THE STERLING

PRESTON CENTER



A Sterling Office in Dallas' Prestigious Preston Center

The Sterling is a highly visible Class AA office tower located in the desirable Preston Center submarket, offering walkability to shopping and dining and quick access to Dallas Love Field Airport.

The property boasts a state-of-the-art fitness center, training center, tenant lounge with coffee bar, and easy access to a six-level parking garage with charging stations.

AA
Class

21,500 RSF
Typical Floor Plate

320,000 RSF
Rentable Area

3/1000
Parking Ratio

LEED Gold, WELL
Certifications

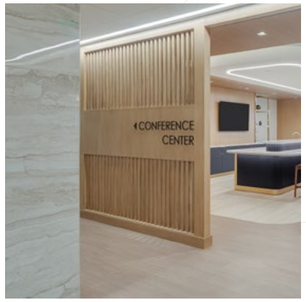


A New Standard at Preston Center.

The Sterling will bring an elevated elegance to the arrival experience and lobby in 2026. Inspired by high-end hotels, the natural tones and pristine finishes create a warm invitation to this Class AA office experience.

Tenant Lounge

The tenant lounge serves as the centerpiece of the 5th floor amenity level and features complimentary coffee bar, multiple gathering spots and an elegant finish out.







New Lobby Coming 2026

Unmatched Amenities. Sterling Service.

- Tenant Lounge
- Fitness Center
- Conference Center
- Cafe
- Coffee Bar
- Sprinter Van Service
- Wellness Suite (2026)





New Ground Floor Café - The Sterling Spoon

Serving fresh, healthy lunch and breakfast as well as a grab & go options.





Fitness Center

Revamped fitness center with free weights, machines, towel service, showers and locker rooms





Conference Center

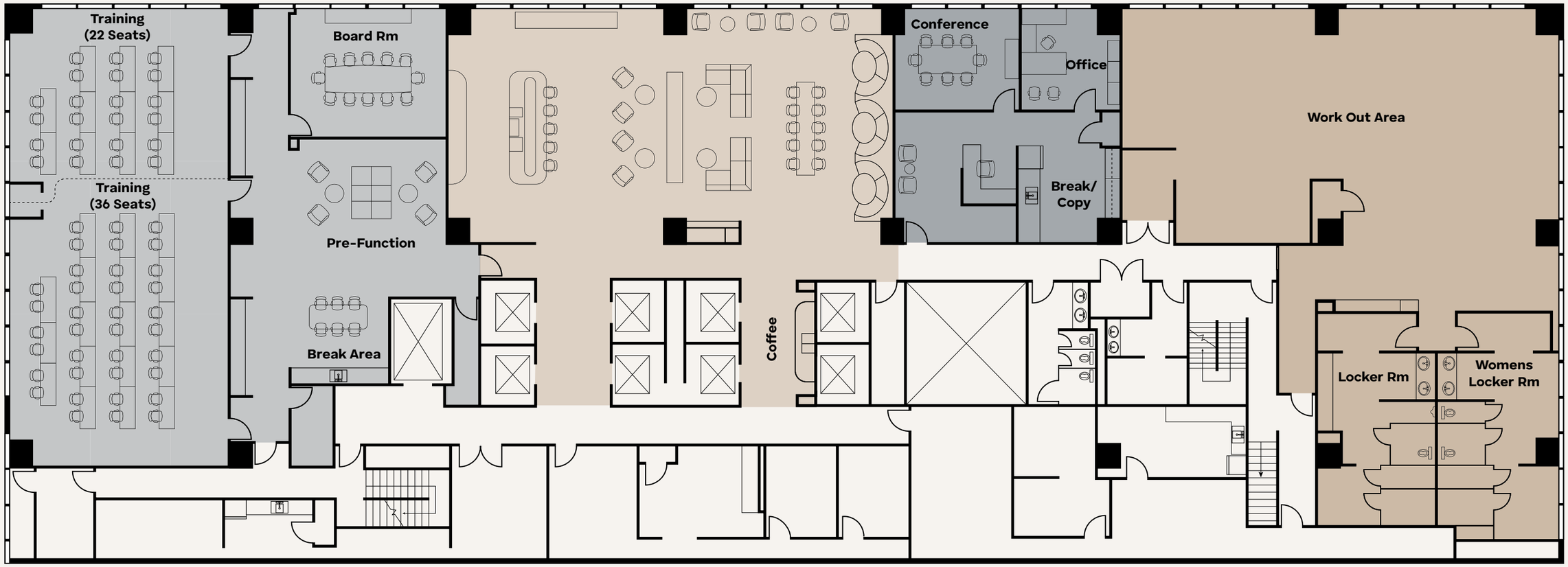
State-of-the-art conference center featuring pre-function area, training room and board room, with the ability to accommodate up to 40 people.

