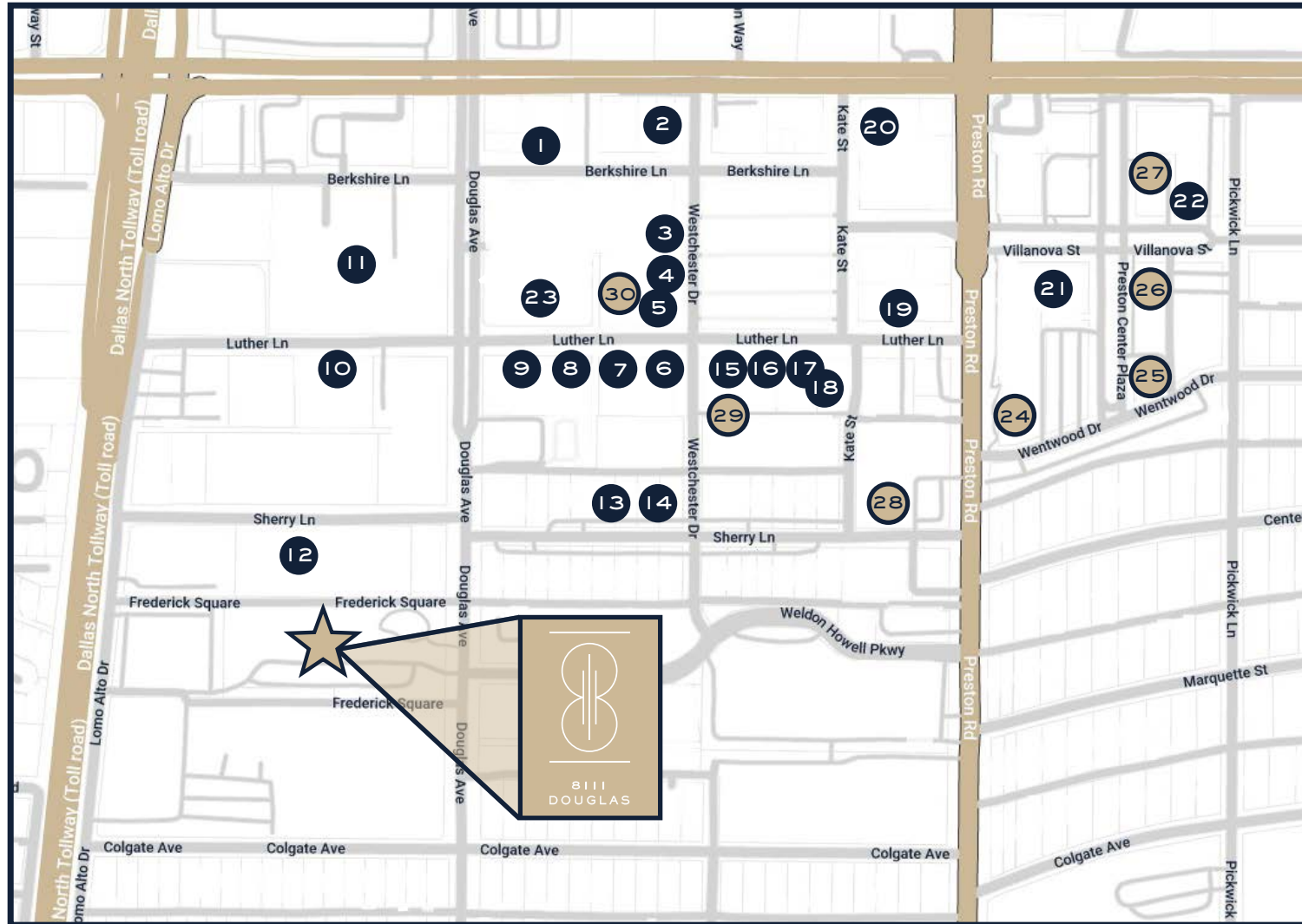


PRESTON CENTER'S FINEST OFFERING



8111
DOUGLAS

WALKABLE AMENITY BASE

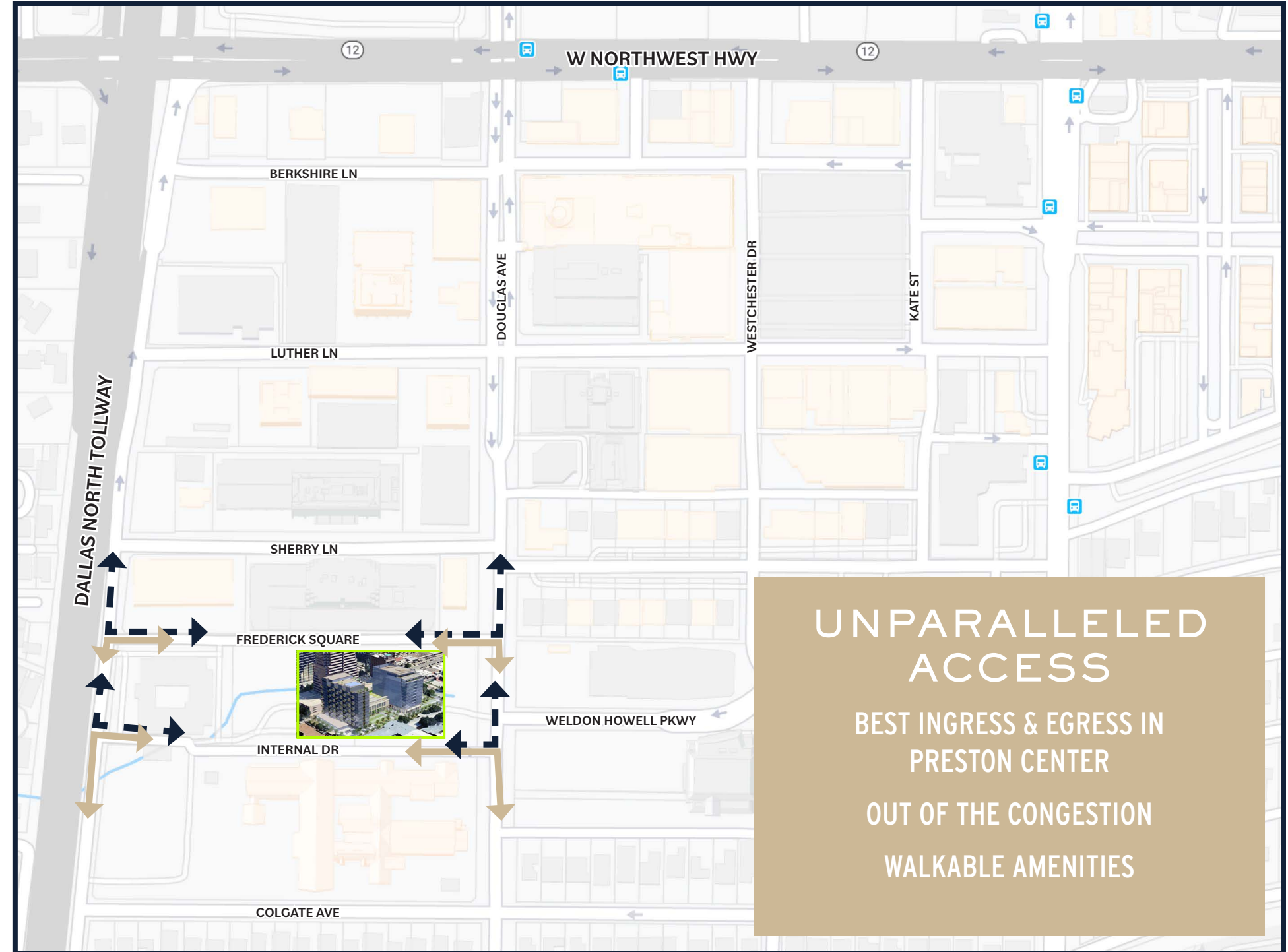


FAST CASUAL

1. SOUTHPAWS GRILL
2. YONKER PIZZA COMPANY
3. SALATA
4. YOLK
5. ROTI
6. HOPDODDY BURGER BAR
7. GO FISH POKE
8. BAD CHICKEN
9. THE GEM
10. GRAIN
11. WHITE ROCK COFFEE
12. STIR CAFE
13. UNREFINED BAKERY
14. PANINI BAKERY & CAKES
15. BURNING RICE
16. TACO JOINT
17. FLYING FISH
18. MALAI KITCHEN
19. SCLAFANI'S NEW YORK BAGELS
20. STARBUCKS
21. TRUE FOODS
22. NEKTER JUICE BAR
23. WANGS CHINESE

