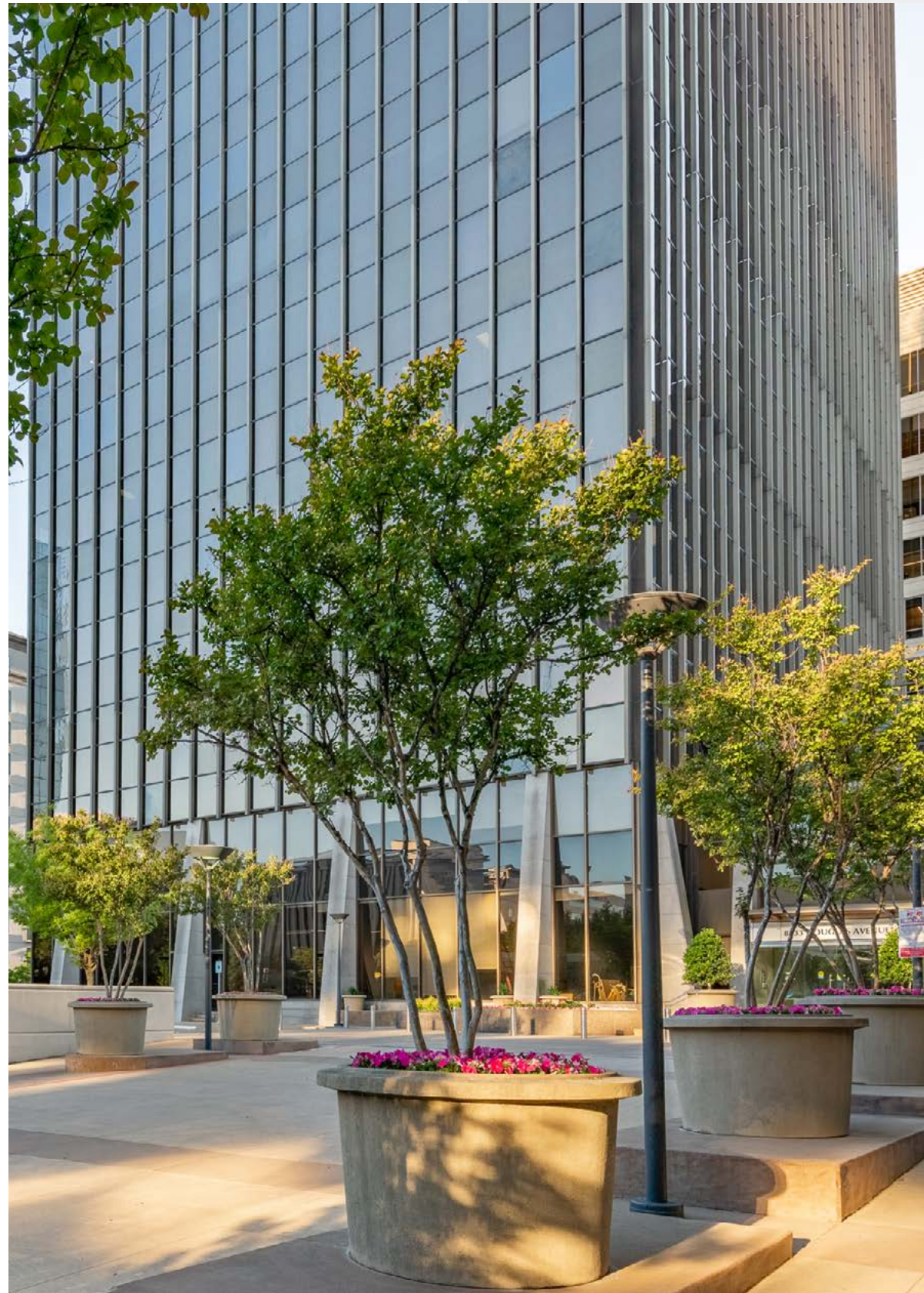




**DOUGLAS**  
CENTER



