



The TERRACES *at*
DOUGLAS CENTER





THE
TERRACES
AT DOUGLAS CENTER



The FRONT DOOR of FIRST CLASS.

The newest addition to Douglas Center, the Terraces is an office building designed for the 21st century user.

From the high-touch lobby and service-based security and concierge program, to the contemporary design, the Terraces will offer users a new, inclusive interpretation of the modern office. Designed to accommodate well-established and entrepreneurial firms alike, it's Preston Center's best building in Preston Center's best location.

DETAILS

171,583 SF

Typical floor size: 24,873 SF

12 stories

4 passenger (1 oversized for freight)

3:1,000 parking

Under construction, opening September 2017

LEASING
RUTH GRIGGS
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The CENTER of
PRESTON CENTER

NEIGHBORHOOD
+ AMENITIES



DOUGLAS
CENTER

BUSINESS.
Centered.

Preston Center is Dallas/
Fort Worth's premier
work destination and the
most well-established,
pedestrian-friendly
submarket in the city.

Easily accessible from the Dallas North Tollway and Northwest Highway thoroughfares, this niche market is unlike any other in the Metroplex. Its Class A offices, retail spaces, dining options and proximity to hotels make it one of the most sought-after locations for the highest-profile businesses in the world.

AMENITIES

Sandwich Shop: a 2,000-square-foot deli serving breakfast, lunch and a variety of snacks and refreshments

On-site storage

Shoeshine service

On-site security and courtesy officers

On-site property management

Convenient location adjacent to the Park Cities Hilton, a four diamond hotel and conference center

Numerous fitness options within walking distance

On-site ATM

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The **CENTER** of
PRESTON CENTER

AMENITIES

- 1 A Sandwich Shop
- 2 Be Raw Food and Juice
- 3 California Pizza Kitchen
- 4 Chipotle Mexican Grill
- 5 Corner Bakery
- 6 Einstein Bros.
- 7 Flying Fish
- 8 Grain
- 9 Hillstone
- 10 Hopdoddy Burger Bar
- 11 Jamba Juice
- 12 Jersey Mike's
- 13 Jiang's Cuisine
- 14 Jimmy Johns
- 15 Carlo's Bakery
- 16 Susie Cakes
- 17 Marble Slab Creamery
- 18 Masala Wok
- 19 Miss Chi Vietnamese
- 20 Nick & Sam's Grill
- 21 Opio Restaurant
- 22 Panini Bakery
- 23 Peak Grille
- 24 Pei Wei Asian Diner
- 25 R+D Kitchen
- 26 Rock & Roll Sushi

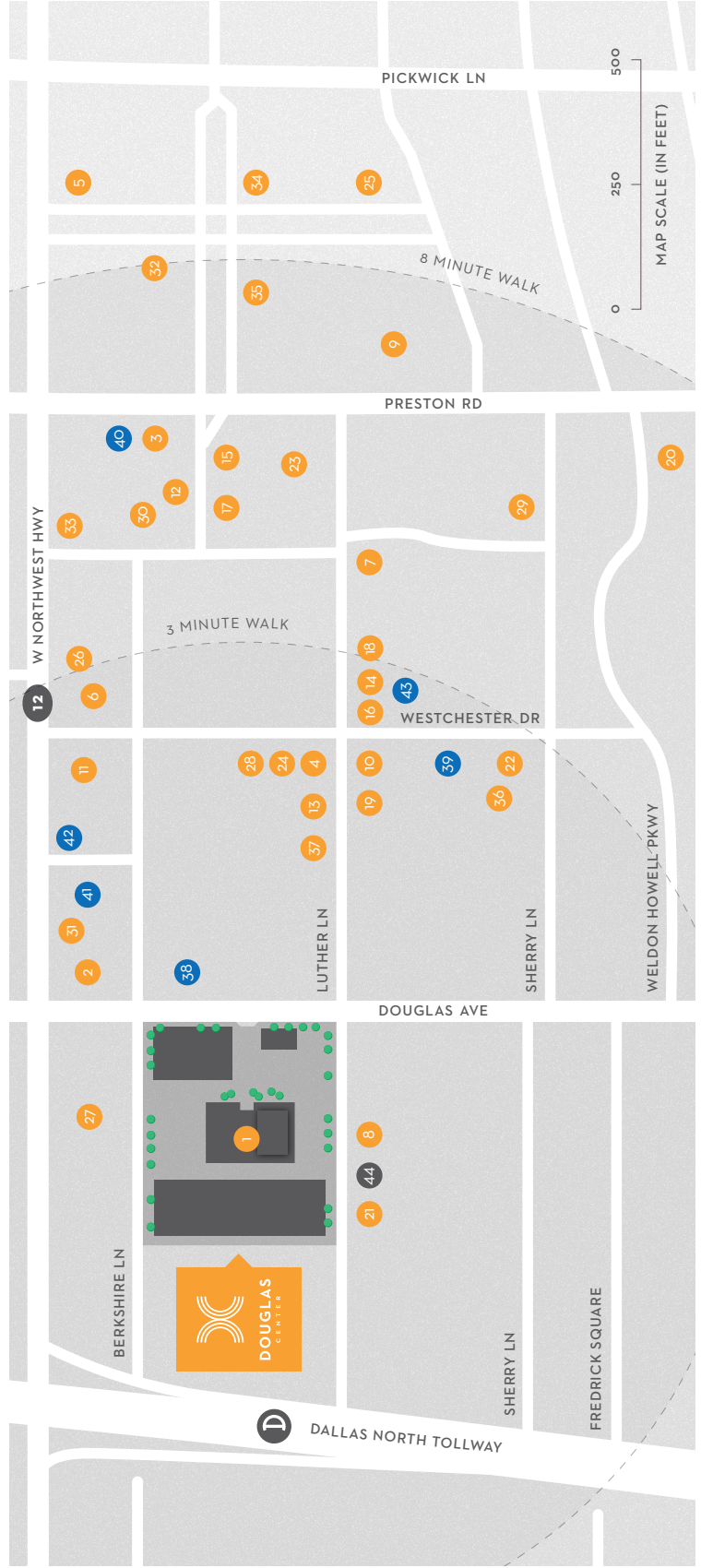
- 27 Romano's Macaroni Grill
- 28 Salata
- 29 Sevy's Grill
- 30 Snuffer's Restaurant
- 31 Southpaw's
- 32 Sprinkles
- 33 Starbucks
- 34 Taco Diner
- 35 True Food Kitchen
- 36 Unrefined Bakery
- 37 Wang's Chinese Cafe

FITNESS

- 38 Gold's Gym
- 39 Park Cities YMCA
- 40 Preston Center Personal Training
- 41 Speedflex
- 42 SoulCycle
- 43 CrossFit

HOTEL / CONFERENCE CENTER

- 44 Hilton Park Cities



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C E N T E R

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