UPSCALE

24. HILLSTONES
25. R + D KITCHEN
26. MUCHACHO
27. IL BRACCO
28. SEVYS
29. MONTLAKE CUT
30. AT BISTRO



UNPARALLELED
ACCESS

BEST INGRESS & EGRESS IN
PRESTON CENTER

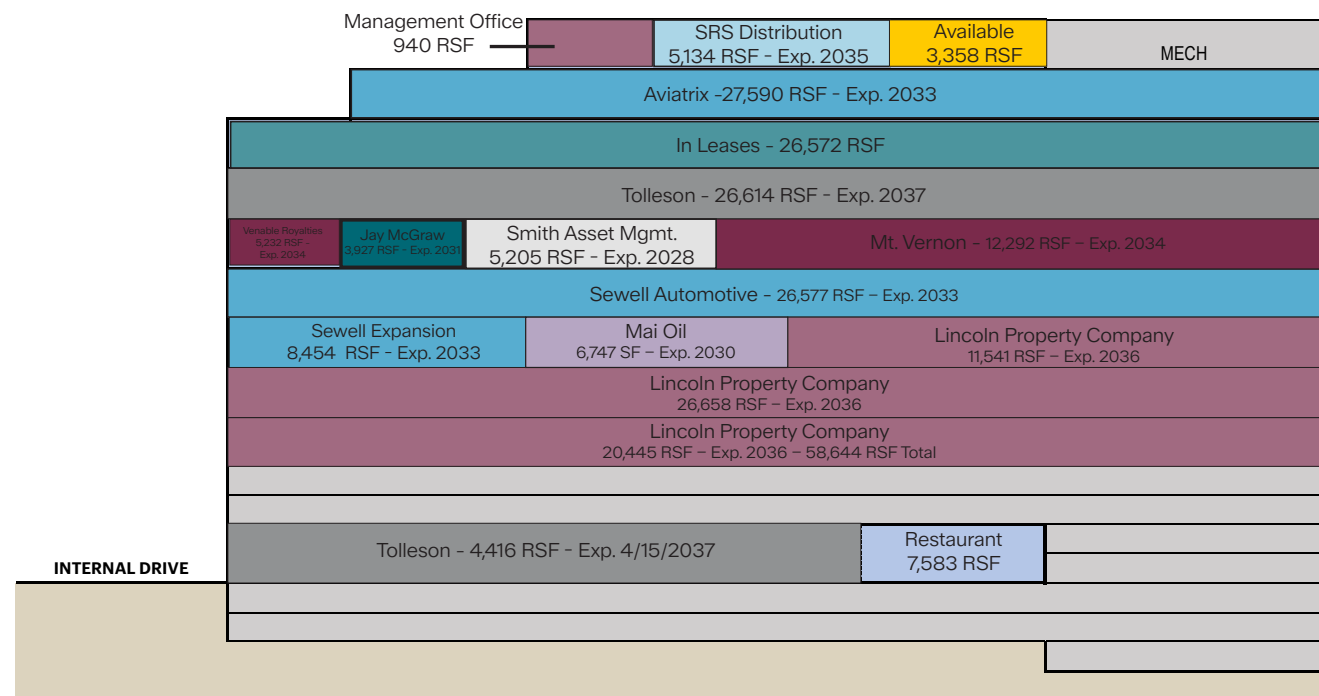
OUT OF THE CONGESTION
WALKABLE AMENITIES