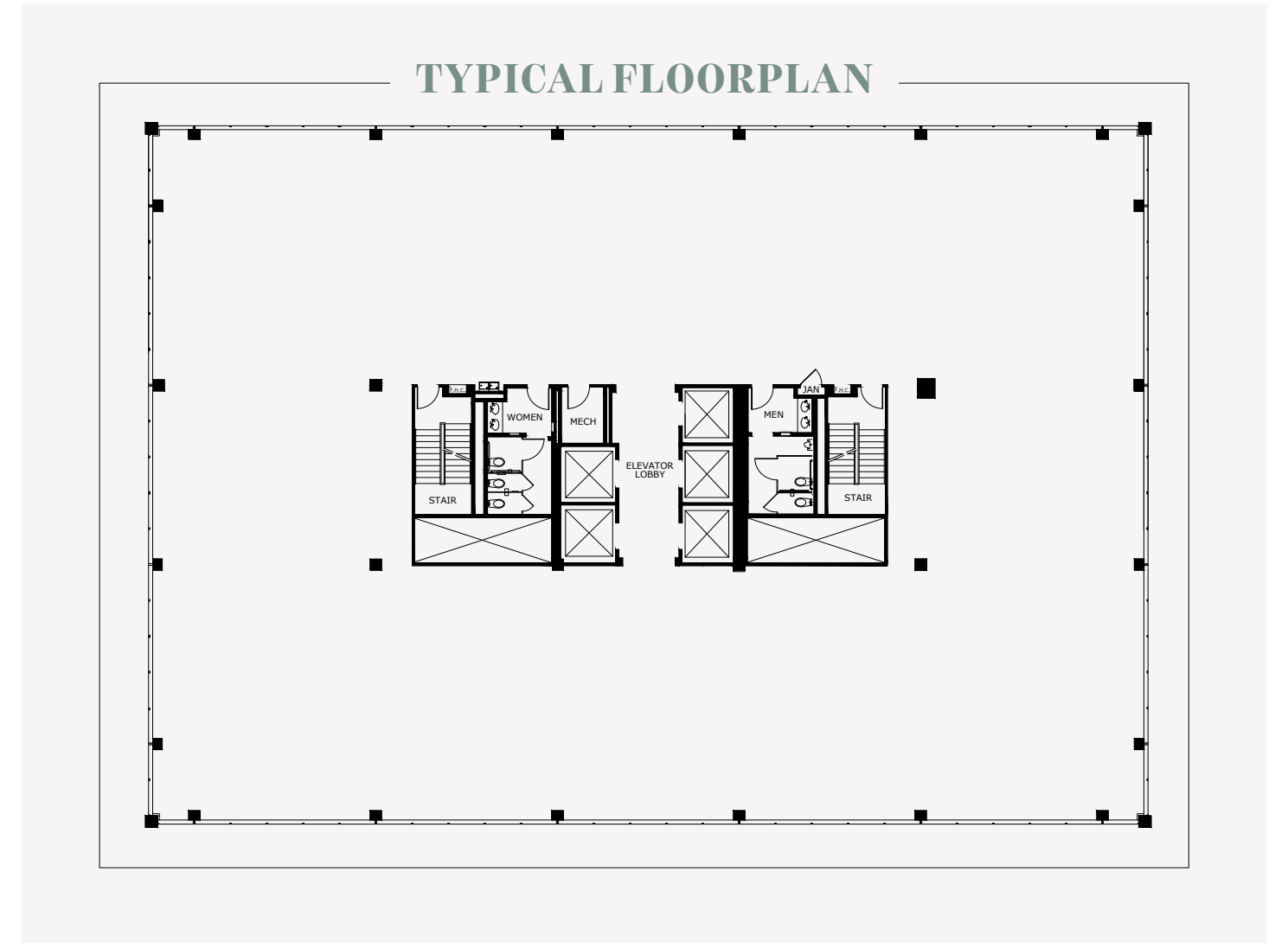
