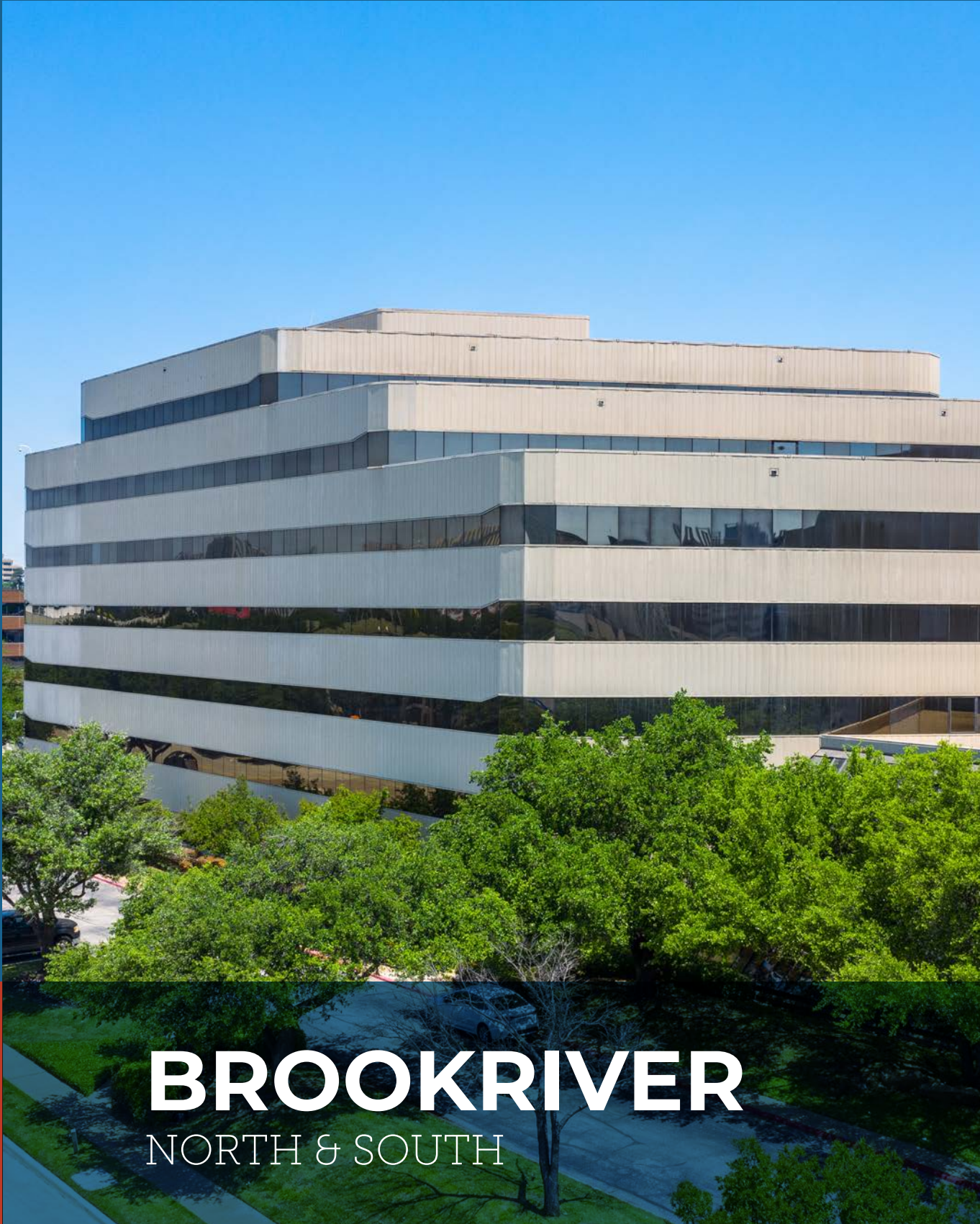


8150 - 8200 Brookriver Dr | Dallas, TX



BROOKRIVER

NORTH & SOUTH



BROOKRIVER

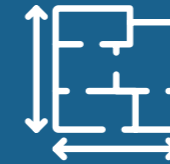
NORTH & SOUTH

Brookriver North & South conveniently sit between Mockingbird Lane and Empire Central Drive, offering a prime location near the Medical District and Love Field.

