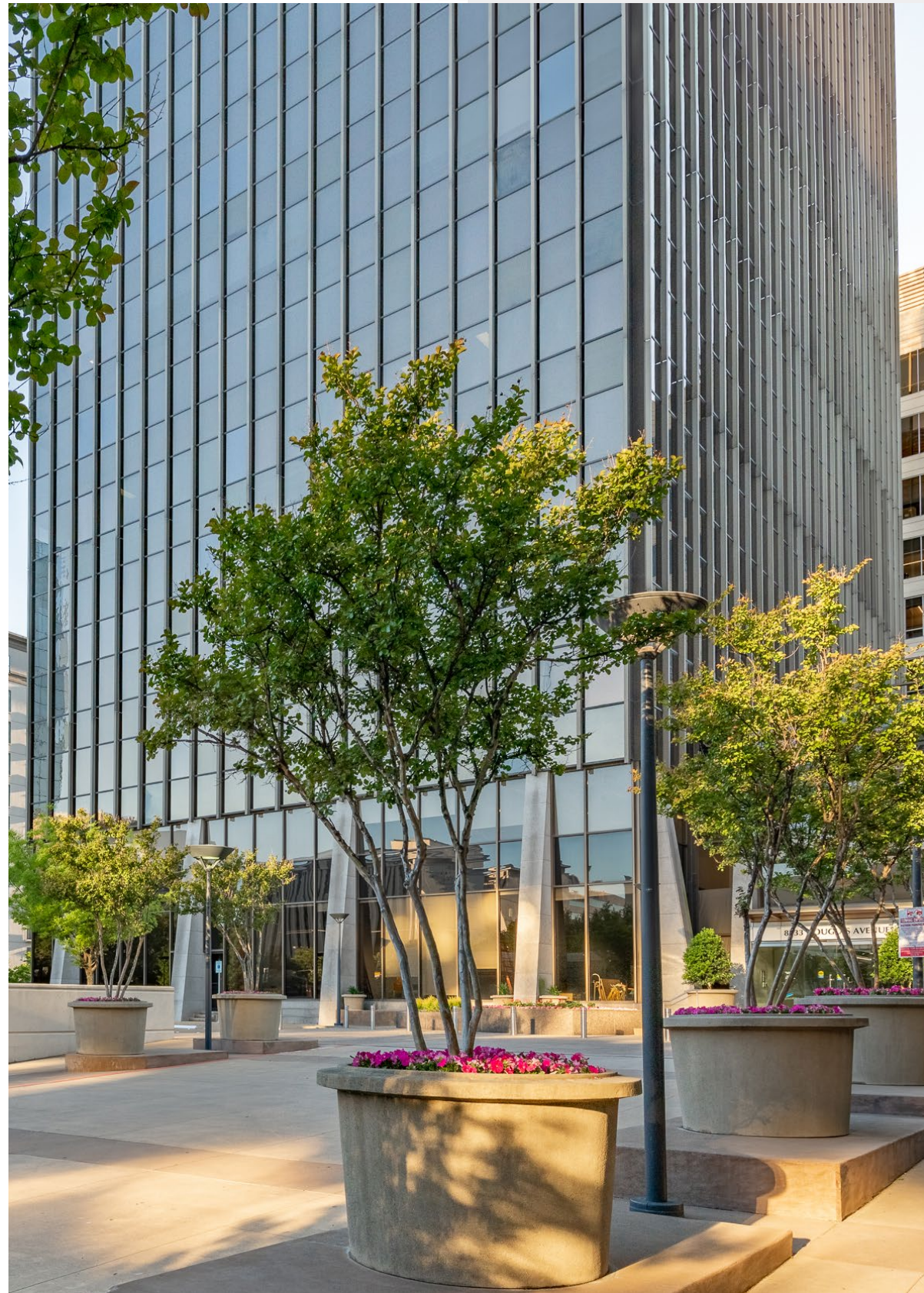




DOUGLAS
CENTER



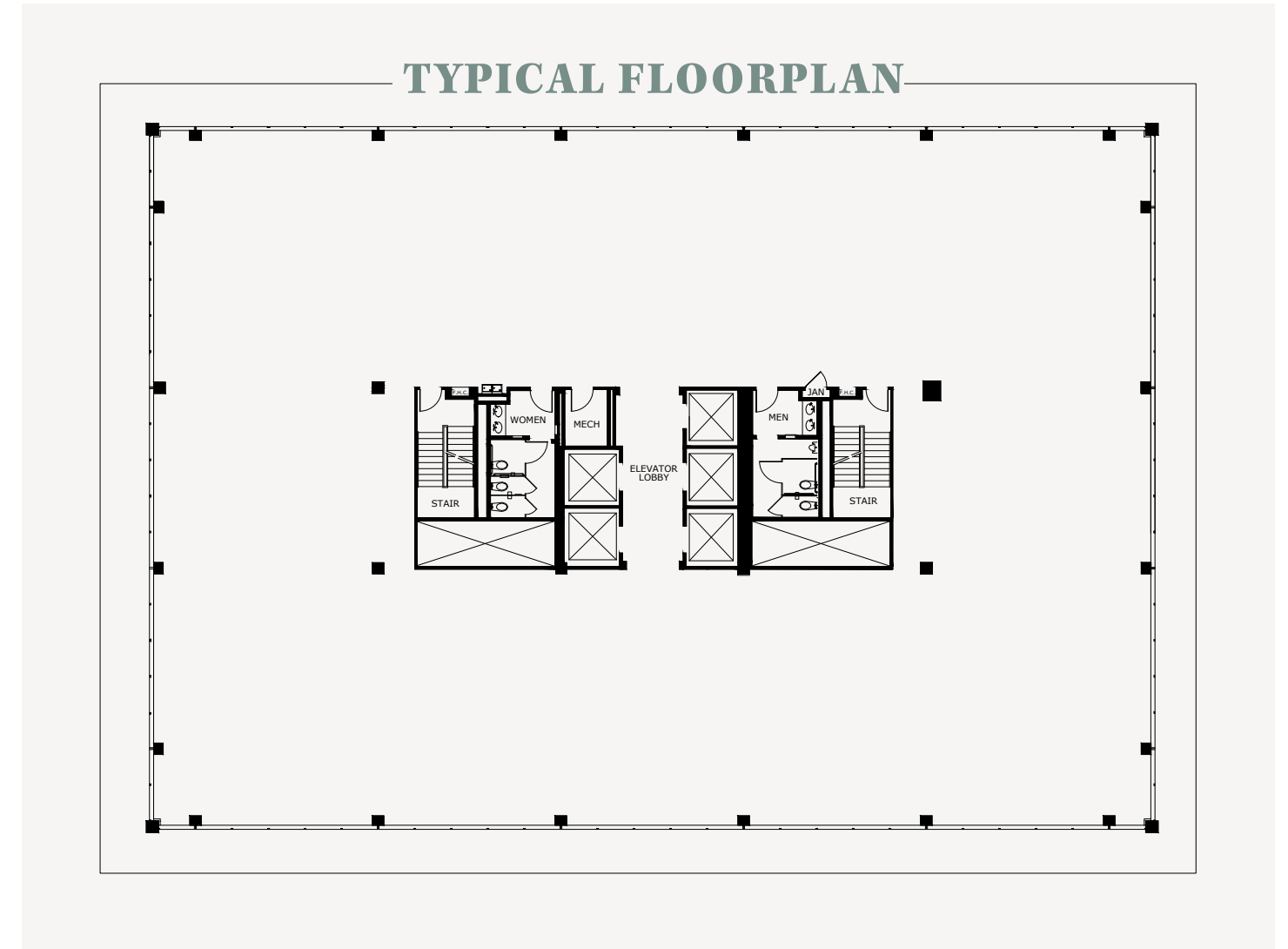
DOUGLAS AVE • DALLAS TEXAS



8333 & 8343 DOUGLAS CENTER

Tasteful, confident, and professional, Douglas Center stands at the heart of the esteemed Preston Center neighborhood. Douglas Center caters to the demands of distinguished institutions and creative young firms while providing access to the most walkable amenity base in North Dallas. 8333 and 8343 Douglas are the most iconic, visible, and prestigious buildings in Preston Center.