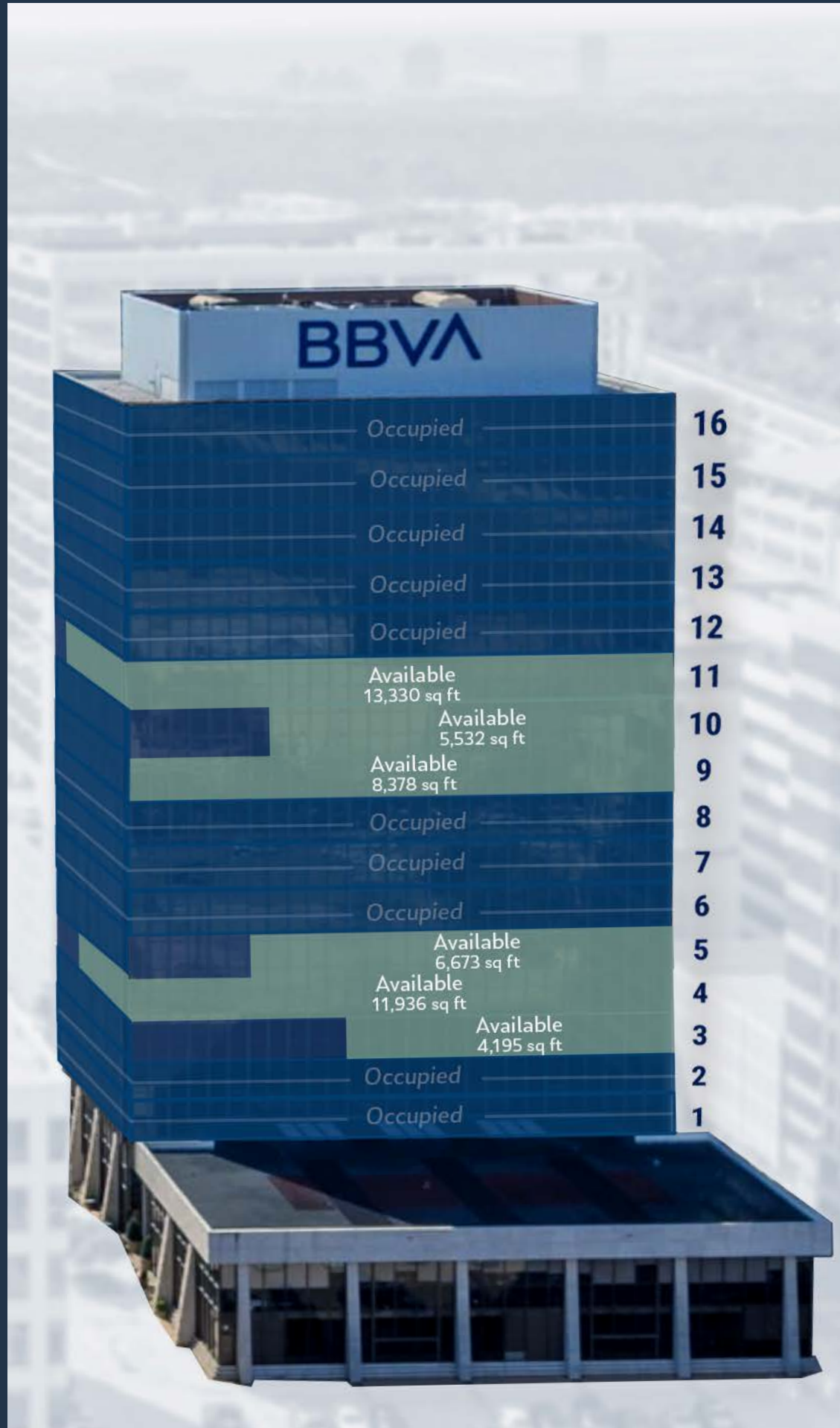
**DOUGLAS AVE • DALLAS TEXAS**



