

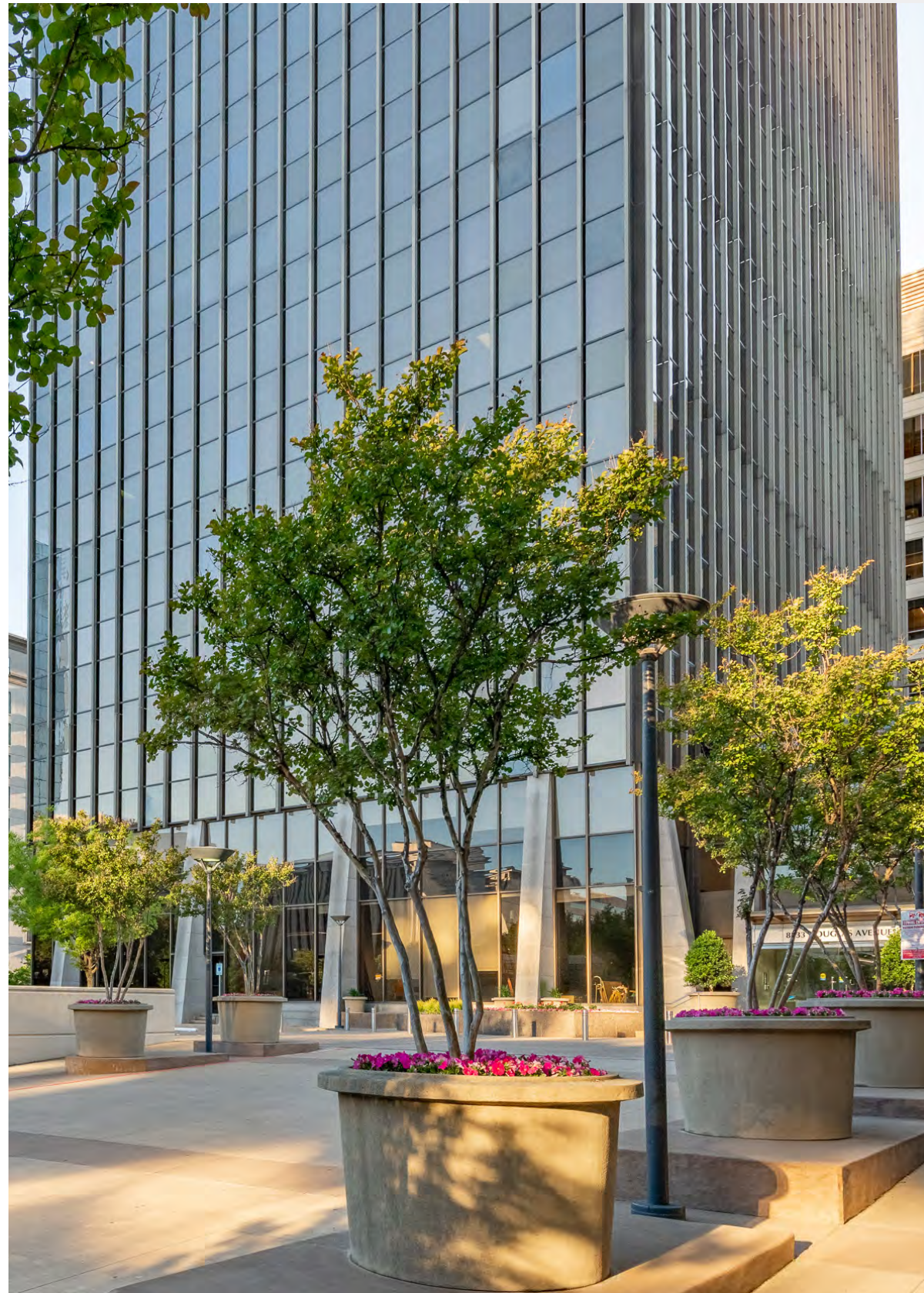


**DOUGLAS**  
CENTER