8333 DOUGLAS



255,937
Total Building SF

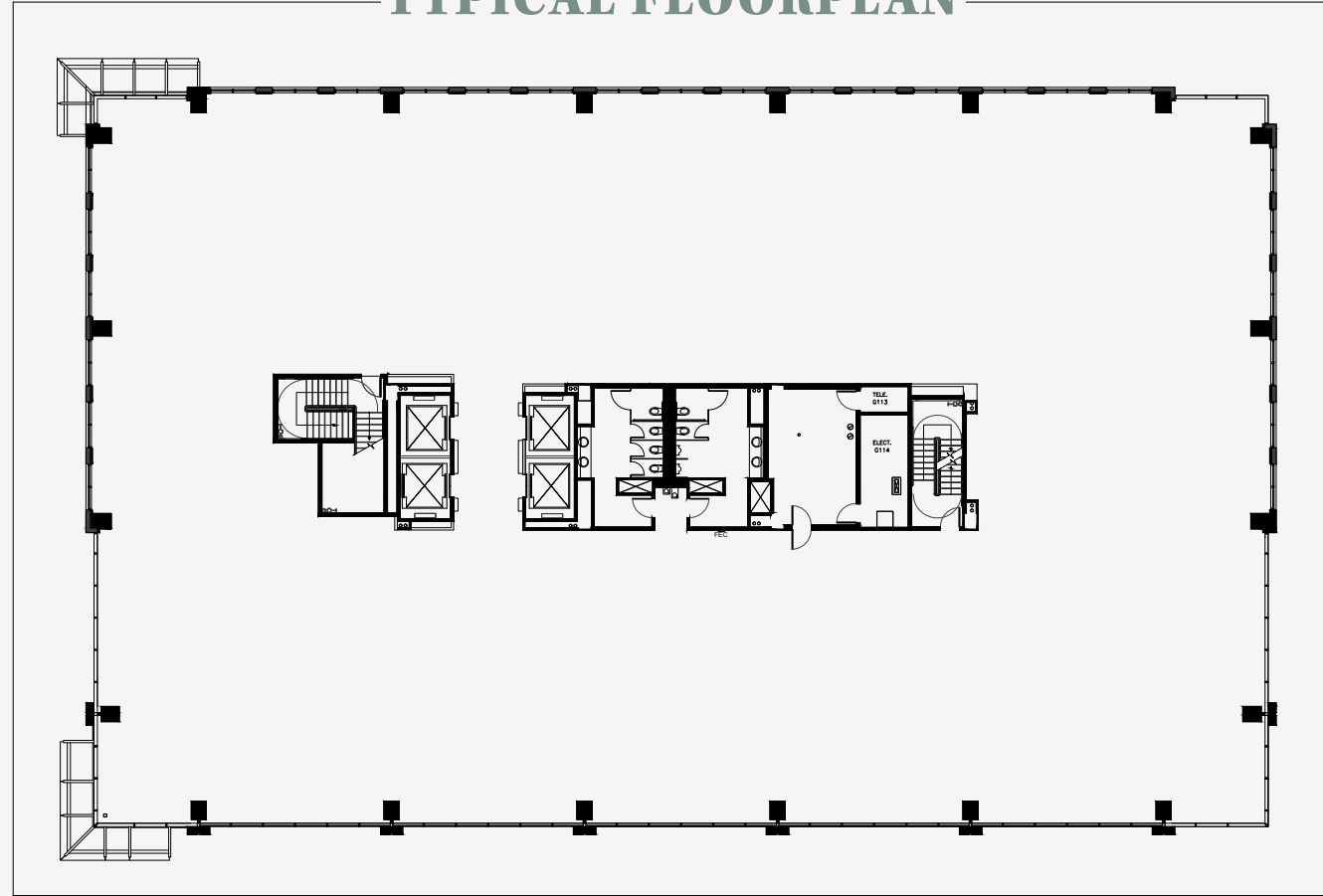
13,300 SF
Typical Floor Size in SF

16 Stories
Building Height

5 Elevators
4 Passenger / 1 Freight

3:1,000 Parking
259 Covered & 79 Visitor Spots

TYPICAL FLOORPLAN



140,682

Total Building SF

21,661 SF

Typical Floor Size in SF

7 Stories

Building Height

5 Elevators

4 Passenger / 1 Freight

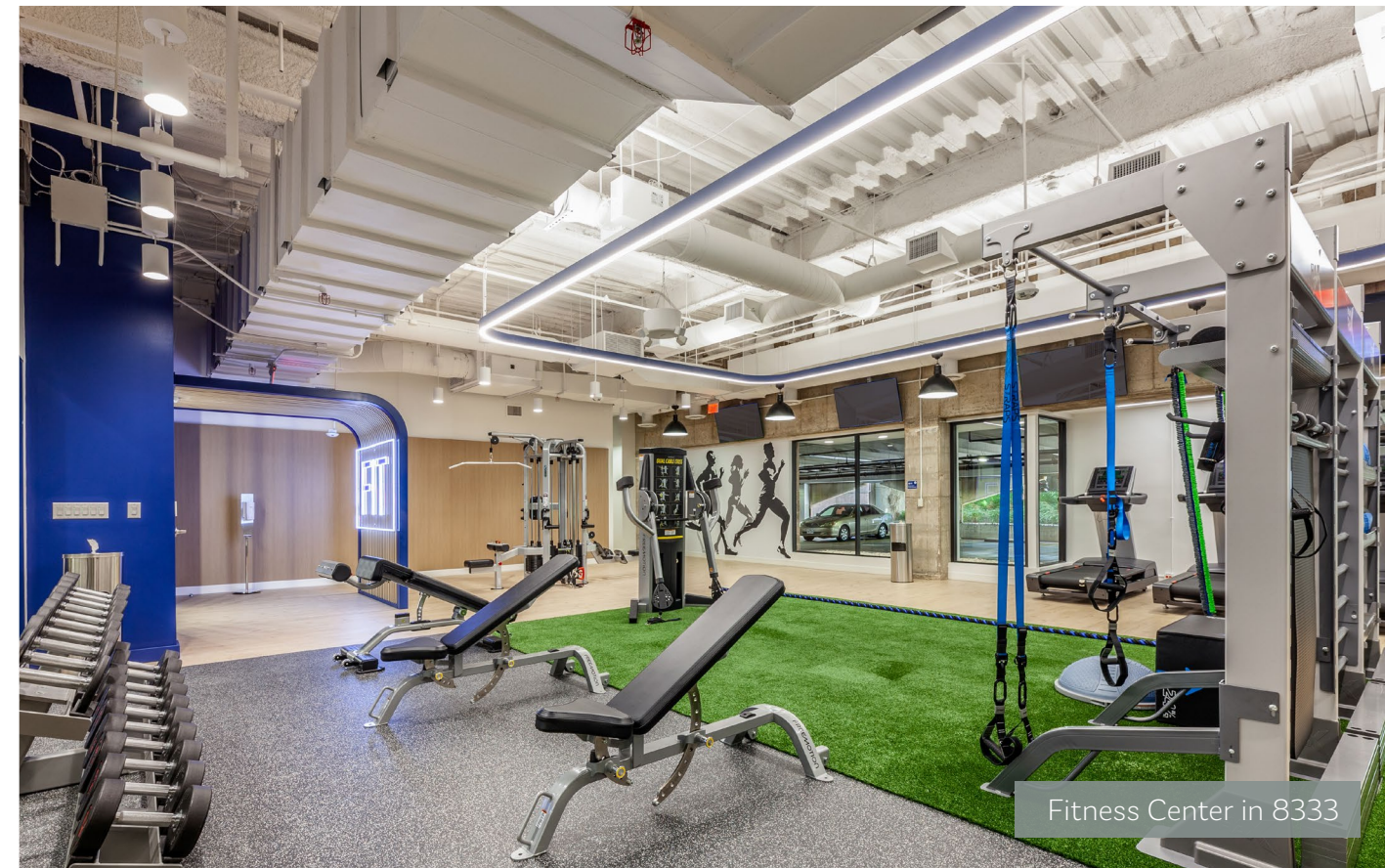
3:1,000 Parking

259 Covered & 79 Visitor Spots



8343 DOUGLASS

THE AMENITIES



Fitness Center in 8333



- White Rock Coffee & Wifi Lounge
- Full Service Deli
- New State-of-the-art Fitness Center
- New Conference Center
- Tenant Lounge
- Shoeshine Services
- On-site Property Management
- 24 Hour Security



White Rock Coffee in 8333 Lobby

DOUGLAS AVE

LUTHER LN



ICONIC, CLASSIC, CONVENIENT.

