

# THREE FOREST PLAZA

12221 Merit Drive, Dallas, TX 75251

PARK CENTRAL SUBMARKET

**SILVER STAR PROPERTIES REIT, INC.**

12221 Merit Drive, Dallas, TX 75251

972-788-4988

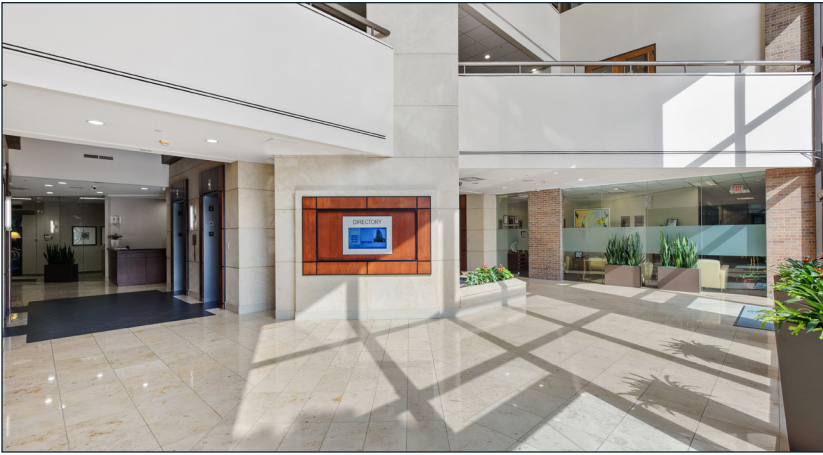
[leasing@hi-reit.com](mailto:leasing@hi-reit.com)

[www.hi-reit.com](http://www.hi-reit.com)



**SILVER STAR**  
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### THREE FOREST PLAZA

Three Forest Plaza is a 19-story, top tier Class A office property conveniently located in the heart of the Dallas Fort Worth Metroplex. This property is minutes away from some of Dallas' most popular, high-end retail, entertainment and fine dining establishments with excellent access to the Lyndon B. Johnson Freeway and Highway 75 interchange. Three Forest Plaza boasts an aesthetically pleasing exterior featuring modern glass architecture with an equally unique interior with abundant natural light and amenities for its tenants.

### PROPERTY AMENITIES

- Move-in Ready Suites
- On-site Professional Management and Leasing
- Crown and Monument Signage Available
- After-hours Controlled Access
- Free Garage Parking
- On-site Courtesy Officer
- Live 24-hour Monitored Surveillance Cameras
- 40-person Conference Facility
- Newly Renovated Lobby and Common Areas
- Full-Service Fitness Center with Locker Rooms
- On-site Deli

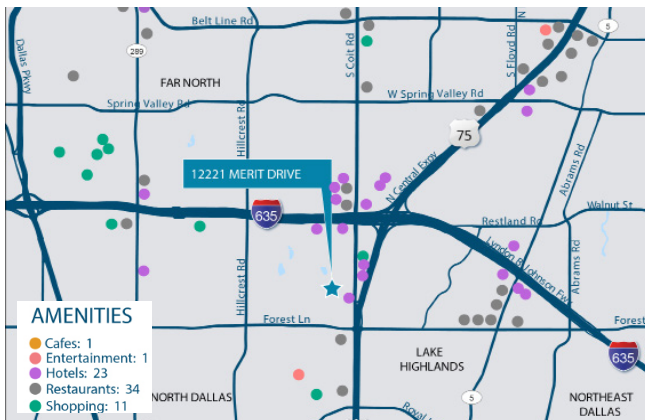
**Building Hours:**  
 Monday - Friday  
 7:00am - 7:00pm  
 Saturday  
 8:00am - 1:00pm

**Security Hours:**  
 Monday - Sunday  
 6:00am - 10:00pm

**Parking Ratio:**  
 3.33:1,000

**After Hour HVAC:**  
 \$100.00 per hour

**Telecom Providers:**  
 AT&T, Cognet, Spectrum, Logix, Level 3, Birch



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