## **8333 & 8343 DOUGLAS CENTER**

Tasteful, confident, and professional, Douglas Center stands at the heart of the esteemed Preston Center neighborhood. Douglas Center caters to the demands of distinguished institutions and creative young firms while providing access to the most walkable amenity base in North Dallas. 8333 and 8343 Douglas are the most iconic, visible, and prestigious buildings in Preston Center.

# 8333 DOUGLAS



**251,173**  
Total Building SF

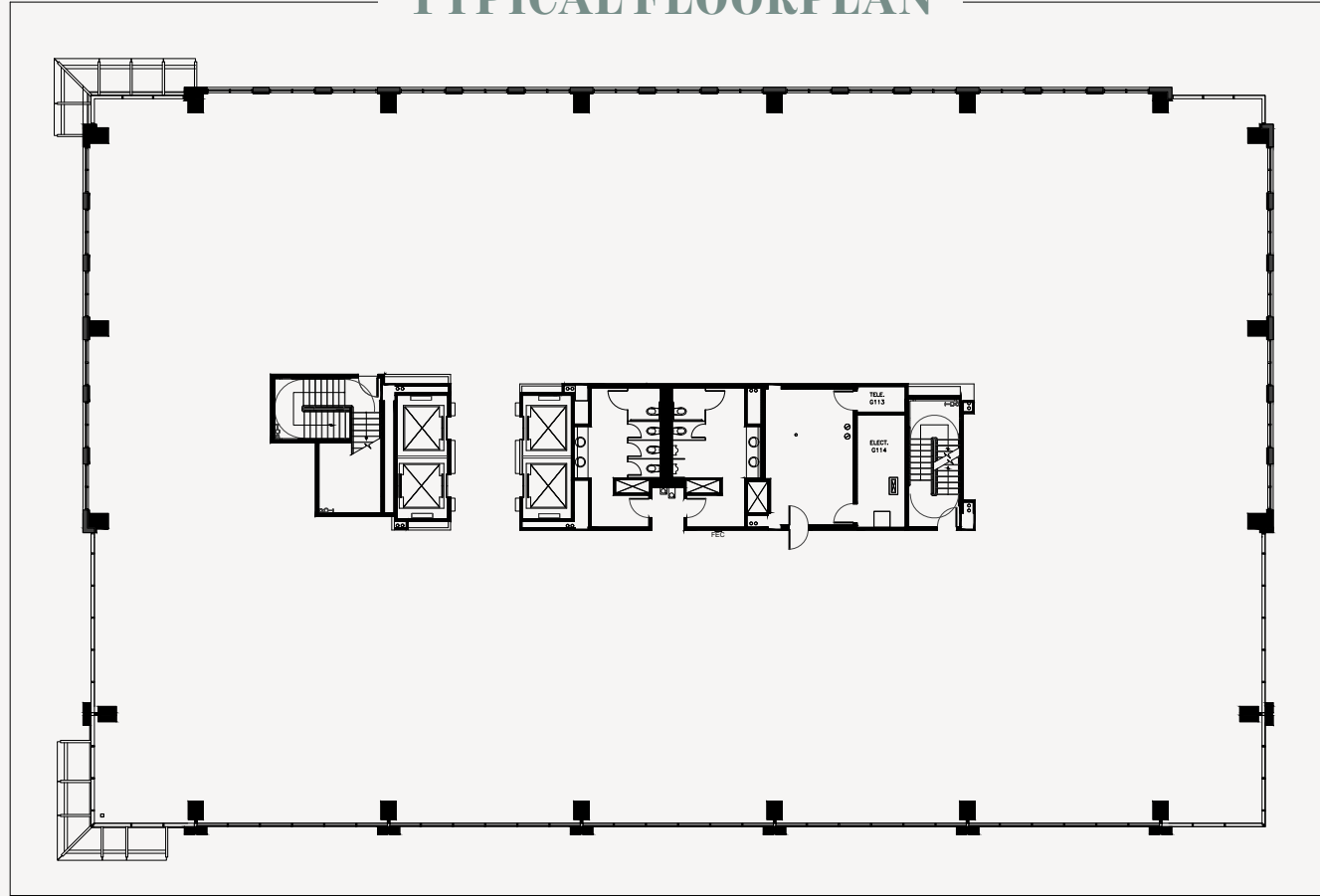
**13,300 SF**  
Typical Floor Size in SF

