

THE BERKSHIRE
PRESTON CENTER

 **HOLT LUNSFORD**
COMMERCIAL

FEATURES

Direct access to
Dallas North Tollway

Premier views of
Preston Hollow/Park Cities

Floor-to-ceiling glass

On-site deli

Abundant variety of retail and
restaurants nearby

On-site management

On-site courtesy officer

Building conference room

Electric car charging station

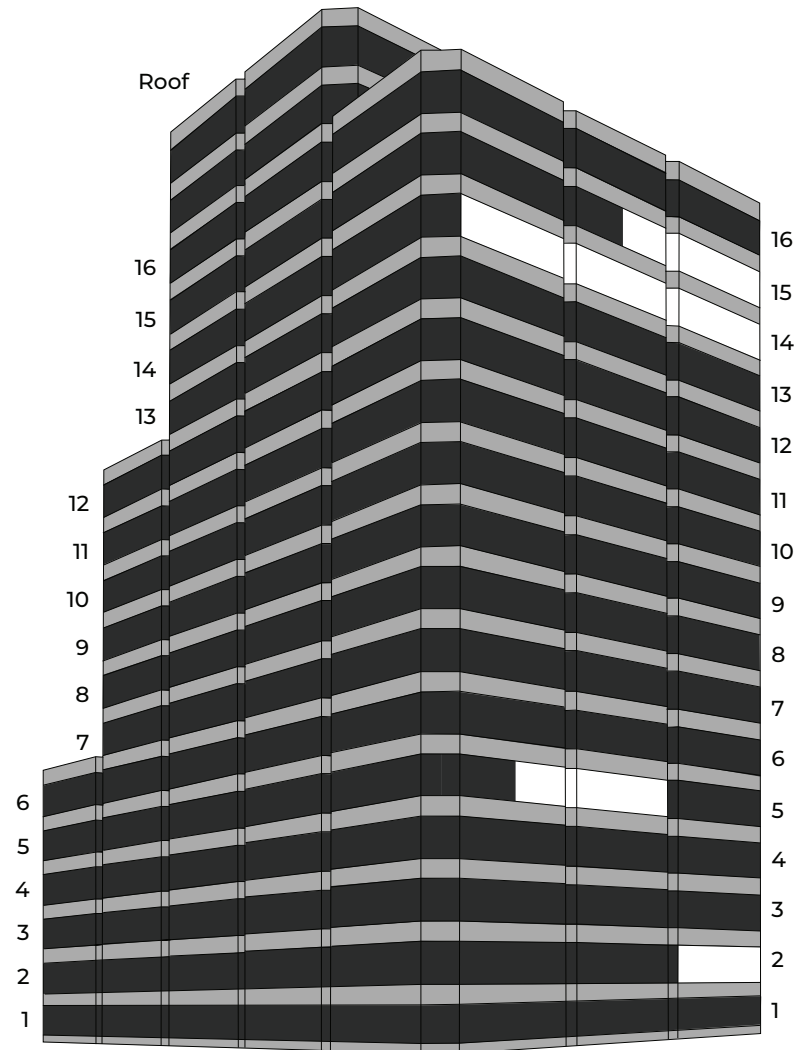
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STACKING PLAN