The two interconnected towers provide immediate access to Stemmons Freeway, allowing tenants to effortlessly reach prominent destinations, airports, and reputable neighborhoods in Dallas.

WHAT YOU NEED TO KNOW

ABOUT THE PROPERTY



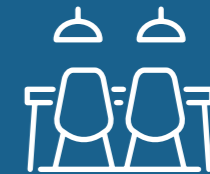
25,053 RSF
TYPICAL FLOOR PLATE



4/1,000 SF
PARKING



ON-SITE CAFÉ



TENANT LOUNGE



MINUTES FROM
DALLAS LOVE FIELD



DIRECT ACCESS TO
I-35E/STEMMONS FWY



ON-SITE
MAINTENANCE & MANAGEMENT



24/7 SECURITY

CAFÉ



SIGNAGE OPPORTUNITY



TENANT LOUNGE



RENOVATED LOBBIES





SPEC SUITES



NEARBY AMENITIES



RESTAURANTS

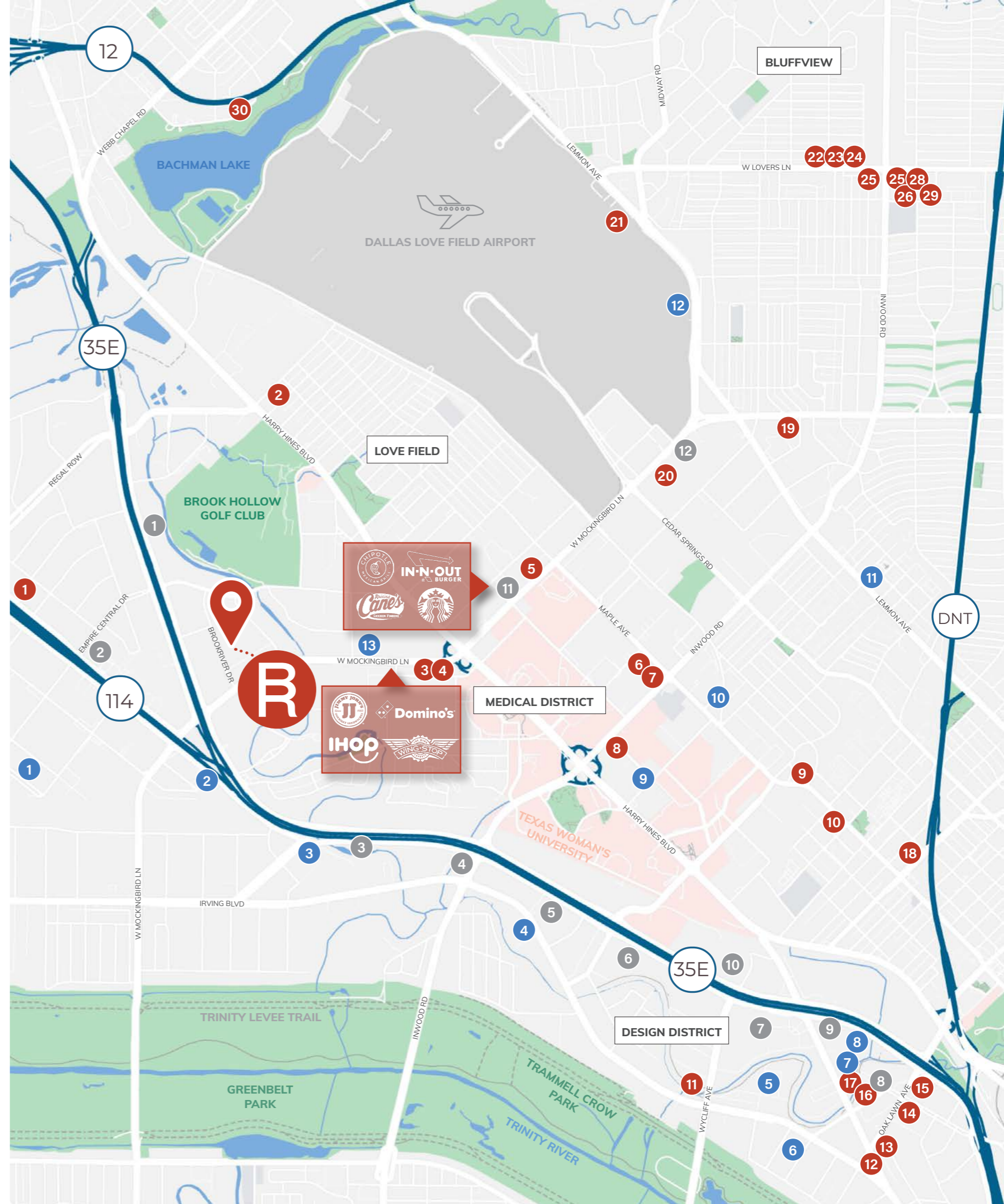
- | | |
|---|-----------------------------------|
| 1. Derby Restaurant Dallas | 16. The Mexican |
| 2. Dunston's Steakhouse | 17. Rodeo Goat |
| 3. Smokey John's Bar-B-Que & Home Cooking | 18. Oishii Sushi |
| 4. Blue's Burgers | 19. Fuzzy's Taco Shop |
| 5. Texadelphia | 20. Heim Barbecue |
| 6. Maple Landing | 21. On Rotation Brewery & Kitchen |
| 7. Social Pie | 22. José |
| 8. Sonny Bryan's Smokehouse | 23. Drake's Hollywood |
| 9. Maple & Motor | 24. Neighborhood Services |
| 10. Ojeda's | 25. Lovers Seafood & Market |
| 11. Slow Bone BBQ | 26. Mesero |
| 12. Town Hearth | 27. Rise Soufflé |
| 13. The Charles | 28. Flower Child |
| 14. Carbone | 29. Bread Winners Cafe & Bakery |
| 15. Delucca Gaucho Pizza & Wine | 30. Tipico's |