8111 DOUGLAS STACKING PLAN

GROUND FLOOR



TOTAL OFFICE
221,710 SF

Restaurant
7,583 RSF

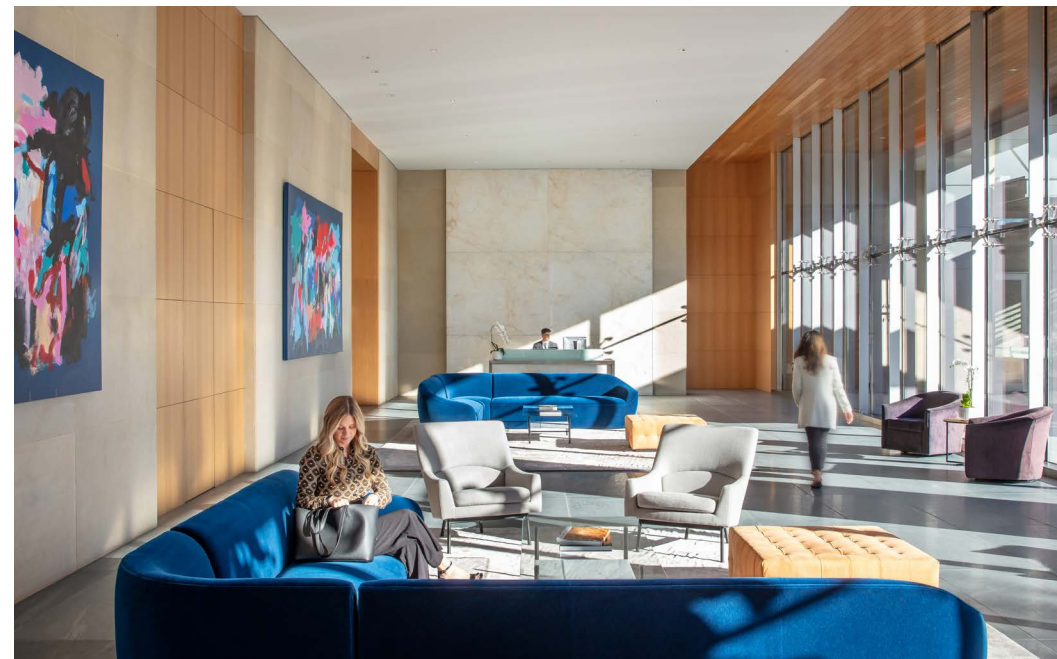
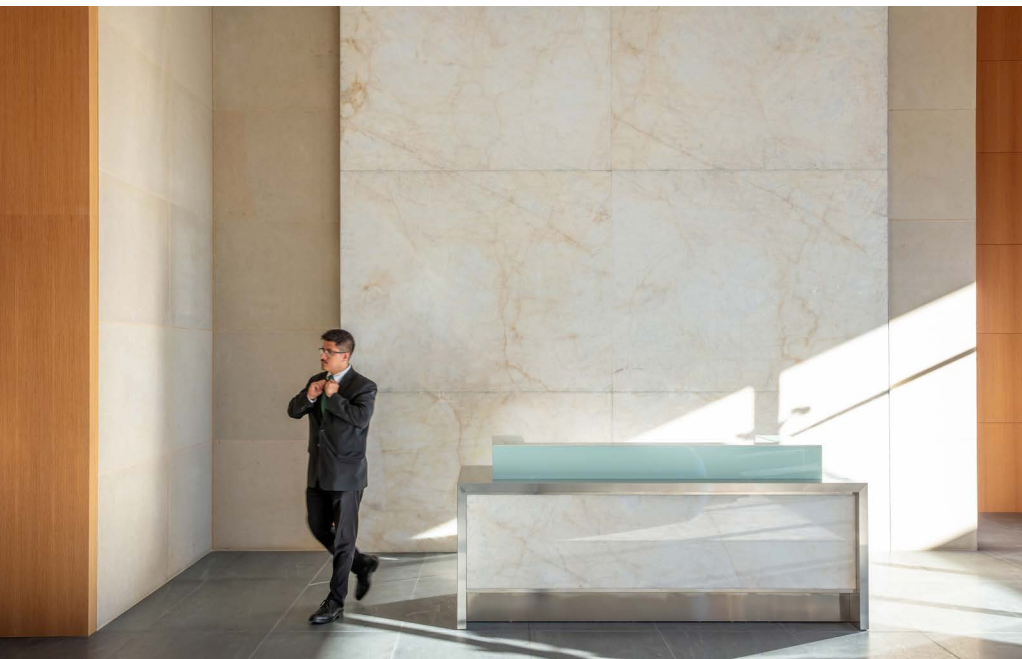
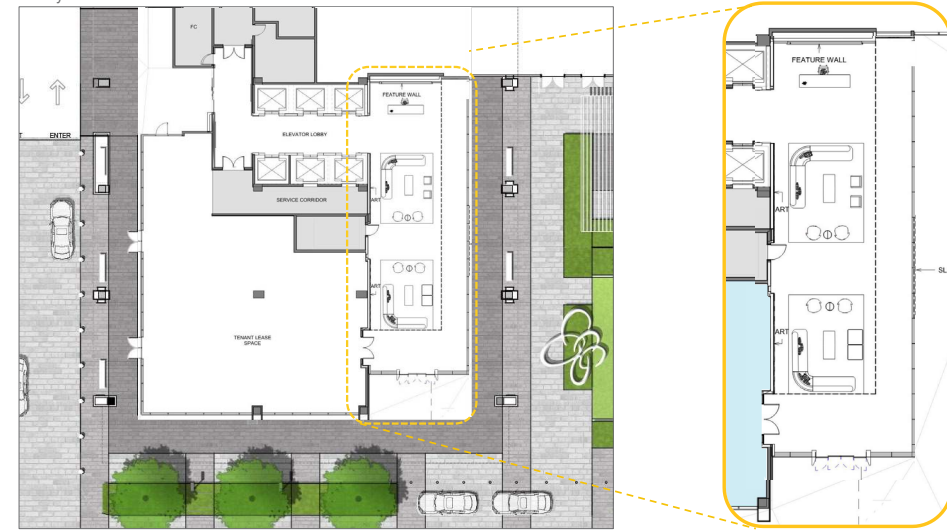
Floor to
Floor
Height

