

BROOKHOLLOW BUSINESS CENTER

Office / Warehouse
For Lease

206,836 SF



Leasing Information:
214.740.3300

Michael Peinado **Tom Kuhlmann** **Gil Stroube**
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Lincoln

8111 Douglas Avenue
Suite 600
Dallas, TX 75225

www.lpc.com

BROOKHOLLOW BUSINESS CENTER

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

Office / Warehouse For Lease

Property Highlights

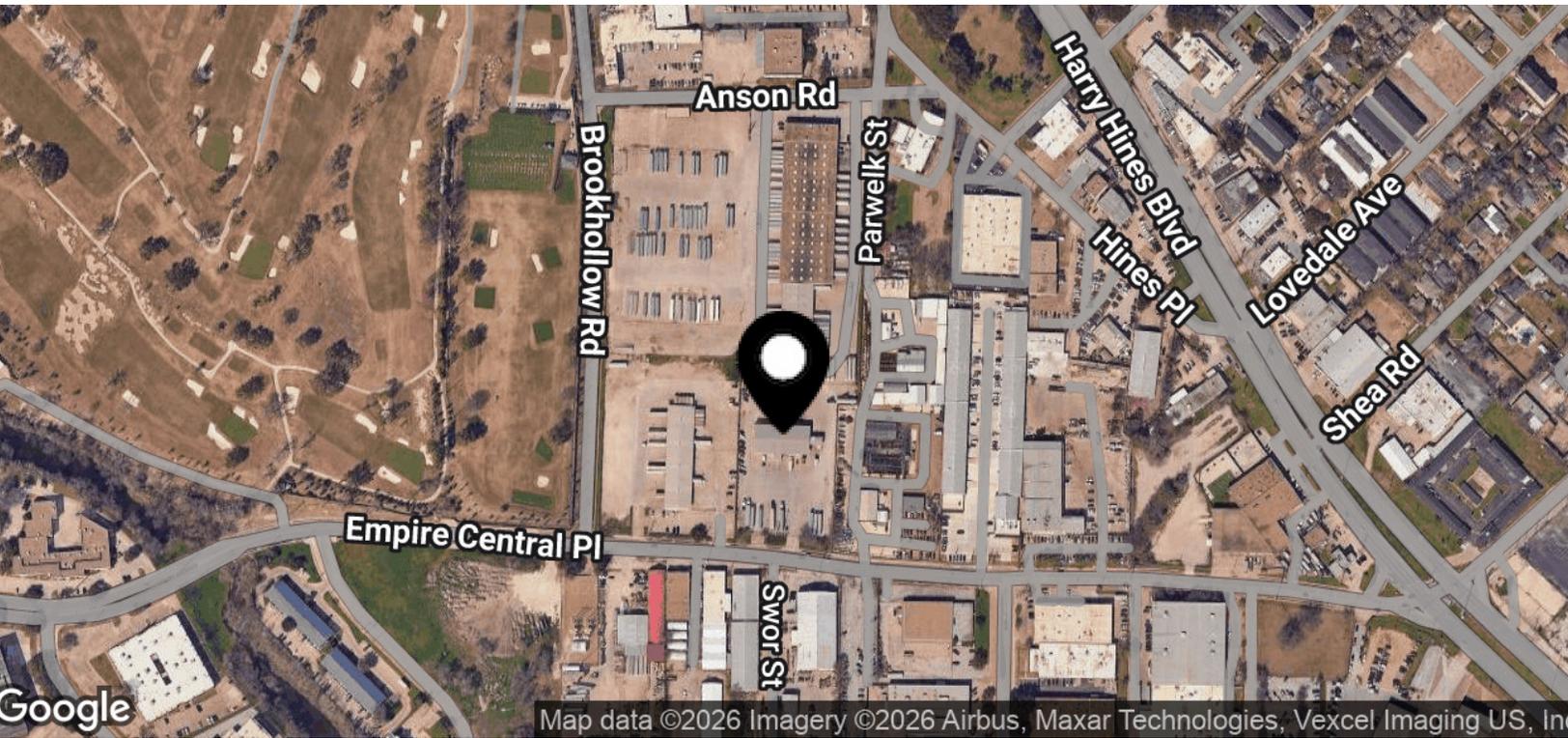
- New Construction
- BTS Office
- R25 Insulation built into roof deck in both buildings
- Interior perimeter tiltwall panels painted white
- 30 foot candle LED lighting at 3' AFF throughout
- LEED Certified

