

BROOKHOLLOW BUSINESS CENTER

1900 Anson + 1773 Empire Central Drive
Dallas, TX 75235

Office / Warehouse For Lease

105,314 - 206,836 SF



Leasing Information:
214.740.3300

Michael Peinado
214.740.3356
mpeinado@lpc.com

Tom Kuhlmann
214.740.3363
tkuhlmann@lpc.com

Gil Stroube
214.740.3427
gstroube@lpc.com

Lincoln

Lincoln Property Company
8111 Douglas Avenue Suite 600
Dallas, TX 75225

www.lpc.com

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Property Highlights

- New Construction
- BTS Office
- R25 Insulation built into roof deck in both buildings
- Interior perimeter tiltwall panels painted white
- 30 foot candle LED lighting at 3' AFF throughout
- LEED Certified

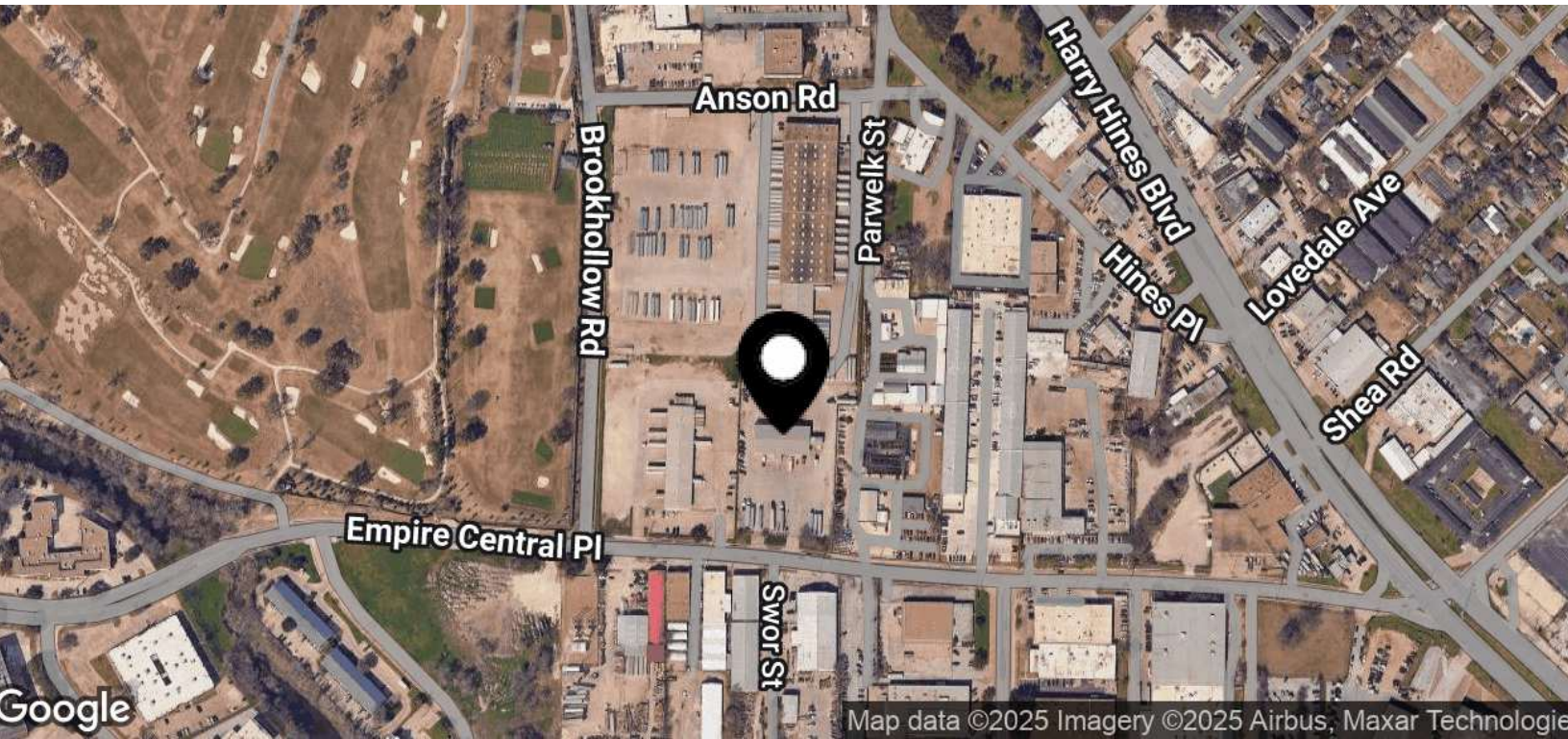
Property Highlights

Building 1

- 206,836 SF
- 36' clear height
- 226 parking spaces
- 42 dock high doors, 4 concrete ramps at 12' x 14' doors
- 8 40,000 lb capacity levelers with dock seals
- 7" thick slab, 4000 PSI

Building 2

- 105,314 SF
- 32' clear height
- 184 parking spaces
- 27 dock high doors, 2 concrete ramps at 12' x 14' doors
- 4 40,000 lb capacity levelers with dock seals-
- 6" thick slab, 4000 PSI



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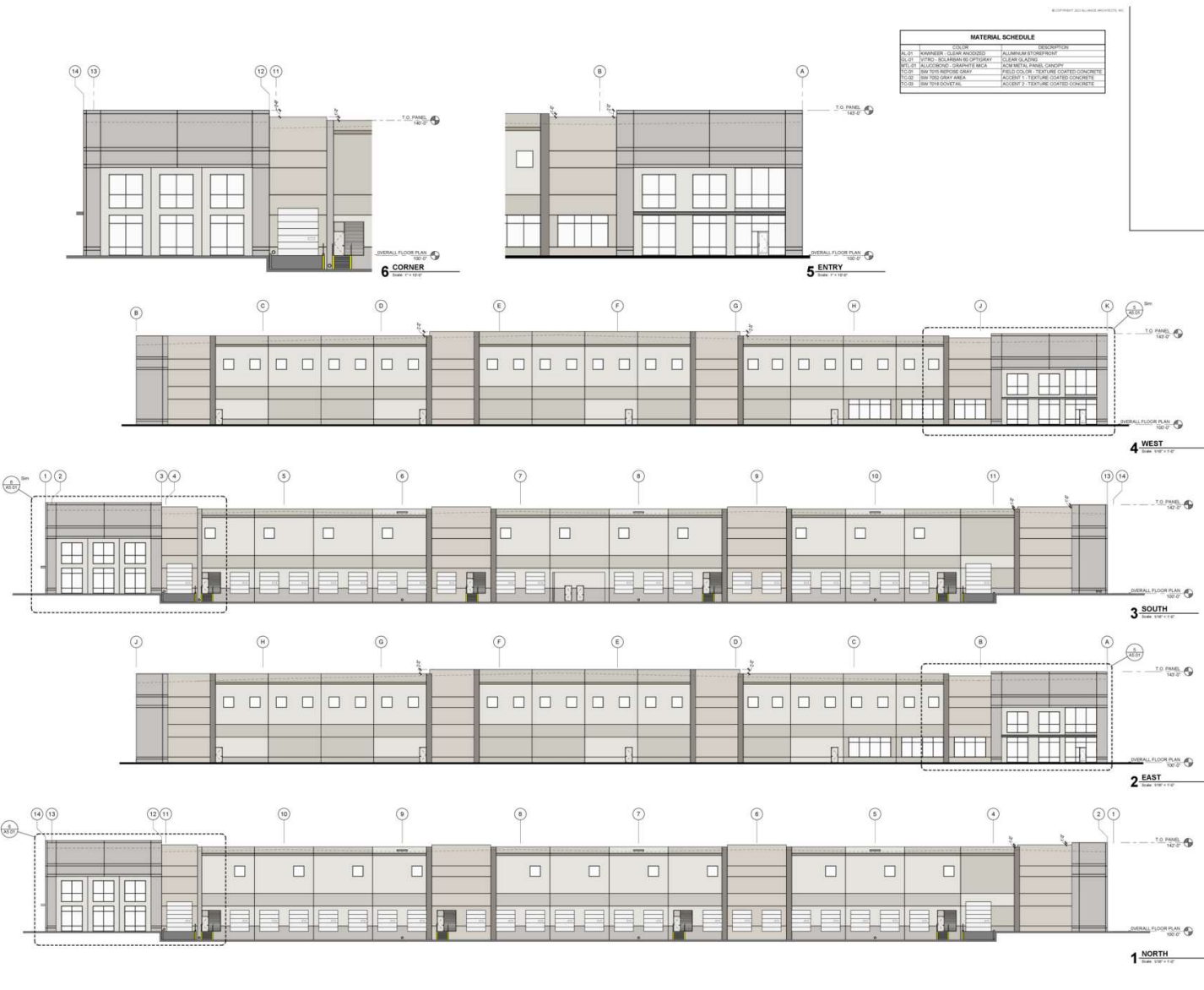
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BROOKHOLLOW BUSINESS CENTER