HOTELS

- | | |
|--------------------------------------|------------------------------|
| 1. Wingate by Wyndham | 7. Hilton Anatole |
| 2. La Quinta Inn & Suites by Wyndham | 8. Virgin Hotels Dallas |
| 3. Hampton Inn & Suites | 9. Sheraton Suites |
| 4. Comfort Inn & Suites | 10. Renaissance Dallas Hotel |
| 5. Embassy Suites by Hilton | 11. Aloft |
| 6. Dallas Marriott Suites | 12. DoubleTree by Hilton |

TO DO

- | | |
|---------------------------------------|--------------------------------|
| 1. New Artisan Distillery | 9. The Grapevine Bar |
| 2. Outfit Brewing | 10. Celestial Beerworks |
| 3. Community Beer Co. | 11. The Ivy Tavern |
| 4. Cidercade Dallas | 12. Frontiers of Flight Museum |
| 5. Peticolas Brewing Company Taproom | 13. DFW Gun Range and Academy |
| 6. Bowlounge | 14. Trinity Levee Trail |
| 7. Ferris Wheelers Backyard and BBQ | 15. Greenbelt Park |
| 8. Medieval Times Dinner & Tournament | 16. Trammell Crow Park |



PRIME LOCATION NEAR THE MEDICAL DISTRICT & LOVE FIELD



Brookriver North & South ensures a seamless officing experience for tenants, offering an optimal location for tenants to access various areas of the bustling DFW Metroplex with ease.