FLOORS 1-6: 14,500 RSF
FLOORS 7-12: 11,500 RSF
FLOORS 13-16: 8,500 RSF



AVAILABLE - SUITE 1525 | 1,489 SF

AVAILABLE - SUITE 1400 | 3,476 SF

AVAILABLE - SUITE 550 | 2,648 SF

AVAILABLE - SUITE 210 | 1,744 SF

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INGRESS/ EGRESS

Ingress

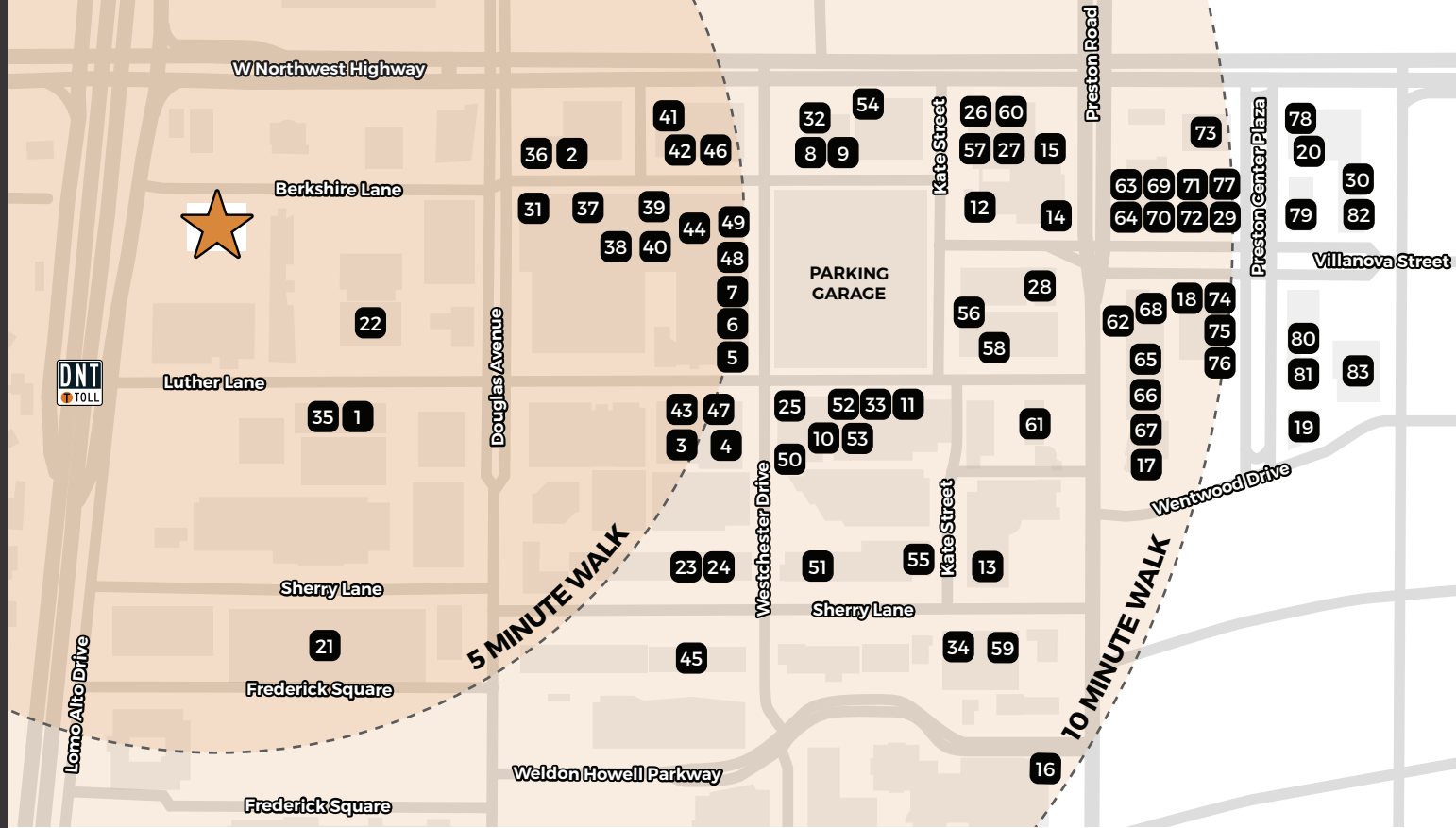


Egress



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AMENITIES



DINE-IN

1. Grain
2. Be Raw Food & Juice
3. Urban Caphe
4. Hopdoddy Burger Bar
5. Pei Wei
6. Salata
7. YolK
8. Einstein Bros. Bagels
9. Rock & Roll Sushi
10. Montlake Cut
11. Flying Fish
12. Snuffer's Restaurant & Bar
13. Sevy's Grill
14. California Pizza Kitchen
15. CRUDO Italian
16. Nick & Sam's Grill
17. Hillstone
18. True Food Kitchen
19. R + D Kitchen
20. Corner Bakery