Building 1 Elevation

1900 Anson + 1773 Empire Central Drive | Dallas, TX 75235



PRELIMINARY
NOT FOR CONSTRUCTION
OR
CONSTRUCTION

BROOKHOLLOW BUSINESS
CENTER BUILDING 1
DALLAS, TX

EXTERIOR BUILDING
ELEVATIONS

DRAWING RECORD	
DATE	DESCRIPTION

A5.01
PROJECT NO.: 20231

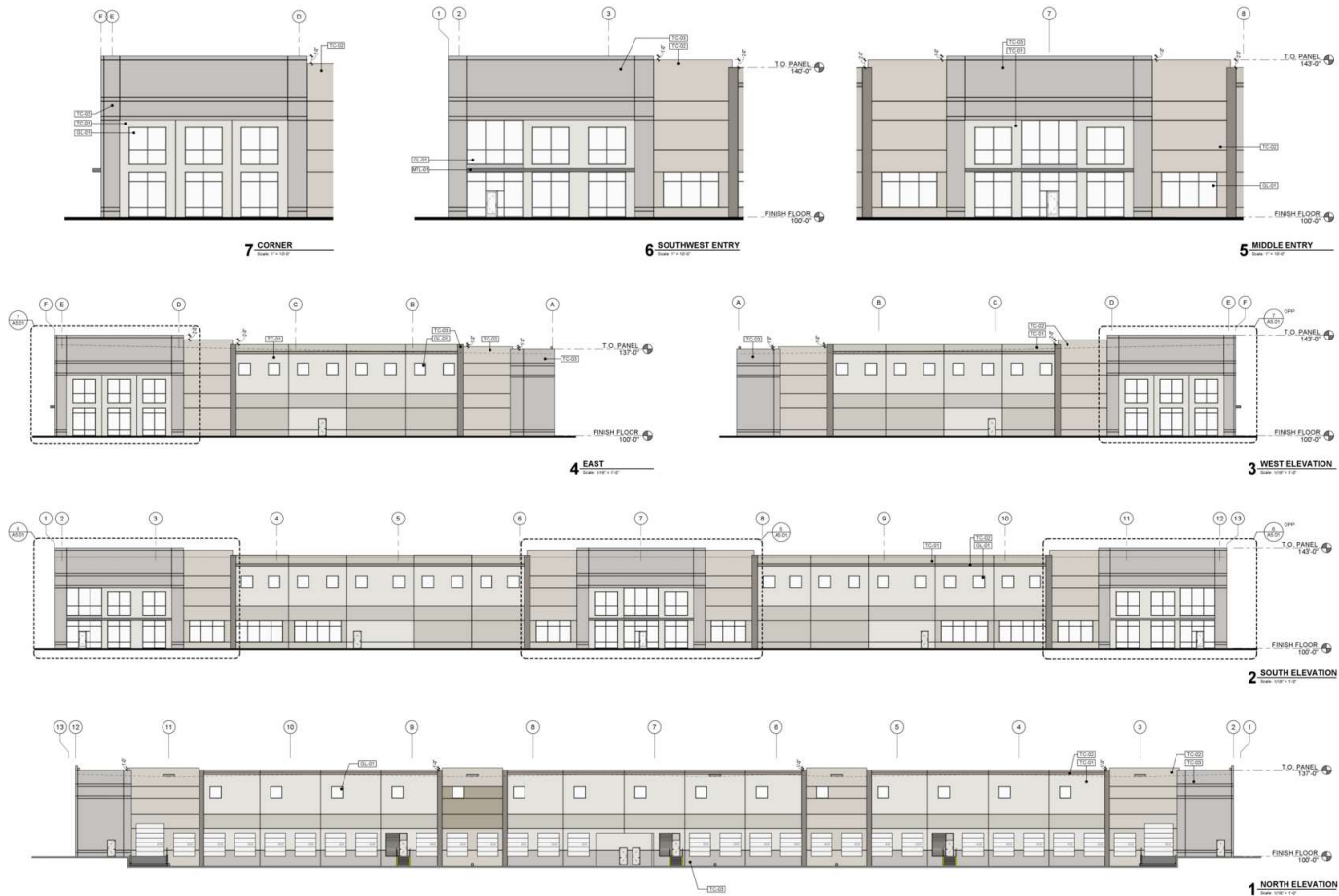
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Building 2 Elevation