**DOUGLAS AVE • DALLAS TEXAS**



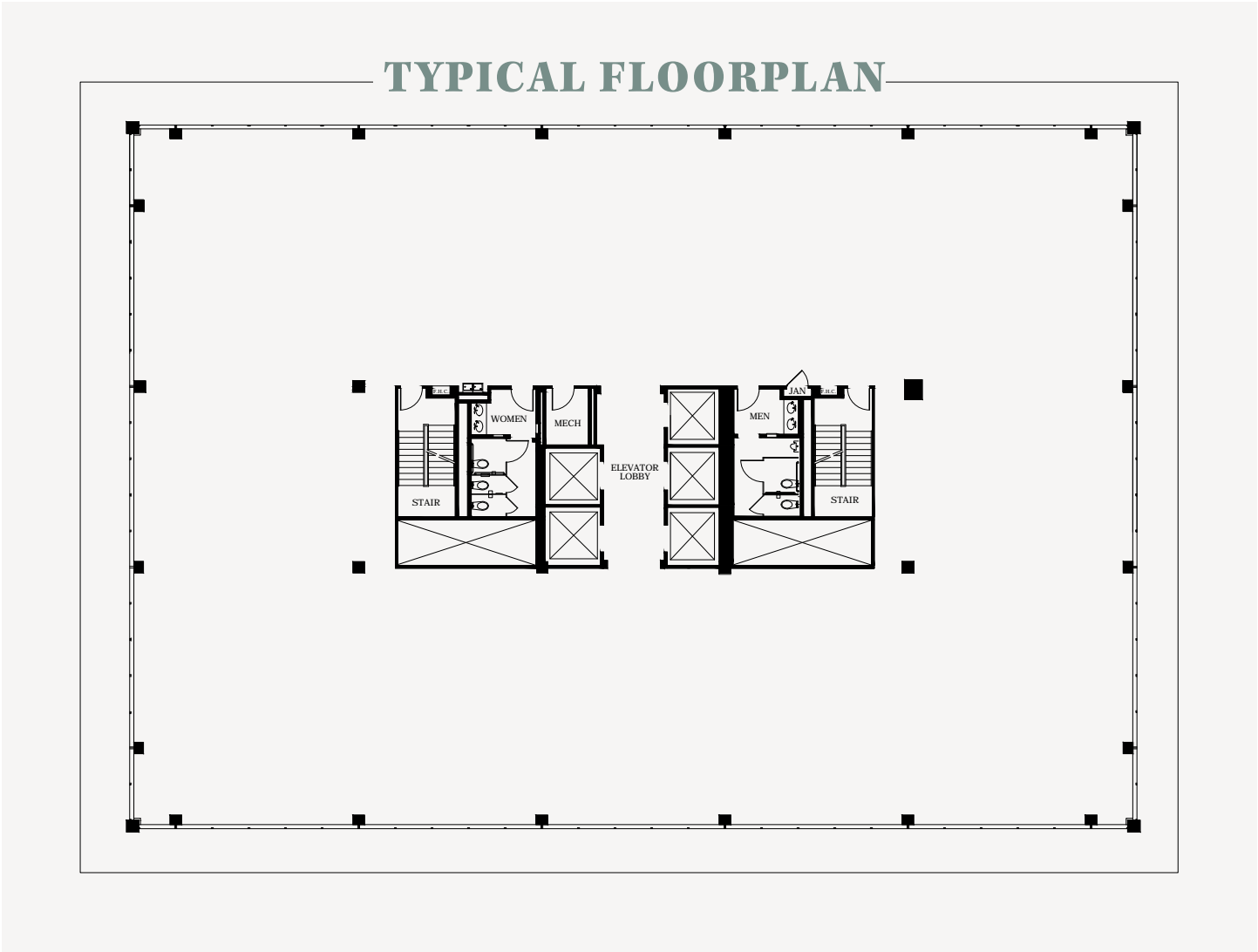