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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Site Plan

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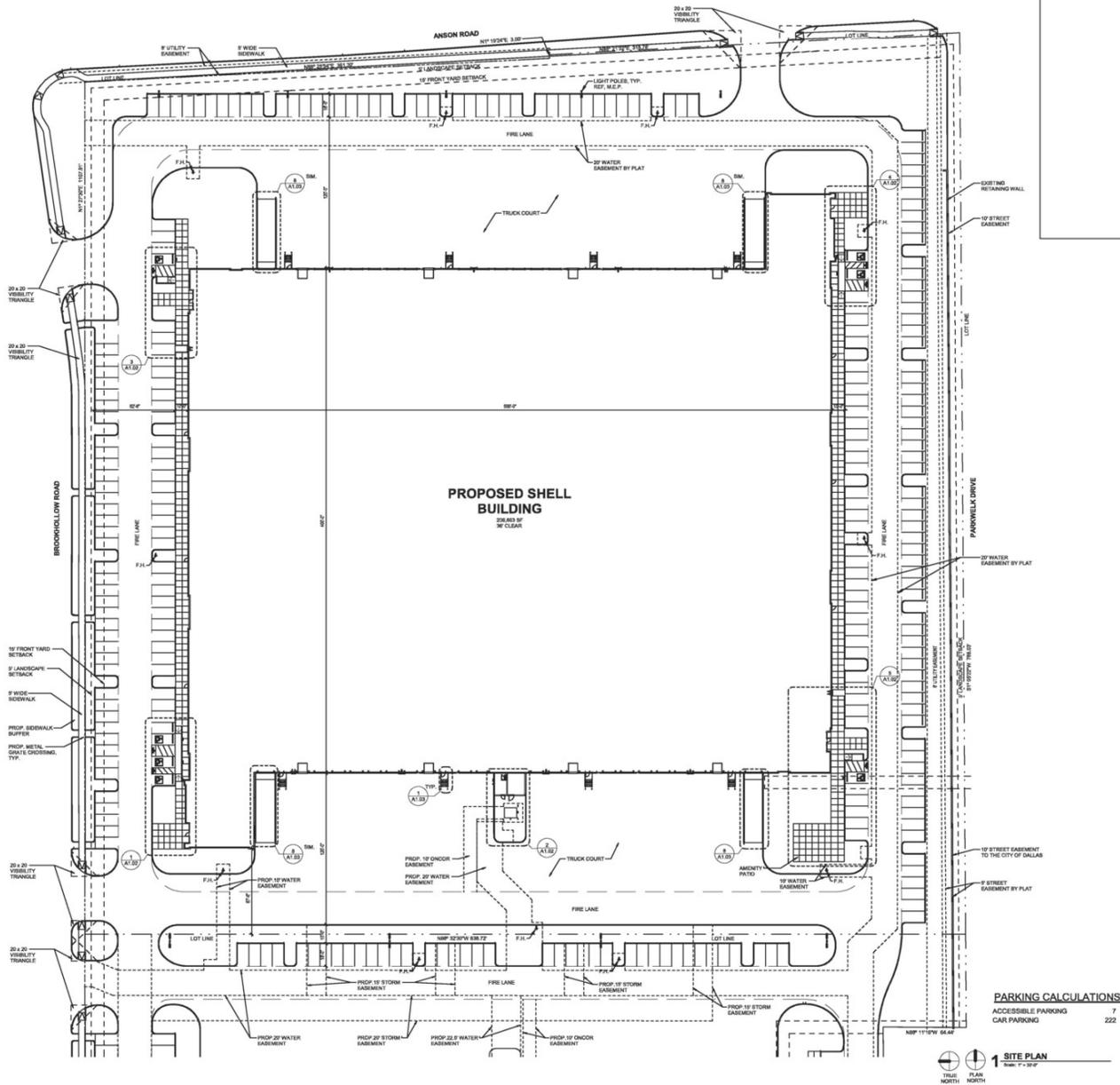
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Building 1
206,836 SF



