

ONE PRESTON CENTRE

DALLAS, TEXAS



8222 DOUGLAS AVE.
Dallas, Texas 75220

 **PILLAR**
COMMERCIAL

THE BUILDING

BUILDING SIZE
76,741 SF

BUILT IN
1980

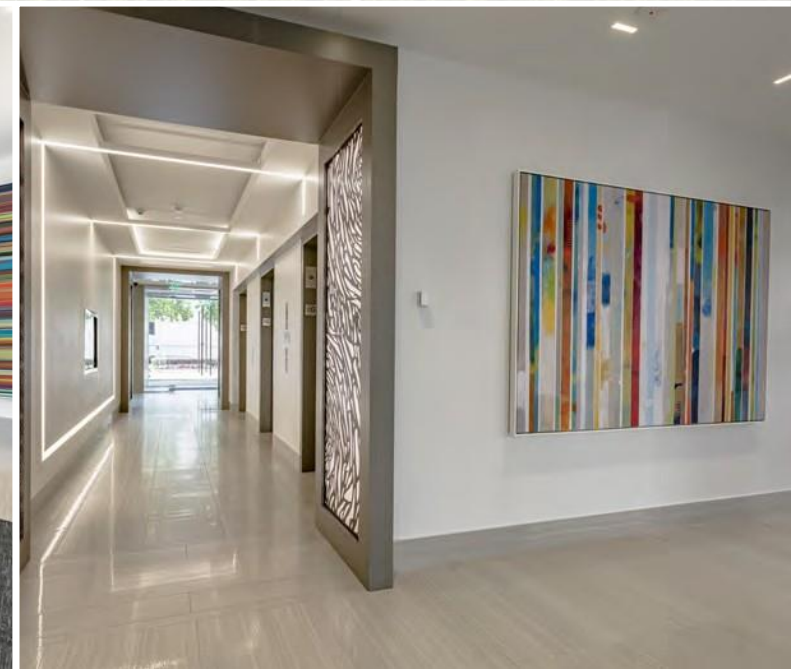
RENOVATED
2017-2022

PARKING
3.0 :1,000

UNRESERVED: \$75.00/MO

RESERVED: \$150.00/MO

2025 NNN ESTIMATE
\$16.89



PRESTON CENTER

One Preston Centre is located steps away from an unmatched combination of amenities including dining, retail, entertainment, fitness and hospitality in Preston Center, Dallas' only land-constrained submarket.



