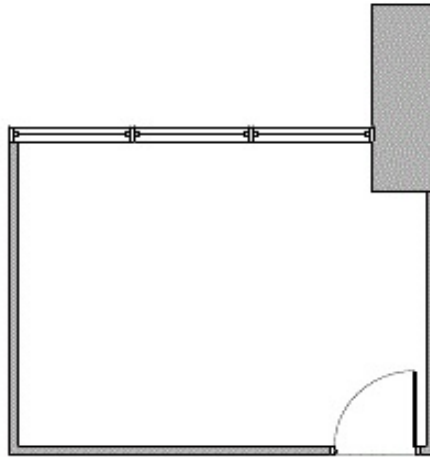
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W742



SUITE FEATURES:

Single room

private

window office. Featuring shared Waiting Area

Conference Room & Lounge

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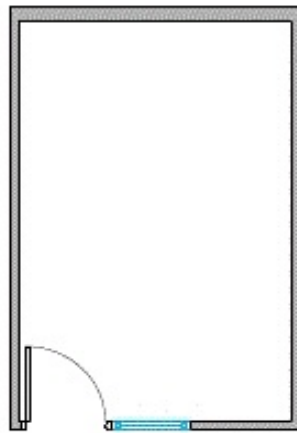
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W748



SUITE FEATURES:

Single room

private

interior office. Featuring shared Waiting Area

Conference Room & Lounge

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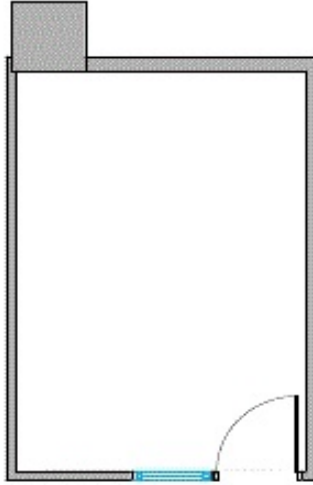
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W752



SUITE FEATURES:

Single room

private

interior office. Featuring shared Waiting Area

Conference Room & Lounge

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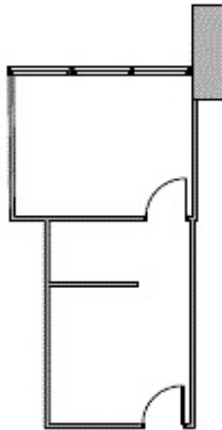
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W765



SUITE FEATURES:

Reception
open area
and window office!

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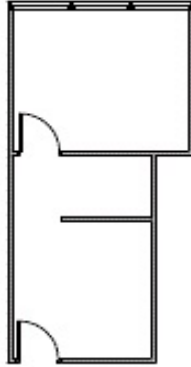
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W780



SUITE FEATURES:

Reception

open area

and window office! Featuring shared Waiting Area

Conference Room & Lounge

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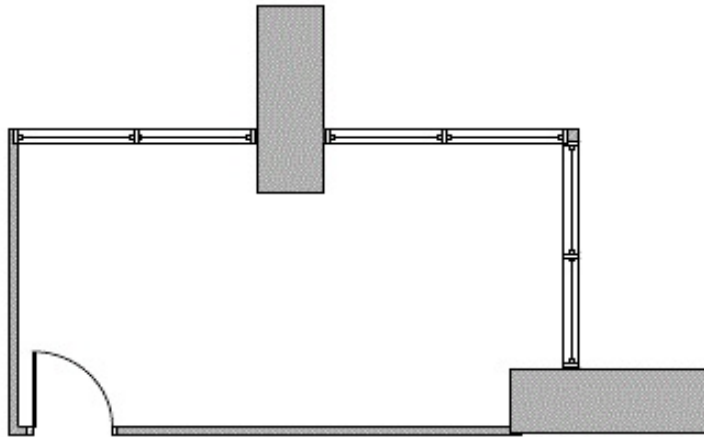
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W788