ALLIANCE
ARCHITECTS
30
ANNIVERSARY
1000 Lakeside Blvd., Suite 1000 • Richmond, Texas 77406
(281) 371-1000
alliancearch.com

MATERIAL SCHEDULE		
	COLOR	DESCRIPTION
AL-01	KIAWHEEL - CLEAR ANODIZED	ALUMINUM STOREFRONT
AL-03	VITRO - CLEAR ANODIZED OPT-GRAY	GLASS GLAZING
MFL-01	ALUMICOR - GRAPHITE MICA	ACRYMETAL PANEL CANOPY
TC-01	SW P218 REDDISH GRAY	FIELD COLOR: TEXTURE COATED CONCRETE
TC-02	SW P20 GRAY AREA	ACCENT 1: TEXTURE COATED CONCRETE
TC-03	SW P218 DOWNEY	ACCENT 2: TEXTURE COATED CONCRETE



**BROOKHOLLOW BUSINESS
CENTER BUILDING 2**
DALLAS, TX

DRAWING RECORD

[illegible]

A5.01

PROJECT NO.: 2023171

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BROOKHOLLOW BUSINESS CENTER

Site Plan

1900 Anson + 1773 Empire Central Drive | Dallas, TX 75235



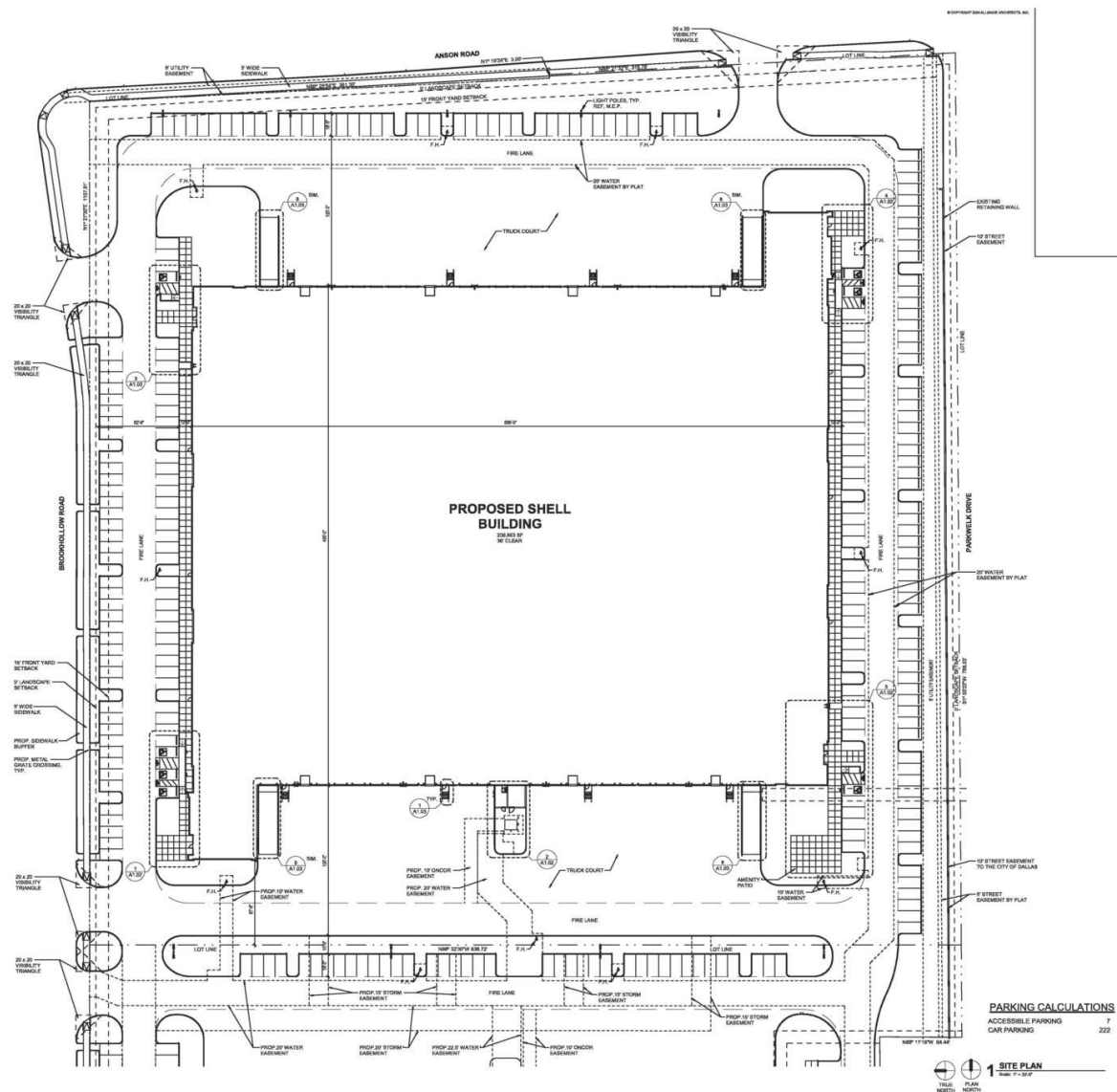
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Building 1 Dock Locations

1900 Anson + 1773 Empire Central Drive | Dallas, TX 75235



ALLIANCE
ARCHITECTS

BROOKHOLLOW BUSINESS
CENTER BUILDING 1

DALLAS, TX

SITE PLAN

DRAWING RECORD

DATE	DESCRIPTION
2023.01.01	REVISION: 1.00

A1.01

PROJECT NO.: 20231

Suite	Size	Lease Rate	Description
Building 1 - 1900 Anson Road	206,836 SF	Negotiable	42 - 9' x 10' dock door 4 - 12' x 14' ramp doors