45+
RESTAURANTS



90+
HEALTH SERVICES
+ FITNESS



150+
RETAIL STORES



2
GROCERY STORES



330+
MULTIFAMILY UNITS



200+
HOTEL ROOMS

HILLSTONE
RESTAURANT GROUP

MiniLuxe

MONTLAKE
CUT

ORVIS

R+D KITCHEN

Sprinkles

YLANG 23



TRUE FOOD KITCHEN

W NORTHWEST HWY 12

BERKSHIRE LN

LUTHER LN

SHERRY LN

WELDON HOWELL PKWY

DOUGLAS AVE

PRESTON RD

PICKWICK LN

LOMO ALTO DR

BEAL BANK

BB&T

VISTA BANK

REGIONS BANK

SOUTHPAWS GRILL

BANK OF AMERICA

WELLS FARGO BANK

Q CLOTHIER

MEDICAL CITY ER

STARBUCKS

THE LAUREL

TICKET FINDERS USA

SOULCYCLE

SQUEEZED

SLEEP NUMBER

JOS. A. BANK

CORNER BAKERY CAFE

FIDELITY INVESTMENTS

JAMBA JUICE

VERIZON

EINSTEIN BROS. BAGELS

ROCK & ROLL SUSHI

MINILUXE SALON

CALIFORNIA PIZZA

BACHENDORF'S

SWOOZIE'S

IL BRACCO

POCKETS MENSWEAR

DSW

TARGET

MARSHALLS

CVS

YOLK

BERKSHIRE COURT

PURPLE GLAZE

CARLO'S BAKERY

CASTLE GAP JEWELRY CO

YLANG 23

TRUE FOOD KITCHEN

LUCKY DOG BARKERY

PARK PLAZA SALON

TOM THUMB

OFFICE DEPOT

ROTI MEDITERRANEAN

GO FISH POKE

THE GEM

HOPDODDY

JIMMY JOHN'S

FLYING FISH

MEN'S WEARHOUSE

ORVIS

KENDRA SCOTT

TOOTSIE'S

HILLSTONE

R+D KITCHEN

5950 BERKSHIRE

THE TERRACES

8343 DOUGLAS

8303 DOUGLAS

8333 DOUGLAS

8300 DOUGLAS

GOLD'S GYM

5994 LUTHER

GRAIN

HILTON DALLAS/PARK CITIES

8235 DOUGLAS

HARBORCHASE OF THE PARK CITIES

STERLING PLAZA

8181 DOUGLAS CONDOMINIUMS

5950 SHERRY

SHERRY LANE PLACE

FREDERICK SQUARE

ELEVEN WELLNESS

DOUGLAS PLAZA

LARRY NORTH FITNESS PRESTON CENTER

ONE PRESTON CENTRE

DOMINO'S PIZZA

PANINI BAKERY & CAKES

YATER JEWELERS

PLAINSCAPITAL BANK

CHASE BANK

8111 WESTCHESTER

PARK CITIES SALON

WELLS FARGO BANK

SPEC'S WINES, SPIRITS & FINER FOODS

NICK & SAM'S GRILL

PRESTON COMMONS

PROPOSED GARAGE/MULTIFAMILY REDEVELOPMENT

CROSSFIT KATY TRAIL

VERITEX BANK PLAZA

PRESTON SHERRY PLAZA

SEVY'S GRILL

SAINT MICHAEL MIXED-USE DEVELOPMENT FEATURING OFFICE, RETAIL, PARKING GARAGE, & PUBLIC GREEN SPACE

FOOD/BEVERAGE

RETAIL/SERVICES

FITNESS/HEALTH

HOSPITALITY

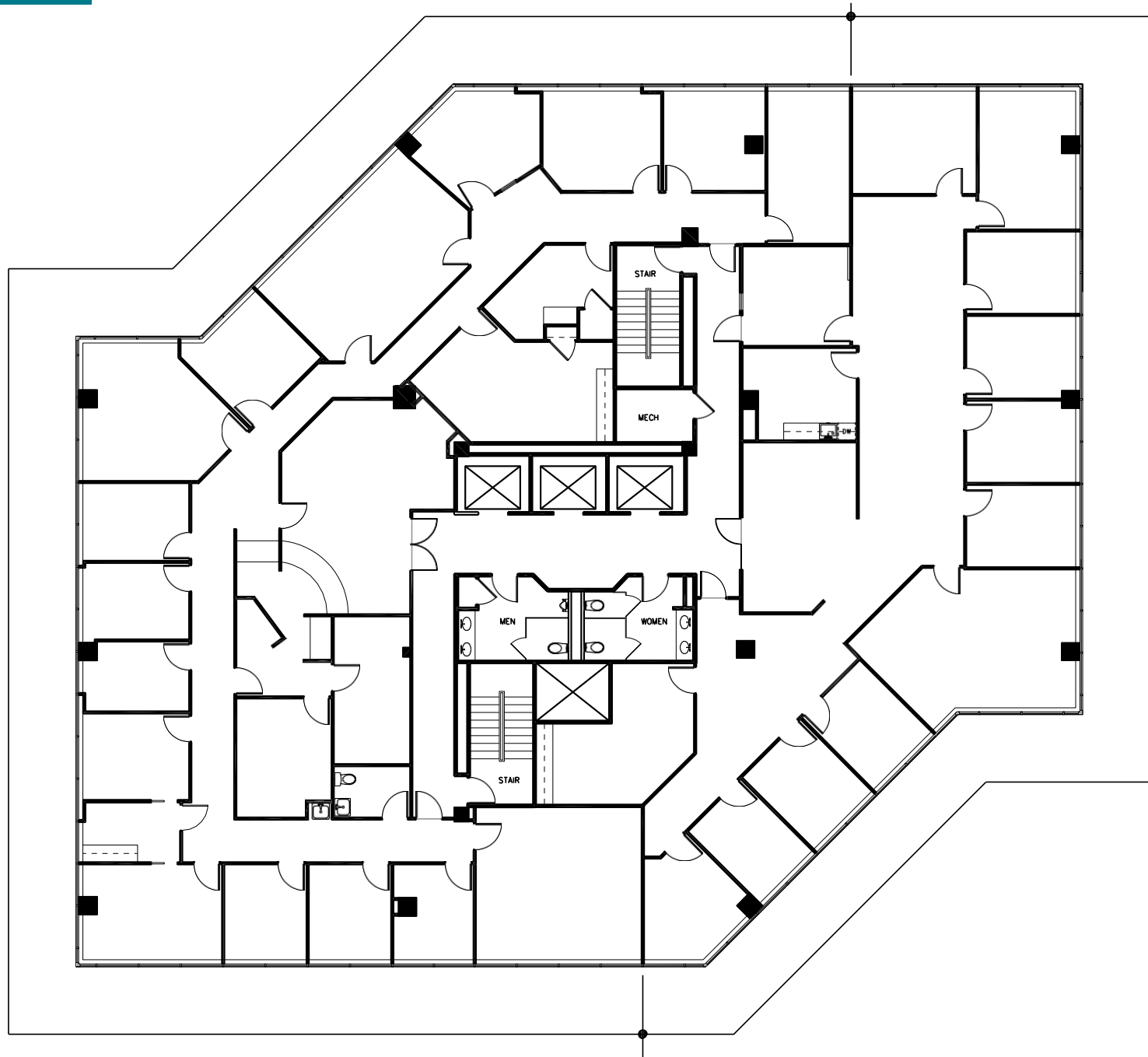
RESIDENTIAL

OFFICE

TYPICAL FLOOR PLAN

11,150 RSF

3RD FLOOR



ONE PRESTON CENTRE

FOR LEASING
INFORMATION

DILLON BUHRKUHL

Vice President

dillon@pillarcommercial.com

903.245.8920

JAMES WELCH

Leasing Associate

jwelch@pillarcommercial.com

914-589-4524



BUILT-IN AMENITY PACKAGE

Preston Center offers an extensive walkable amenity package for tenants to take advantage of. Within Preston Center, you will find one of the highest counts of luxury retail in Dallas, supported by the affluent neighborhoods that immediately encompass Preston Center.

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RESTAURANT GROUP

MONTLAKE
CUT



ORVIS

TRUE FOOD KITCHEN

Sprinkles

R+D KITCHEN

MiniLuxe

YLANG 23

SOULCYCLE





MONTLAKE CUT

NEVER MORE THAN A 5-MINUTE WALK TO:



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90+ HEALTH
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150+ RETAIL
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