- 16.0' Penthouse
- 14.3' Office Floor 12
- 14.3' Office Floor 11
- 14.3' Office Floor 10
- 14.3' Office Floor 09
- 14.3' Office Floor 08
- 14.3' Office Floor 07
- 14.3' Office Floor 06
- 14.3' Office Floor 05
- 11.0' Parking Level P4
- 9.8' Parking Level P3
- 9.8' Parking Level P2
- 11.0' Ground Floor
- 14.00' B1 Parking Level
- 10.00' B2 Parking Level
- 9.50' B2 Ramp Extension

171.7' Tall



LOBBY



RESTAURANT PATIO





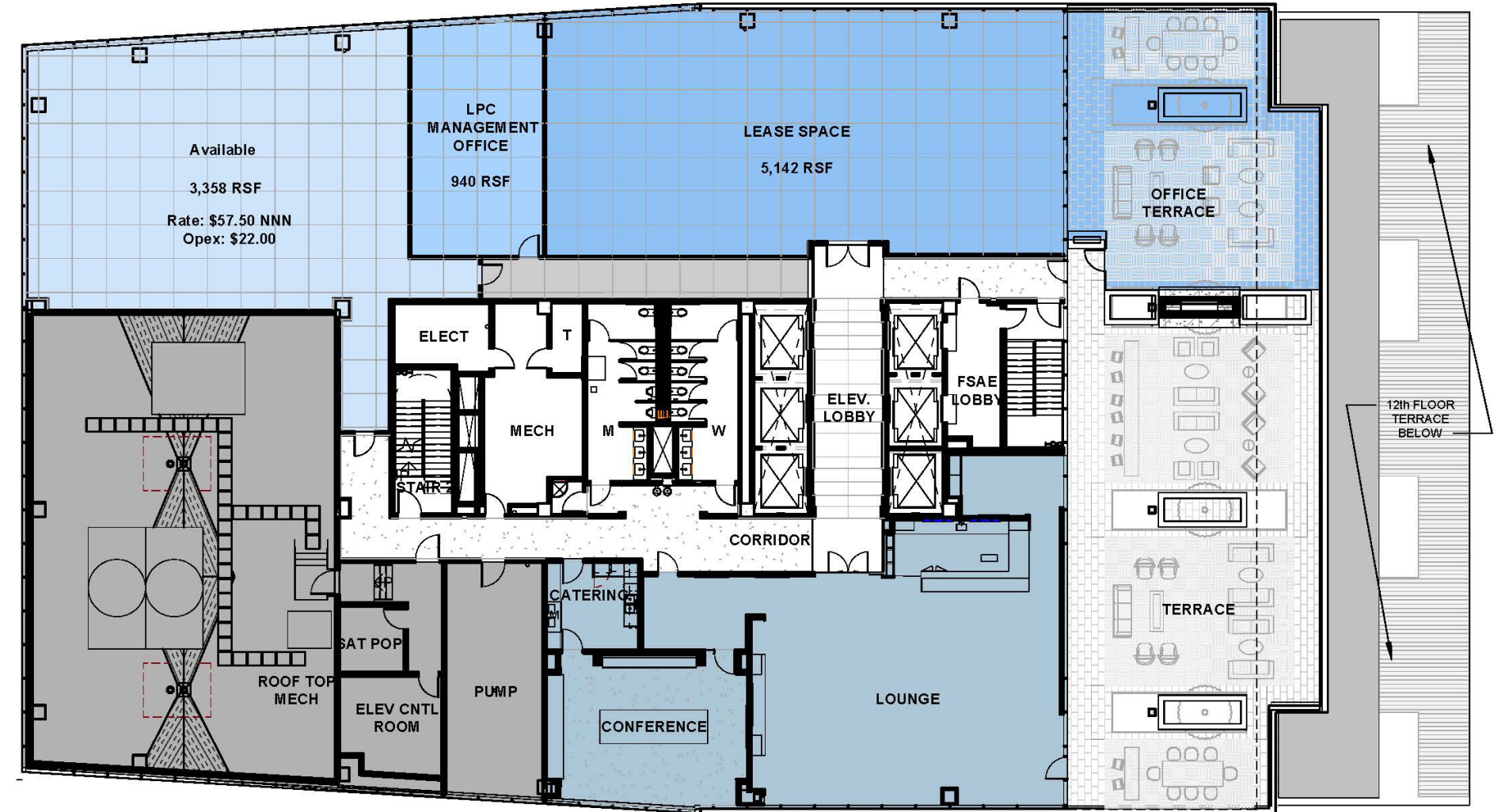
5TH FLOOR AMENITY LEVEL



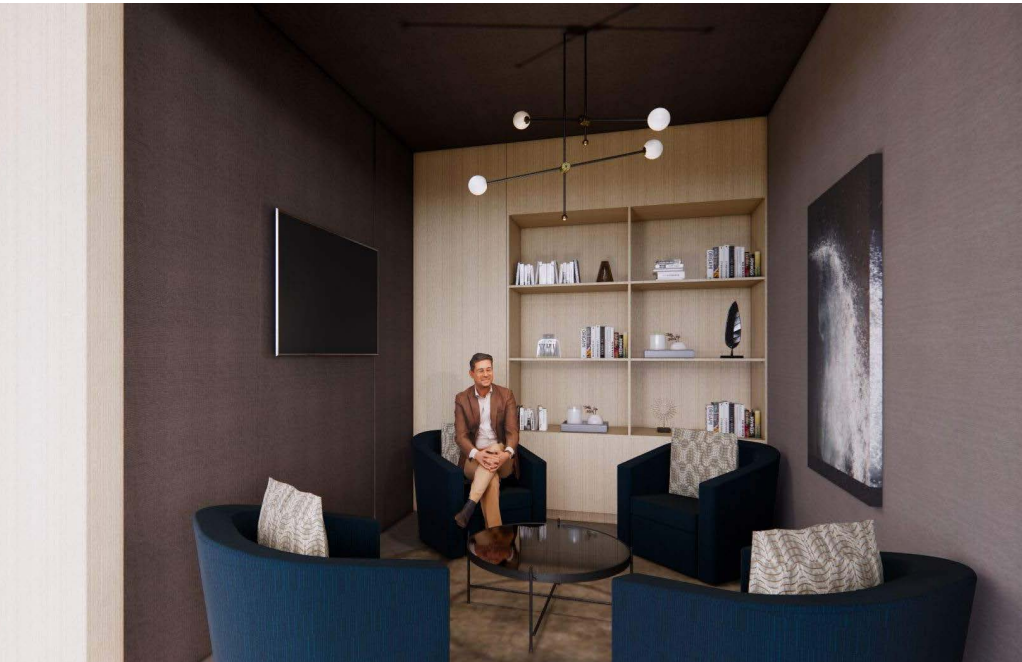


PENTHOUSE FLOOR PLAN

3,358 RSF