FAST & SPECIALTY FOOD

21. Subroc
22. A Sandwich Shop
23. Unrefined Bakery
24. Panini Bakery & Cakes
25. Susie Cakes
26. Starbucks
27. Baskin-Robbins
28. Carlo's Bakery
29. Sprinkles
30. Nekter Juice Bar

FITNESS

31. Gold's Gym
32. SoulCycle Preston Hollow
33. Preston Gym
34. The Ballet Burn

OTHER SERVICES

35. Hilton Dallas/Park Cities
36. The Do Cut and Color
37. Marshalls
38. Target
39. DSW Designer Shoe Warehouse

40. ZENZALON
41. Verizon
42. Azure Salon
43. J Grace Salon
44. Park Cities Lash Boutique
45. J's Tailor & Cleaners
46. Phenix Salon Suites
47. Cowboy Up Men's Salon
48. Office Depot
49. CVS Pharmacy
50. Lisa's Lashes & Salon
51. Clothes Circuit
52. Bellacures
53. Cline Salon
54. Carousel Nails
55. Dee & Hattie Specialty Cleaners
56. Nail Attractions
57. Form Salon
58. Stride Rite
59. The Park Cities Salon
60. FedEx Office Print & Ship Center
61. Men's Warehouse
62. Castle Gap Jewelry

63. Bachendorf's Jeweler
64. J. McLaughlin
65. Martinengo Carla
66. Orvis
67. Tootsies
68. Ylang 23
69. Bag'n Baggage
70. Betty Reiter
71. Apples to Zinnias
72. Benefit Cosmetics Boutique & Brow Bar
73. Jos. A. Bank
74. Matthew Trent
75. Kendra Scott
76. Double R Brand
77. Swoozie's
78. New Balance
79. Mal Malouf
80. Mel Crews
81. Park Plaza Salon
82. Pockets Menswear
83. Tom Thumb

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FACT SHEET

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BUILDING

5950 Berkshire Lane
Dallas, Texas 75225

LANDLORD

TA Realty

LEASING COMPANY

Holt Lunsford Commercial

John Dickenson
972.421.1971
jdickenson@holtlunsford.com

Chase Stone
972.265.0128
cstone@holtlunsford.com

PROPERTY MANAGEMENT

Holt Lunsford Commercial

ARCHITECT

Entos

YEAR BUILT

1984

YEAR RENOVATED

2013

PRIMARY BUILDING SITE

1.41 Acres

PARKING RATIO

3.0 per 1,000 RSF

STORIES

16

STANDARD FLOORPLATE

11,786 SF | 11,807 SF | 8,192 SF

COMMON AREA FACTOR

24.4%

BUILDING HOURS

Monday to Friday: 7:00am – 7:00pm
Saturday: 8:00am – 1:00pm

HVAC

After-hours HVAC is available with prior written notice for \$75.00/hour with a 2-hour minimum

SECURITY

24/7

AMENITIES

On-site courtesy officer
Conference facility on-site
On-site deli
Direct access to Dallas North Tollway
Electric car charging station

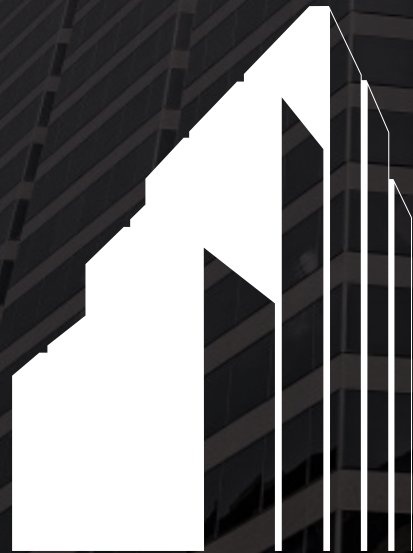
FIBER

Logix, AT&T and Spectrum

NNN (Inclusive of Electricity)

\$19.63/SF





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PRESTON CENTER

CONTACT

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Chase Stone | 972.265.0128 | cstone@holtlunsford.com





Information About Brokerage Services



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Holt Lunsford Commercial, Inc.	359505	hlunsford@holtlunsford.com	972.241.8300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mario Zandstra	312827	mzandstra@holtlunsford.com	972.241.8300
Designated Broker of Firm	License No.	Email	Phone
	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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