**16 Stories**  
Building Height

**5 Elevators**  
4 Passenger / 1 Freight

**3:1,000 Parking**  
259 Covered & 79 Visitor Spots

## TYPICAL FLOORPLAN



**140,541**

Total Building SF

**21,337 SF**

Typical Floor Size in SF

**7 Stories**

Building Height

**5 Elevators**

4 Passenger / 1 Freight

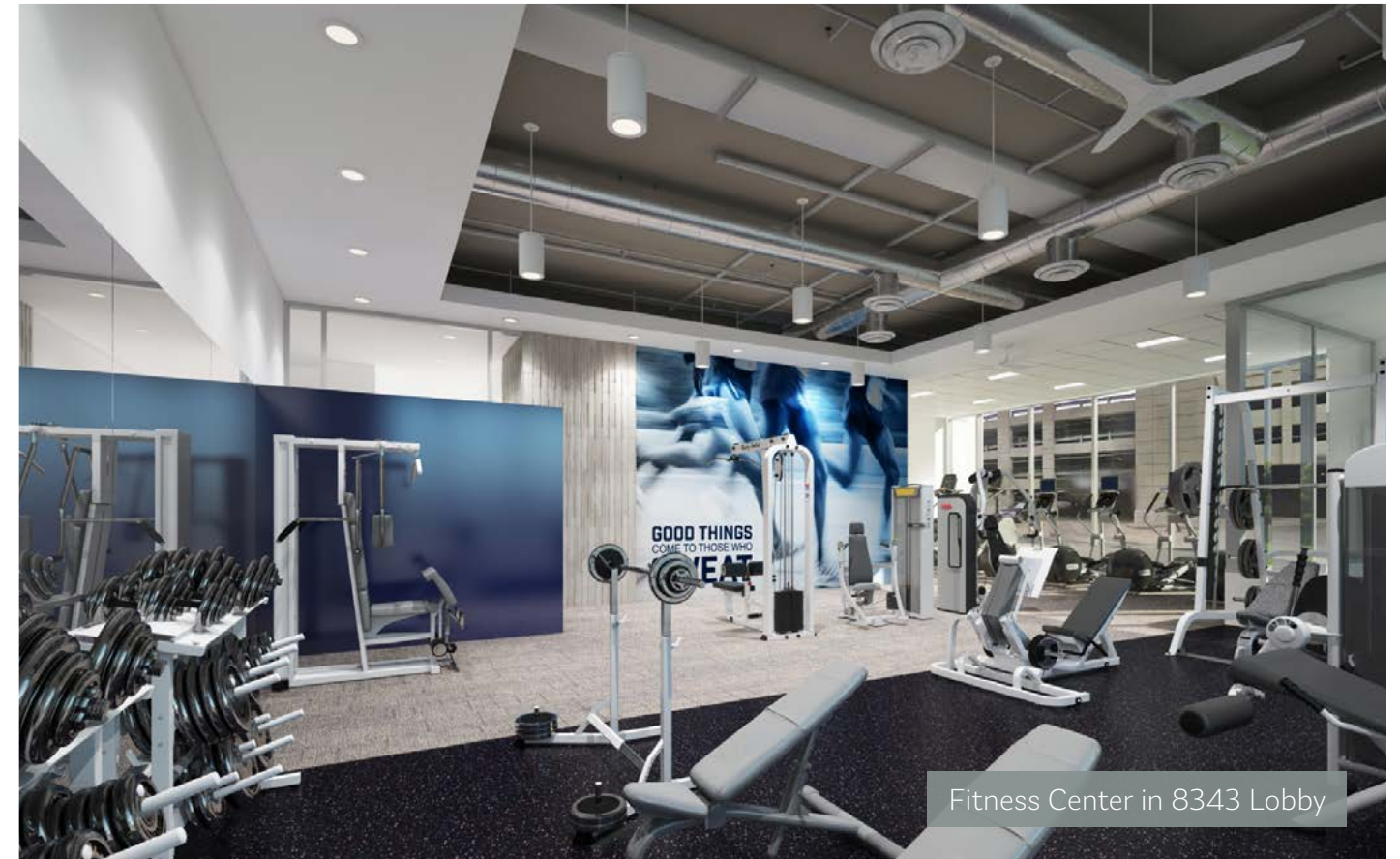
**3:1,000 Parking**

259 Covered & 79 Visitor Spots



# 8343 DOUGLAS

# THE AMENITIES



Fitness Center in 8343 Lobby



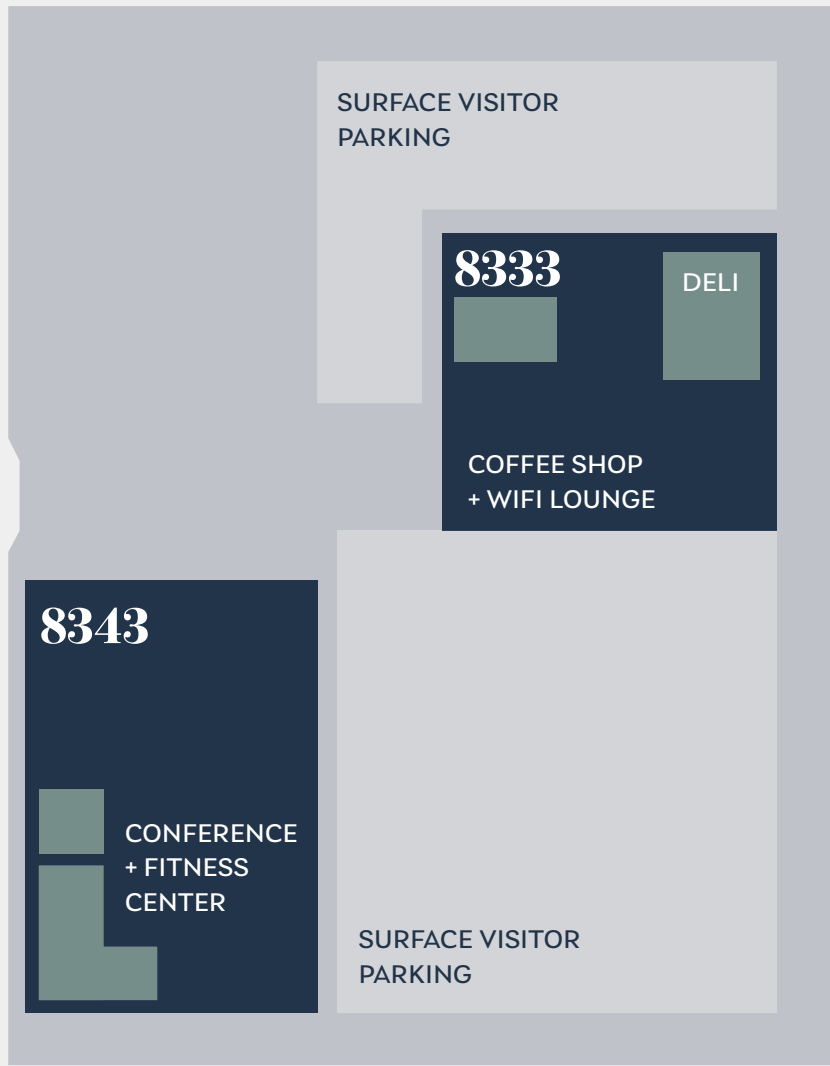
- White Rock Coffee & Wifi Lounge
- Full Service Deli
- Full Service Fitness Center  
*Coming Soon*
- Conference Center
- Tenant Lounge
- Shoeshine Services
- On-site Property Management
- 24 Hour Security



White Rock Coffee in 8333 Lobby

DOUGLAS AVE

LUTHER LN



BERKSHIRE LN

## ICONIC, CLASSIC, CONVENIENT.

- Excellent accessibility & parking
- Dozens of great restaurants
- Visible and prestigious address
- Brand new on-site amenities coming soon

DALLAS NORTH TOLLWAY





## YEAR BUILT

1977

## OWNER

HPI Commercial Real Estate & Bandera Ventures