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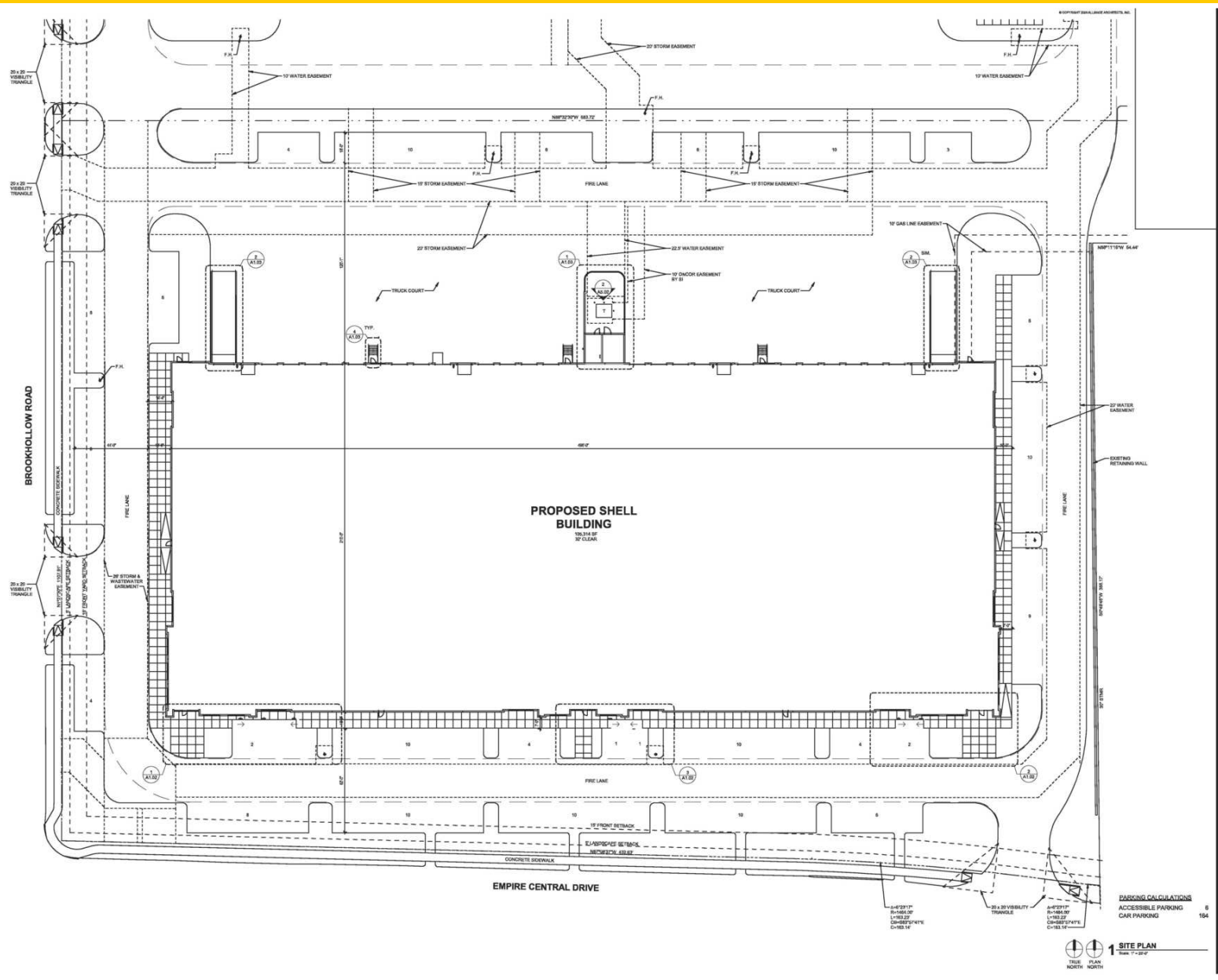
gstroube@lpc.com



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Building 2 Dock Locations

1900 Anson + 1773 Empire Central Drive | Dallas, TX 75235



Suite	Size	Lease Rate	Description
Building 2 - 1775 Empire Central	105,314 SF	Negotiable	27 - 9' x 10' dock door 2 - 12' x 14' ramp doors