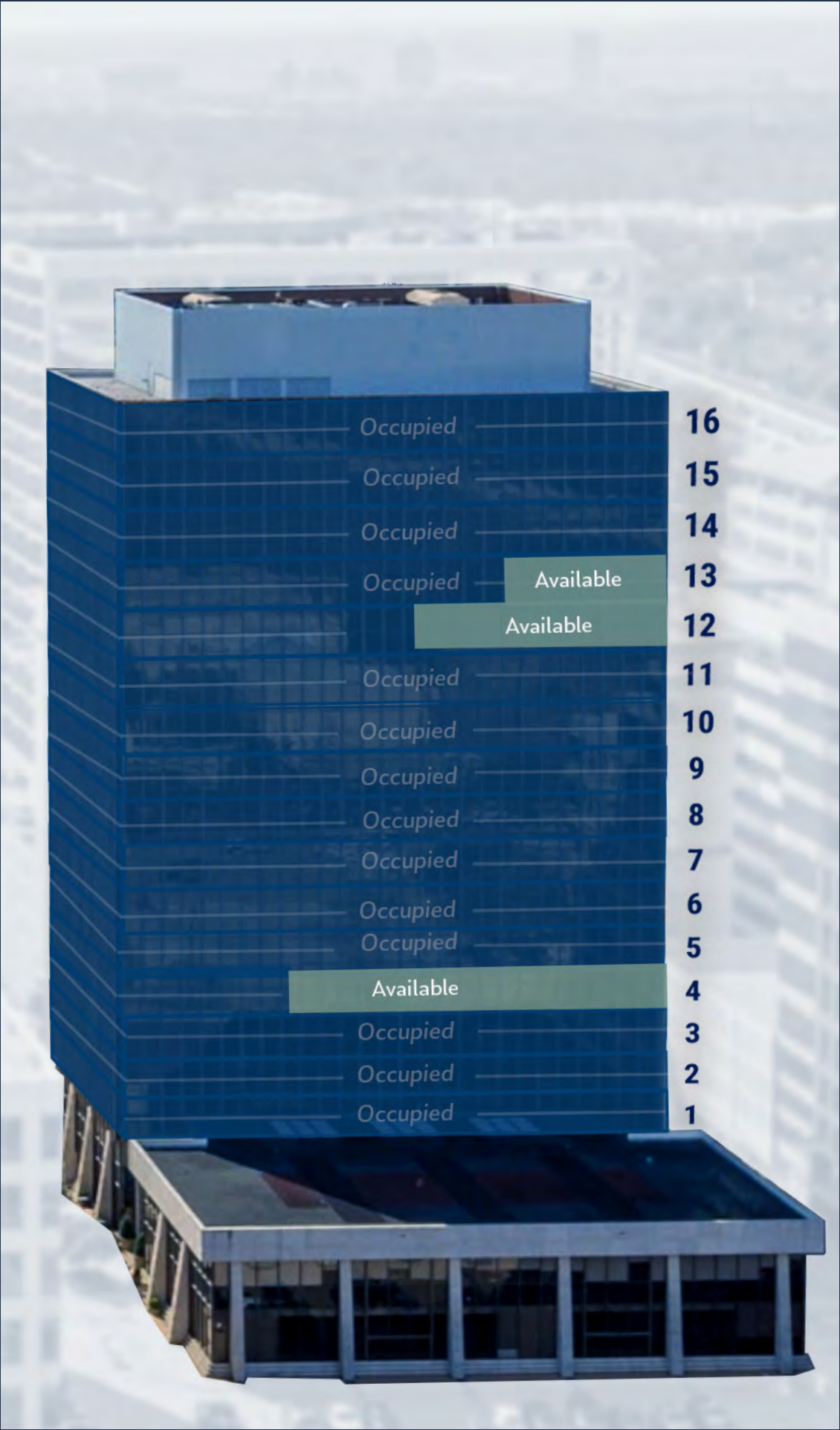


