

FOR SUBLEASE

8333 DOUGLAS AT DOUGLAS CENTER  
8333 Douglas Ave | Dallas, Texas



**SUITE 130: 2,953 RSF**

### Property Highlights

- \$31.00 SF NNN
- Estimated 2022 OPEX: \$15.13 SF
- Estimated Electricity: \$1.54 SF
- Sublease Expiration: July 31, 2025
- Available Immediately
- Lobby Exposure
- High Ceilings

### Building Features

8333 Douglas at Douglas Center is located in the heart of the Preston Center neighborhood providing access to walkable amenities. Building Highlights include:

- White Rock Coffee & Wifi Lounge
- Full Service Deli
- State-of-the-art Fitness Center (Coming Soon)
- Conference Center
- Tenant Lounge
- Shoeshine Services
- On-site Property Management
- 24 Hour Security
- Excellent Accessibility & Parking
- Dozens of Great Restaurants
- Visible and Prestigious Address
- Brand New On-site Amenities (Coming Soon)

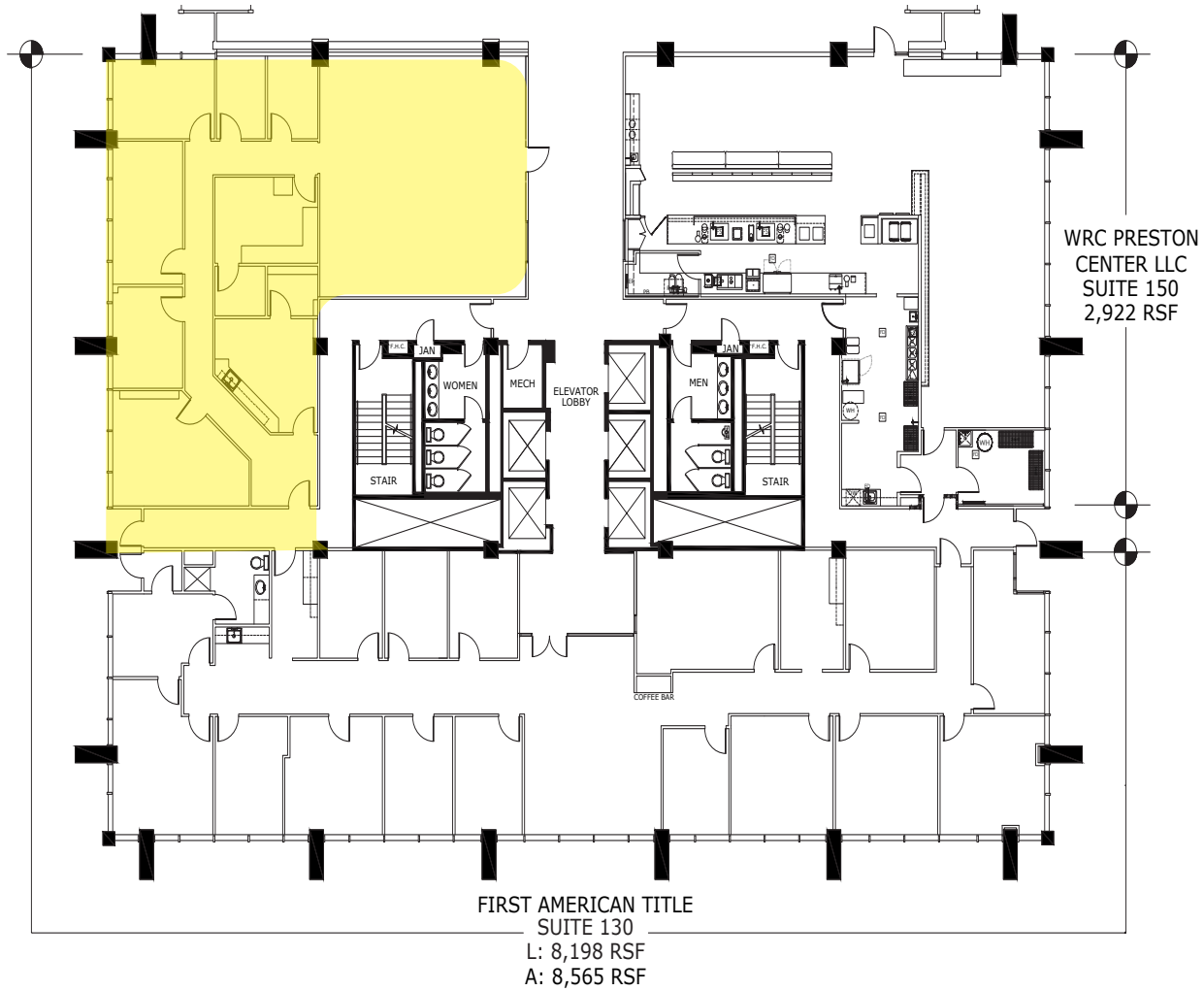
### Contact

MATT HEIDELBAUGH  
Executive Managing Director  
+1 972 633 9616  
matt.heidelbaugh@cushwake.com

TUCKER HUME  
Senior Associate  
+1 972 663 9884  
tucker.hume@cushwake.com

# Floor Plan

**Suite 130**  
2,953 RSF



## Contact

MATT HEIDELBAUGH  
Executive Managing Director  
+1 972 633 9616  
matt.heidelbaugh@cushwake.com

TUCKER HUME  
Senior Associate  
+1 972 663 9884  
tucker.hume@cushwake.com

**FOR SUBLEASE**  
8333 Douglas Ave | Dallas, Texas

**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**Sublease Premises**



**FOR SUBLEASE**  
8333 Douglas Ave | Dallas, Texas

Building Lobby



Building Lobby