PENTHOUSE AMENITY & CONFERENCE



MULTI-FAMILY



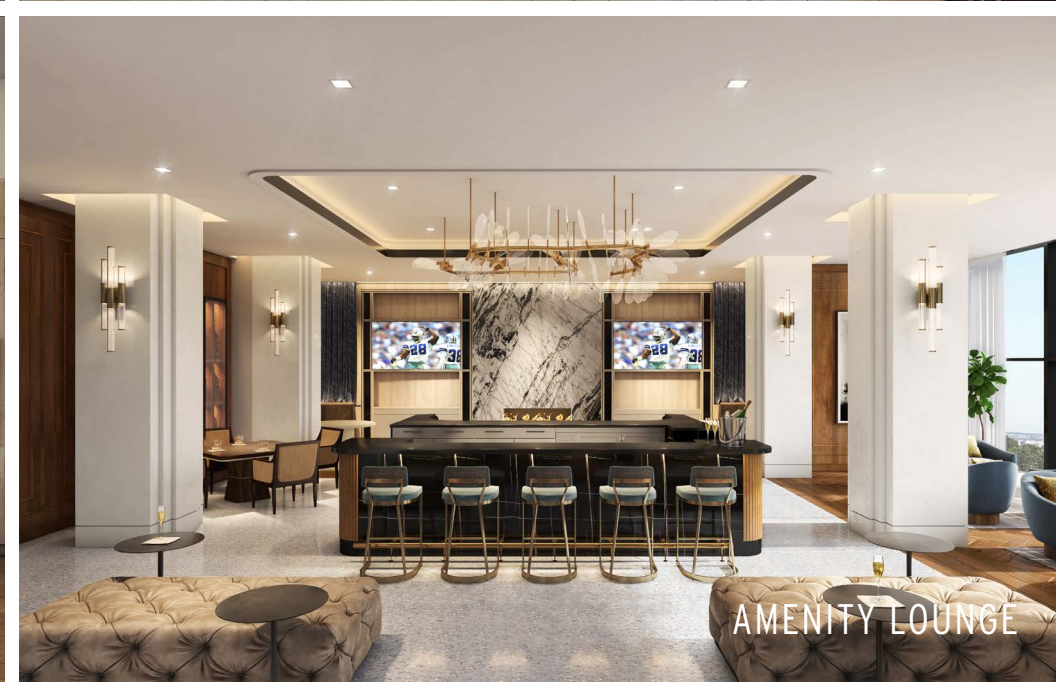
LOBBY



PATIO EXPERIENCE



KITCHEN/LIVING



AMENITY LOUNGE



ROOFTOP TERRACE



8111
DOUGLAS

LINCOLN PROPERTY COMPANY



THE BUILDING

13-Story Class A Office Towers
220,523 RSF Total
27,619 RSF Typical Floorplate

AMENITIES

- Preston Center's finest offering
- Immediate access to the Dallas North Tollway
- Remarkable views, unobstructed for life
- Unparalleled Access
- Fitness center
- Rooftop courtyard with bocce ball, putting green, fitness lawn, and pickle ball