SUITE FEATURES:

Single room

private

large window office. Corner location! Featuring shared
Waiting Area

Conference Room & Lounge

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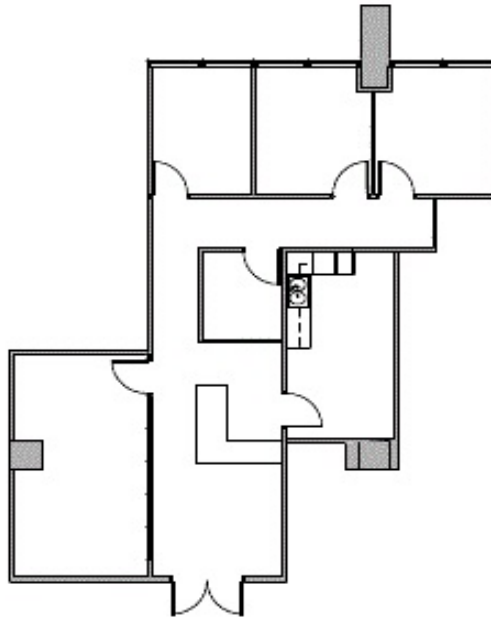
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W800

RSF: 1,416



SUITE FEATURES:

Reception Area

Tile Entry

Conference Room with floor to ceiling glass

3 Window Offices

Kitchen/Breakroom with sink
dishwasher & cabinets!

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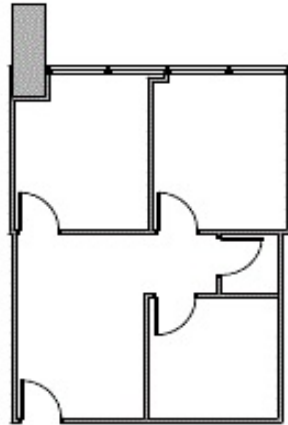
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: W830



SUITE FEATURES:

- Reception Area
- 2 Window Offices
- 1 Interior Office
- 1 Closet

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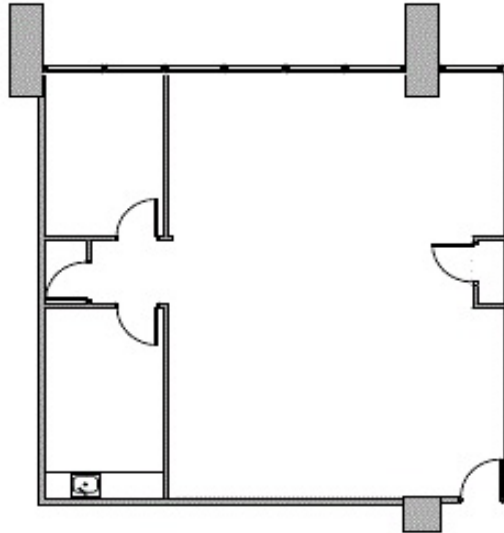
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E930

RSF: 1,395



SUITE FEATURES:

- Large open Area
- 1 Window Office
- 2 Storage Closets
- Break room with sink
- 1 entrance

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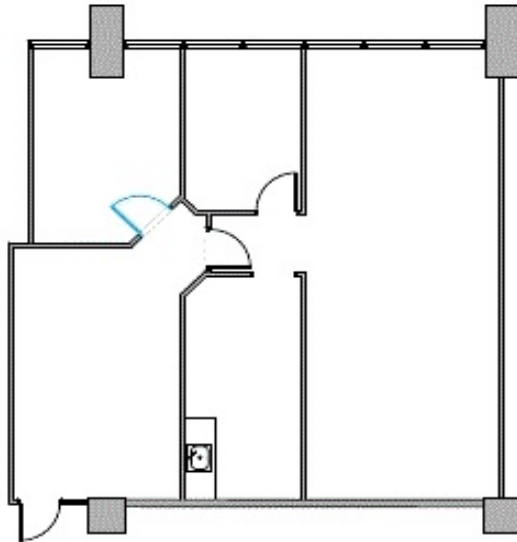
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E1090

RSF: 1,503



SUITE FEATURES:

- Reception Area
- 1 Window Office
- 1 conference room
- 1 Bullpen
- Break Area
- Sink
- 1 Entrance

CALL TO SCHEDULE A TOUR TODAY!