- Excellent accessibility & parking
- Dozens of great restaurants
- Visible and prestigious address
- Brand new on-site amenities

DALLAS NORTH TOLLWAY



BERKSHIRE LN

W NORTHWEST HWY



8333 DOUGLAS



YEAR BUILT

1977

OWNER

HPI Commercial Real Estate & Bandera Ventures

BUILDING SIZE

255,937 Rentable Square Feet comprised of one 16-story office tower.

EXPENSES

2021 Operating Expenses are \$15.71/SF excluding electricity. Electricity for 2021 is estimated to be \$1.27/SF.

BUILDING HOURS

Monday – Friday: 7:00 a.m. – 6:00 p.m.
Saturday: 8:00 a.m. – 1:00 p.m.

PARKING

3 per 1,000 RSF parking ratio.
\$50/month for unreserved parking
\$100/month for reserved parking

TELECOMMUNICATIONS

AT&T, Logix Communications, Verizon Business, Level 3, Cogent Communications, Windstream, Time Warner Cable, XO Communications

YEAR BUILT

2009

OWNER

HPI Commercial Real Estate & Bandera Ventures

BUILDING SIZE

140,541 Rentable Square Feet comprised of one 7-story office tower.

EXPENSES

2021 Operating Expenses are \$15.93/SF excluding electricity. Electricity for 2021 is estimated to be \$0.88/SF.

BUILDING HOURS

Monday – Friday: 7:00 a.m. – 6:00 p.m.
Saturday: 8:00 a.m. – 1:00 p.m.

PARKING

3 per 1,000 RSF parking ratio.
\$50/month for unreserved parking
\$100/month for reserved parking

TELECOMMUNICATIONS

AT&T, Logix Communications, Verizon Business, Level 3, Cogent Communications, Windstream, Time Warner Cable, XO Communications



8343 DOUGLAS





WALKABLE ATTRACTIONS

Restaurants

- R&D Kitchen
- True Food Kitchen
- Il Bracco
- Hopdoddy
- Flying Fish
- Go Fish Poke
- Sprinkles
- White Rock Coffee
- Hopdoddy
- California Pizza Kitchen
- Salata
- Yonkers Pizza Co
- Sevy's
- Montlake Cut
- Muchacho
- Jimmy John's
- Suzie Cakes
- Taco Joint
- Burning Rice
- Nick & Sams
- Jamba Juice
- Hillstone

Fitness Options

- Fitness Center in 8333
- Lift House Fitness
- District Climb
- Soulcycle
- Preston Center Personal Training
- Larry North Fitness
- Park City Club
- Pilates by Lindsay
- Class Studios

Everyday Conveniences

- Hilton Hotel
- Starbucks
- Medical Care
- UPS
- CVS
- Shopping
- Target



NEIGHBORHOOD AMENITIES MAP



elBreen
nékter
FedEx

Jersey Mike's

MUCHACHO

R+D KITCHEN

California PIZZA KITCHEN

Frost

UPS

CLASS STUDIOS

MONTLAKE CUT

hopdoddy

DISTRICT CLUB

CVS Health

CHASE

PARK CITY CLUB

BBVA

Hilton

Starbucks

White Rock Coffee

Vista Bank

BB&T

Starbucks

Rocky Mountain Ovens

Rocky Mountain Ovens

Rocky Mountain Ovens

SoulCycle

Wells Fargo

Jamba Juice

AT&T

Bank of America

DSW

LIFT HOUSE

Target

Regions

Regions

Regions

Regions

Regions

Regions

Regions

Regions

Regions

Regions

Regions

Regions

Regions

Regions

Regions

Regions

Douglas Ave

W Northwest Hwy

Dallas North Tollway

DOUGLAS CENTER DALLAS AMENITIES





DOUGLAS
C E N T E R

DOUGLASCENTERDALLAS.COM



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