- Penthouse tenant lounge with conference center, bar and terrace
- On-site restaurant with patio

BUILDING FACTS

LARGEST CONTIGUOUS 3,548 RSF

LEASE TERM Negotiable

RENTAL RATE \$55.00 NNN

ESTIMATED OPEX \$22.00

ESTIMATED ELECTRICITY \$1.25

OCCUPANCY RATE 95% +

TENANT FINISH Negotiable

BUILDING HOURS Mon-Fri 7:00am - 6:00pm;

Sat 8:00am - 1:00pm

PARKING 3:1,000 Ratio;

RESERVED SPACES \$200.00/mo;

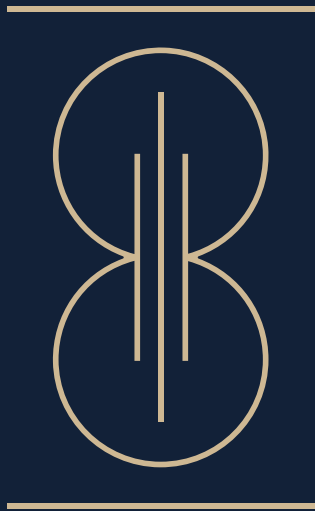
UNRESERVED SPACES \$100.00

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8111
DOUGLAS

Lincoln

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