10 MIN

Dallas Love Field Airport

10 MIN

Design District

15 MIN

Dallas CBD

15 MIN

Uptown/Turtle Creek

15 MIN

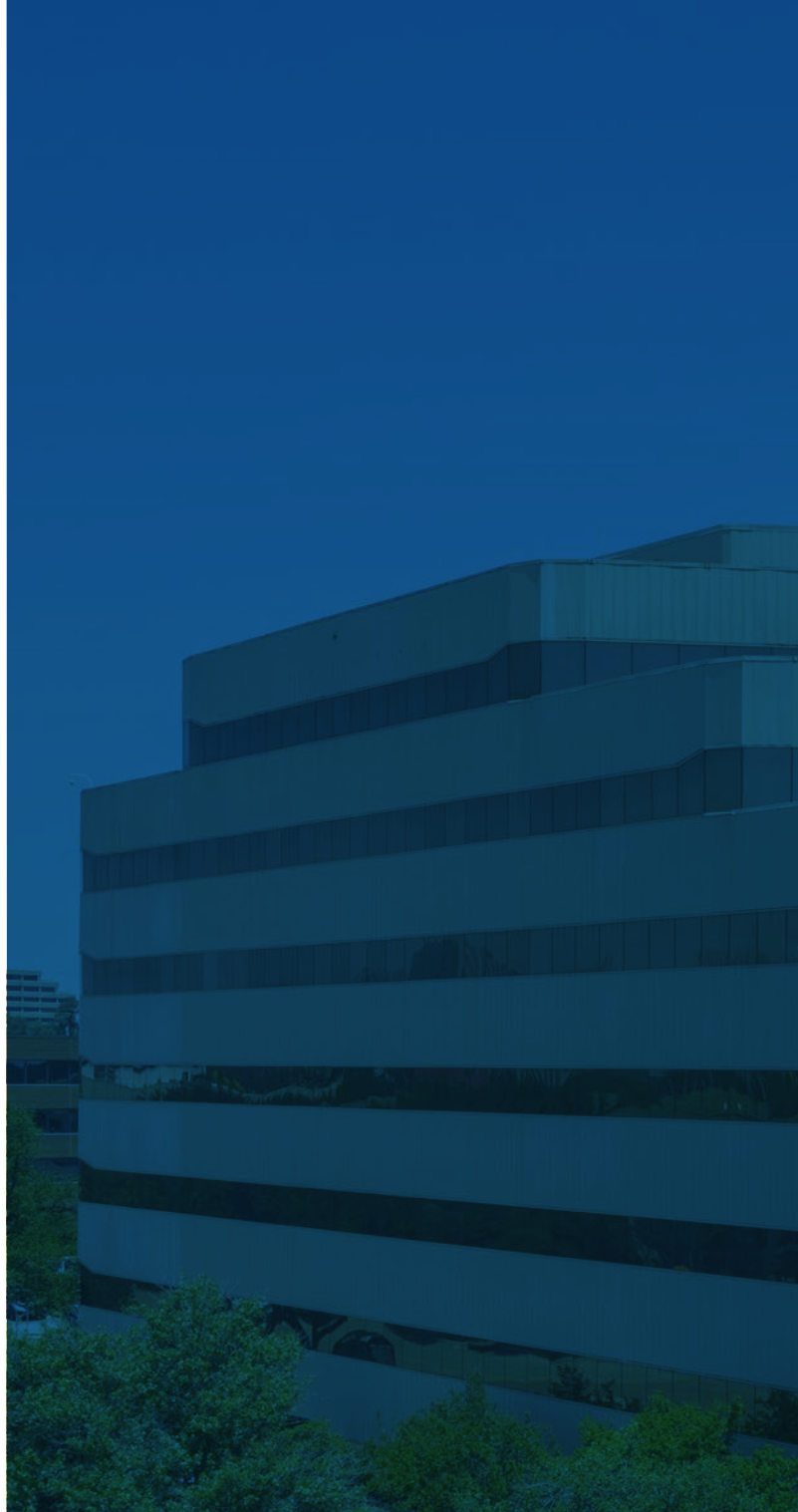
Park Cities

20 MIN

DFW International Airport

B

BROOKRIVER
NORTH & SOUTH



TAYLOR LYNCH

972.435.0514

tlynch@forgecommercial.com

JACKSON DONOVAN

972.435.0507

jdonovan@forgecommercial.com

GRANT SUMNER

972.435.0511

gsumner@forgecommercial.com