## BUILDING SIZE

251,173 Rentable Square Feet comprised of one 16-story office tower.

## EXPENSES

2020 Operating Expenses are \$15.59/SF excluding electricity. Electricity for 2020 is estimated to be \$1.63/SF.

## BUILDING HOURS

Monday – Friday: 7:00 a.m. – 6:00 p.m.  
Saturday: 8:00 a.m. – 1:00 p.m.

## PARKING

3 per 1,000 RSF parking ratio.  
\$50/month for unreserved parking  
\$100/month for reserved parking

## TELECOMMUNICATIONS

AT&T, Logix Communications, Verizon Business, Level 3, Cogent Communications, Windstream, Time Warner Cable, XO Communications

## YEAR BUILT

2009

## OWNER

HPI Commercial Real Estate & Bandera Ventures

## BUILDING SIZE

140,541 Rentable Square Feet comprised of one 7-story office tower.

## EXPENSES

2020 Operating Expenses are \$15.59/SF excluding electricity. Electricity for 2020 is estimated to be \$1.63/SF.

## BUILDING HOURS

Monday – Friday: 7:00 a.m. – 6:00 p.m.  
Saturday: 8:00 a.m. – 1:00 p.m.

## PARKING

3 per 1,000 RSF parking ratio.  
\$50/month for unreserved parking  
\$100/month for reserved parking