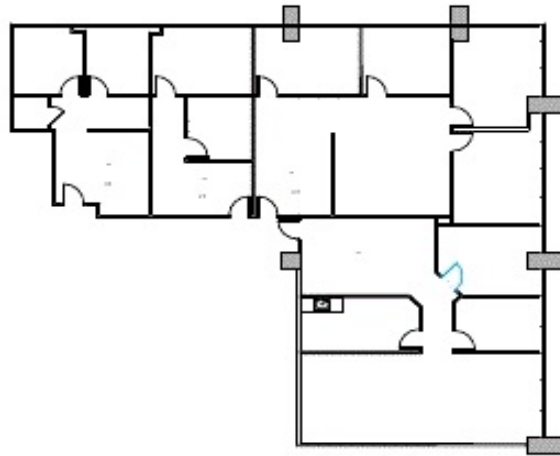


CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E1090.02

RSF: 4,199



SUITE FEATURES:

- 8 Window Offices
- 1 Interior Office
- 1 Conference Room
- 2 Bullpens
- 1 Closets
- 4 Entrances

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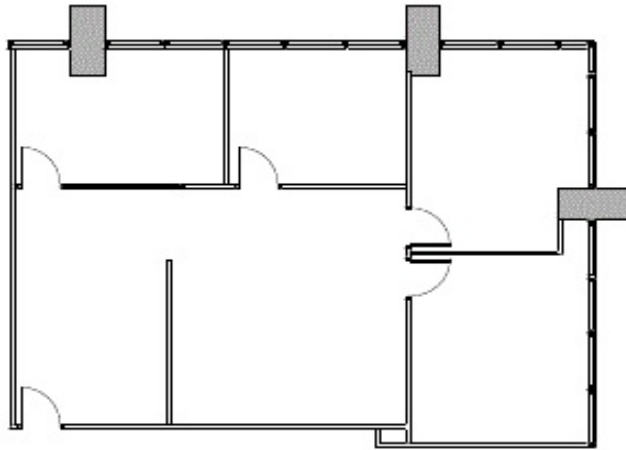
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E1092

RSF: 1,547



SUITE FEATURES:

- Reception Area
- 3 Window Offices
- 1 Conference Room
- 1 Bullpen
- Corner Location
- 1 Entrance

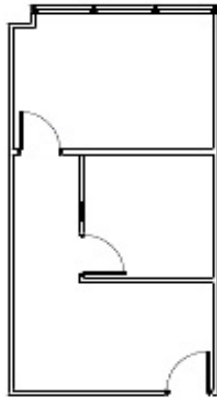
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E1095



SUITE FEATURES:

- Reception Area
- 1 Window Office
- 1 Interior Office
- 1 Entrance

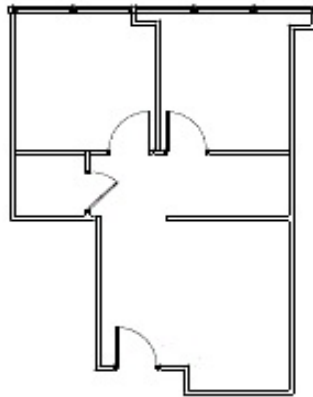
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CARILLON TOWERS

13601 PRESTON RD, DALLAS, TX 75240

SUITE: E1098



SUITE FEATURES:

Reception Area
2 Window Offices
Open Area
File Or Storage Area
1 Entrance

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