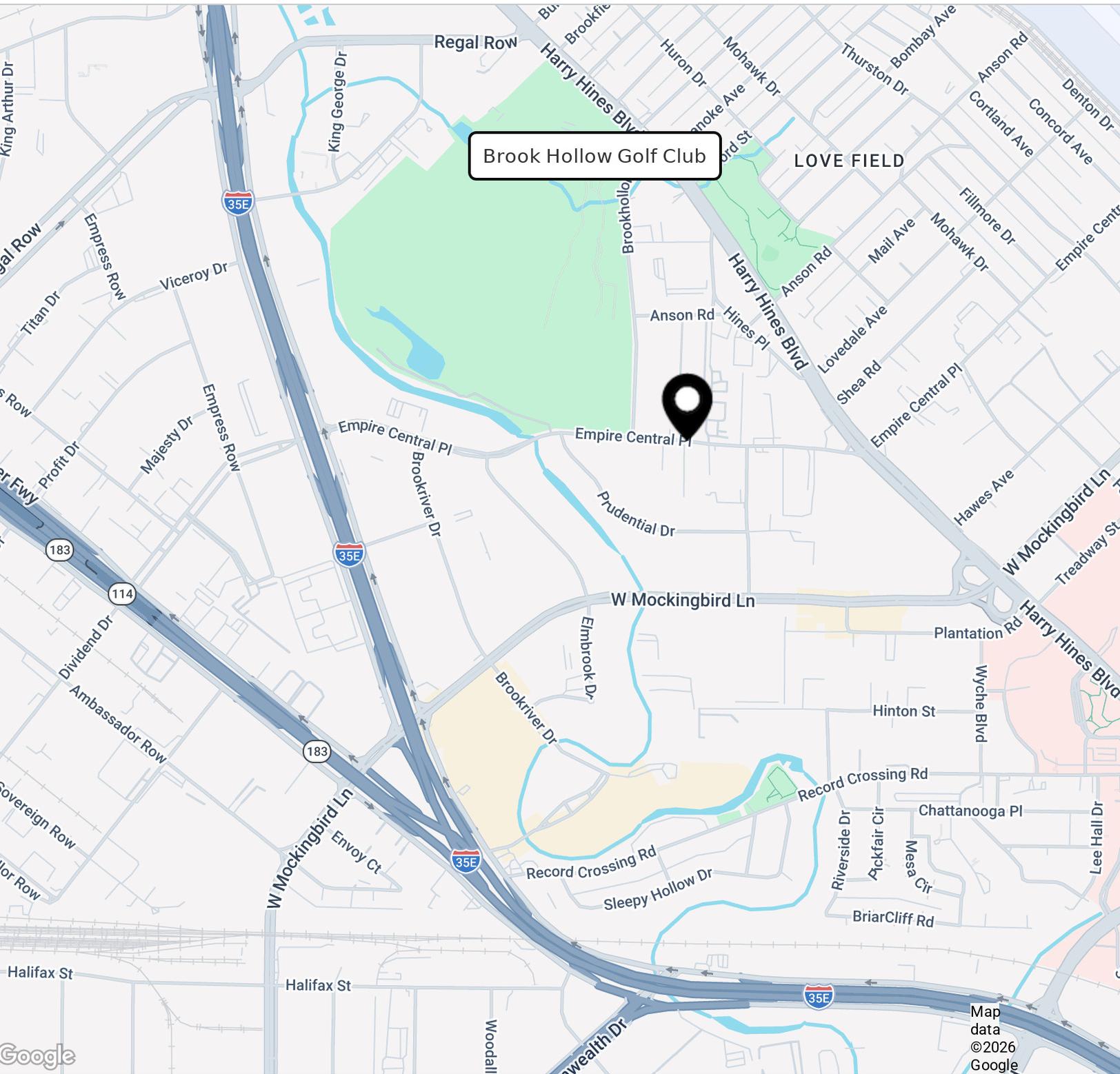
Suite	Size	Lease Rate	Description
Building 1 - 1900 Anson Road	206,836 SF	Negotiable	42 - 9' x 10' dock door 4 - 12' x 14' ramp doors

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