## TELECOMMUNICATIONS

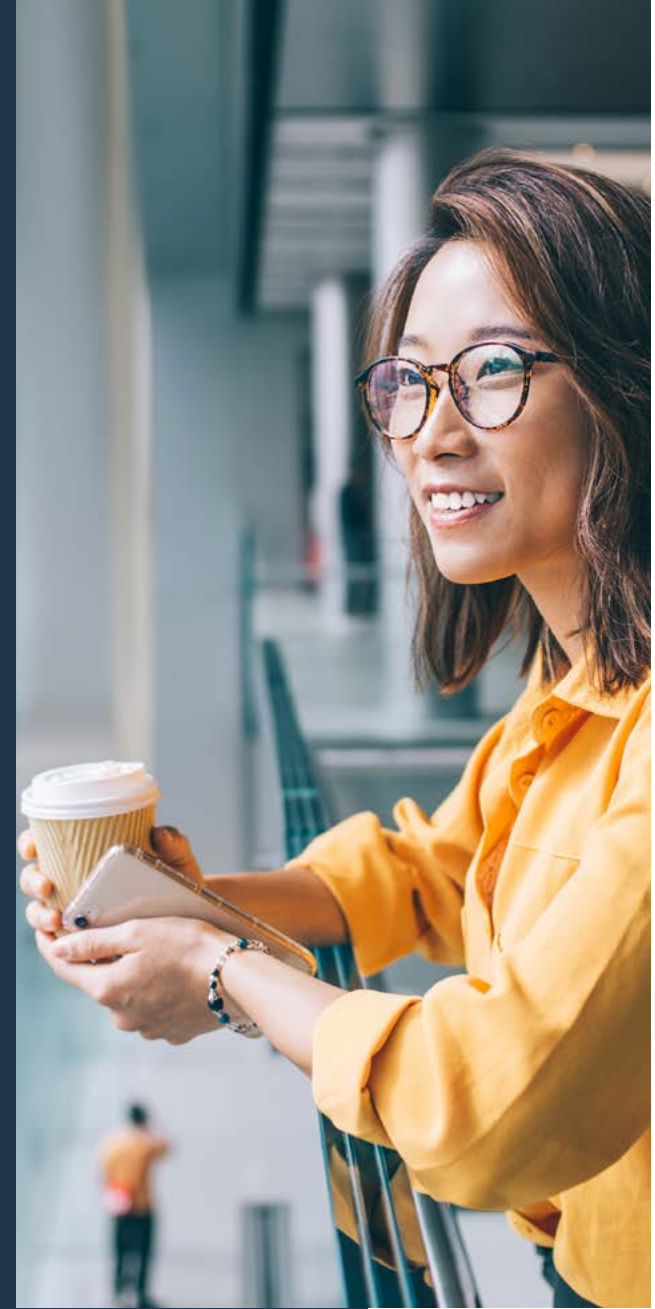
AT&T, Logix Communications, Verizon Business, Level 3, Cogent Communications, Windstream, Time Warner Cable, XO Communications



**8333**  
**DOUGLAS**

**8343**  
**DOUGLAS**





# WALKABLE ATTRACTIONS

## Restaurants

- R&D Kitchen
- True Food Kitchen
- Il Bracco
- Hopdoddy
- Sprinkles
- White Rock Coffee
- Hopdoddy
- California Pizza Kitchen
- Salata
- Hillstone
- Sevy's
- Montlake Cut
- Muchacho
- Taco Joint
- Roti
- Nick & Sams
- Jamba Juice

## Fitness Options

- Gold's Gym
- Lift House Fitness
- District Climb
- Soulcycle
- Preston Center  
Personal Training
- Larry North Fitness
- Park City Club
- Pilates by Lindsay
- Class Studios

## Everyday Conveniences

- Hilton Hotel
- Starbucks
- Medical Care
- UPS
- CVS
- Shopping
- Target







# DOUGLAS CENTER DALLAS AMENITIES



▲ 20 min to Frisco

The Hockaday School

Preston Forest

NORTH DALLAS

75

35E

The Episcopal School of Dallas

Preston Royal

Royal Oaks Country Club

Harry S Moss Park

PRESTON HOLLOW

Ursuline Academy of Dallas

St. Marks School of Texas

NorthPark Center

TopGolf

Northwest Highway

DOUGLAS CENTER

UNIVERSITY PARK

75

Dallas Love Field Airport  
9 min Drive

Highland Park High School

Mockingbird Station

35E

Inwood Village

Southern Methodist University

482

Highland Park Village

Dallas Country Club

Brook Hollow Golf Club

HIGHLAND PARK

D

UT Southwestern Medical Center

KNOX/HENDERSON

LOWER GREENVILLE

LAKEWOOD

◀ 25 min to DFW Airport

▼ 5 min to Downtown

UPTOWN

183

35E

75



**DOUGLAS**  
CENTER

[DOUGLASCENTERDALLAS.COM](http://DOUGLASCENTERDALLAS.COM)



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