CONFERENCE CENTER

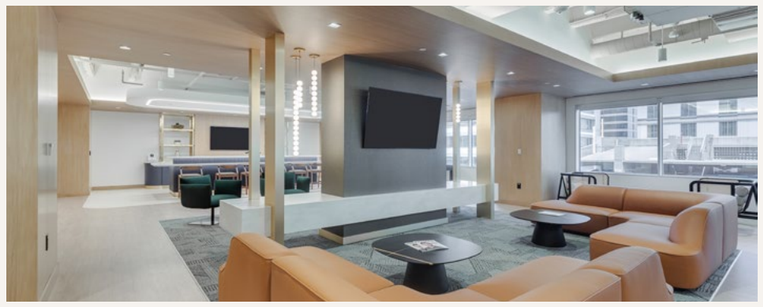
TENANT LOUNGE

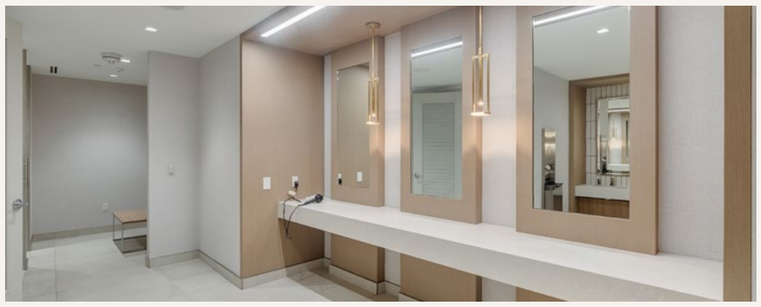
MANAGEMENT OFFICE

FITNESS CENTER










CORRIDOR
STAIR #2
PREP KITCHEN
THE STERLING SPOON
POS
REF
REF
CAFE
DRY STORAGE
WELLNESS SUITE
FLEX
MOTHERS
WELLNESS RETREAT
LOUNGE
RECEPTION
LOBBY
DROP-OFF
SECURITY
ENTRY
STAIR #1
STAIR #3
OUTDOOR CANOPY



LOCATION

Preston Center

The prestigious Preston Center submarket, located between Preston Hollow and University Park, is known for its walkable, dense collection of amenities and dining. For added convenience, tenants at The Sterling have access to daily private shuttle service throughout Preston Center.

Within 1-mile

25	60	42
Restaurants	Services	Shops

Preston Center Walkable Dining

HILLSTONE · il Bracco · TRUE FOOD KITCHEN · hopdoddy BURGER BAR · CRAFT · MONTLAKE CUT · Frenchie ALL DAY EATERY & BAR · AU TROISIEME · TACO JOINT · rōti · MUCHACHO comida tex mex · BOXED BITES · R+D KITCHEN · SusieCakes · nektar



LOCATION

Preston Center Retail

Dining

1	CRAFT Beer Market
2	55 Seventy Dallas
3	Pizzeria Carina
4	A Sandwich Shop
5	White Rock Coffee
6	Grain
7	Taqueria el Arquito
8	Boxed Bites
9	Hopdoddy Burger Bar
10	Lovers Eggroll
11	Rings Donuts and Coffee
12	MABO
13	SusieCakes - Dallas
14	The GEM Organic Juice
15	Montlake Cut
16	Burning Rice
17	Taco Joint Preston Center
18	Flying Fish
19	Malai Kitchen
20	Jersey Mike's Subs
21	Sclafani's New York Bagels
22	True Food Kitchen
23	maman
24	Frenchie
25	il Bracco
26	Nekter Juice Bar
27	Muchacho
28	R+D Kitchen
29	Hillstone
30	Scilla Restaurant