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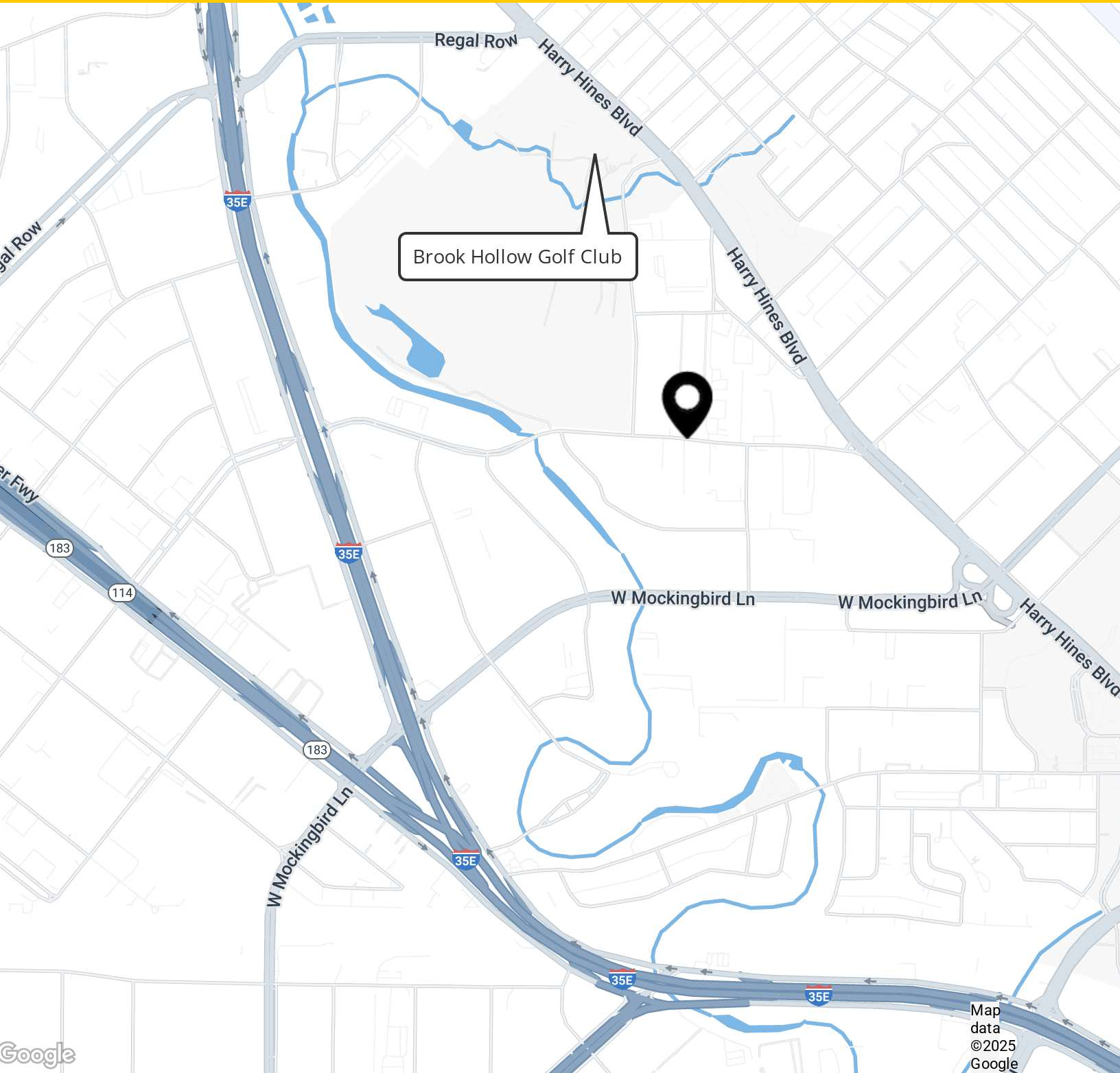
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Location Map

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