Fitness

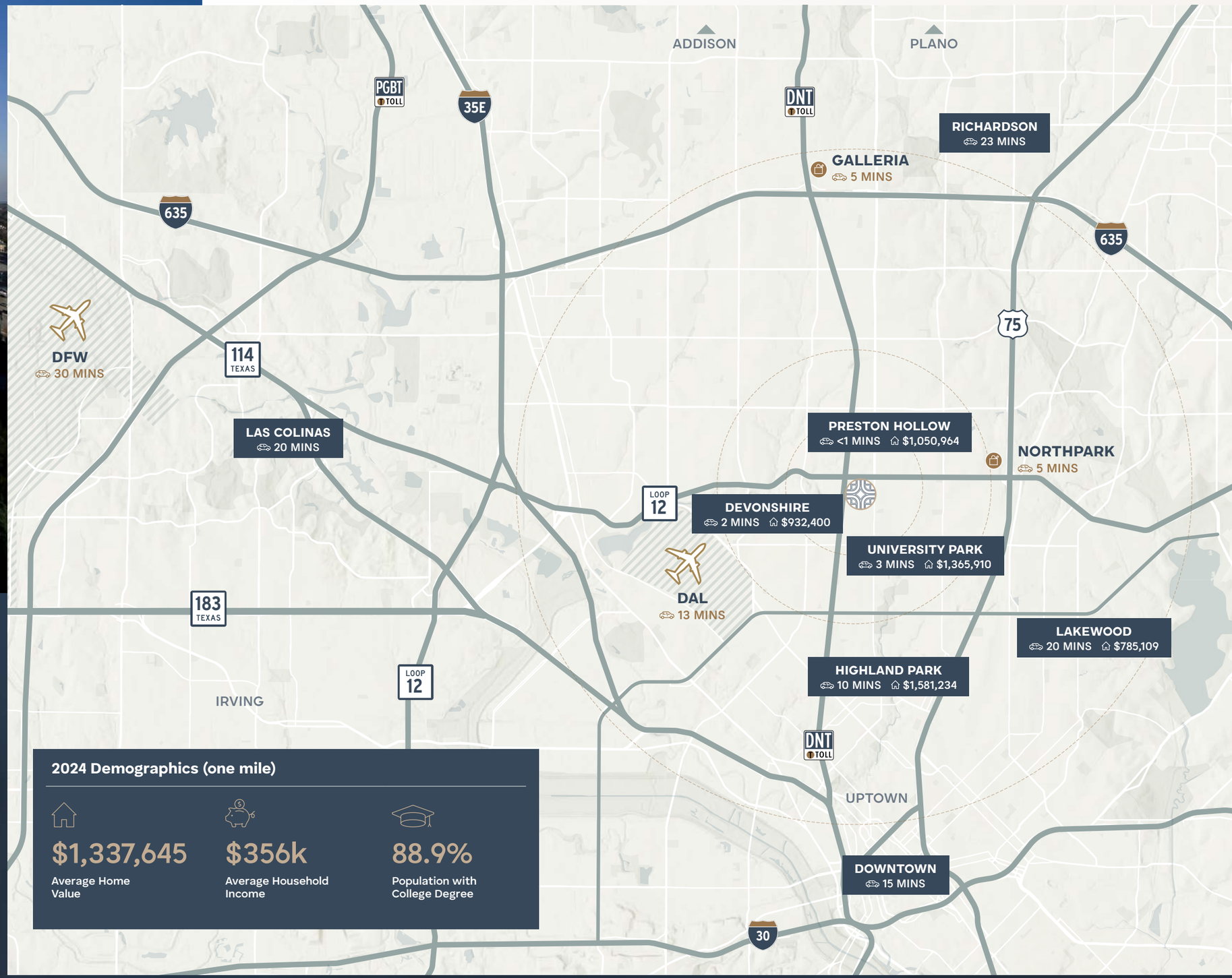
1	City Golf Club
2	Lift House Fitness
3	JOHN REED Fitness
4	Stretch Zone
5	Class Studios



LOCATION

Close to Everything

The Sterling is nestled in the heart of the Dallas/ Fort Worth business elite with direct access to Dallas North Tollway, ideally situated amongst major business hubs including, the Dallas Central Business District and the growing Plano and Frisco corridors.



2024 Demographics (one mile)

$1,337,645
Average Home Value

$356k
Average Household Income

88.9%
Population with College Degree











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Fact Sheet

Location	5949 Sherry Lane Dallas, Texas 75225
Building Details	320,874 RBA 19 Floors of Office
Constructed	1984 / 2015 / 2026 Forthcoming
Floor Plate	21,500 RSF average w/ 13’ slab to ceiling height
OPEX (2025)	NNN = $16.80 per rsf and Electricity = $1.55 per rsf
Parking	3.0/1,000 SF 7 level garage ($100 UR, $200 R); Direct building access from garage
Security	24-hour, 7-days per week with after hours-controlled system at building entry point, and video surveillance
Building Amenities	41-person conference center with catering kitchen featuring 25 person training room and 16 person board room State-of-the-art fitness center Tenant lounge with coffee bar On-site cafe Mercedes Benz service to Preston center retail and dining 24-hour security On-site property management and engineering
Building Hours	Monday through Friday from 7:00 a.m. to 6:00 p.m. and on Saturdays from 8:00 a.m. to 1:00 p.m.
Certifications	



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