## 8333 & 8343 DOUGLAS CENTER

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



**255,937**  
Total Building SF

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

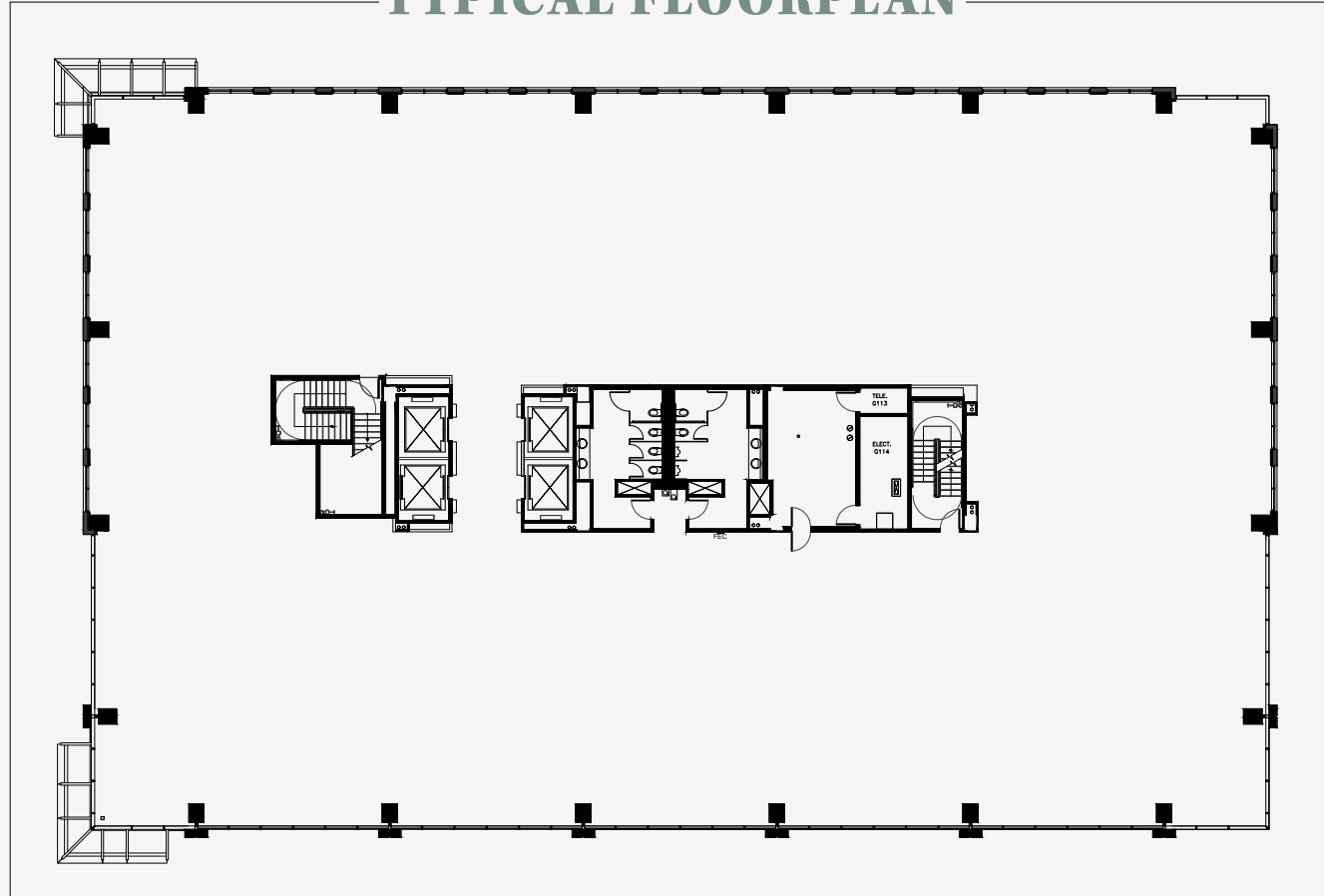
**16 Stories**  
Building Height

**5 Elevators**  
4 Passenger / 1 Freight

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



## TYPICAL FLOORPLAN



**140,682**

Total Building SF

**21,661 SF**

Typical Floor Size in SF

**7 Stories**

Building Height

**5 Elevators**

4 Passenger / 1 Freight

**3:1,000 Parking**

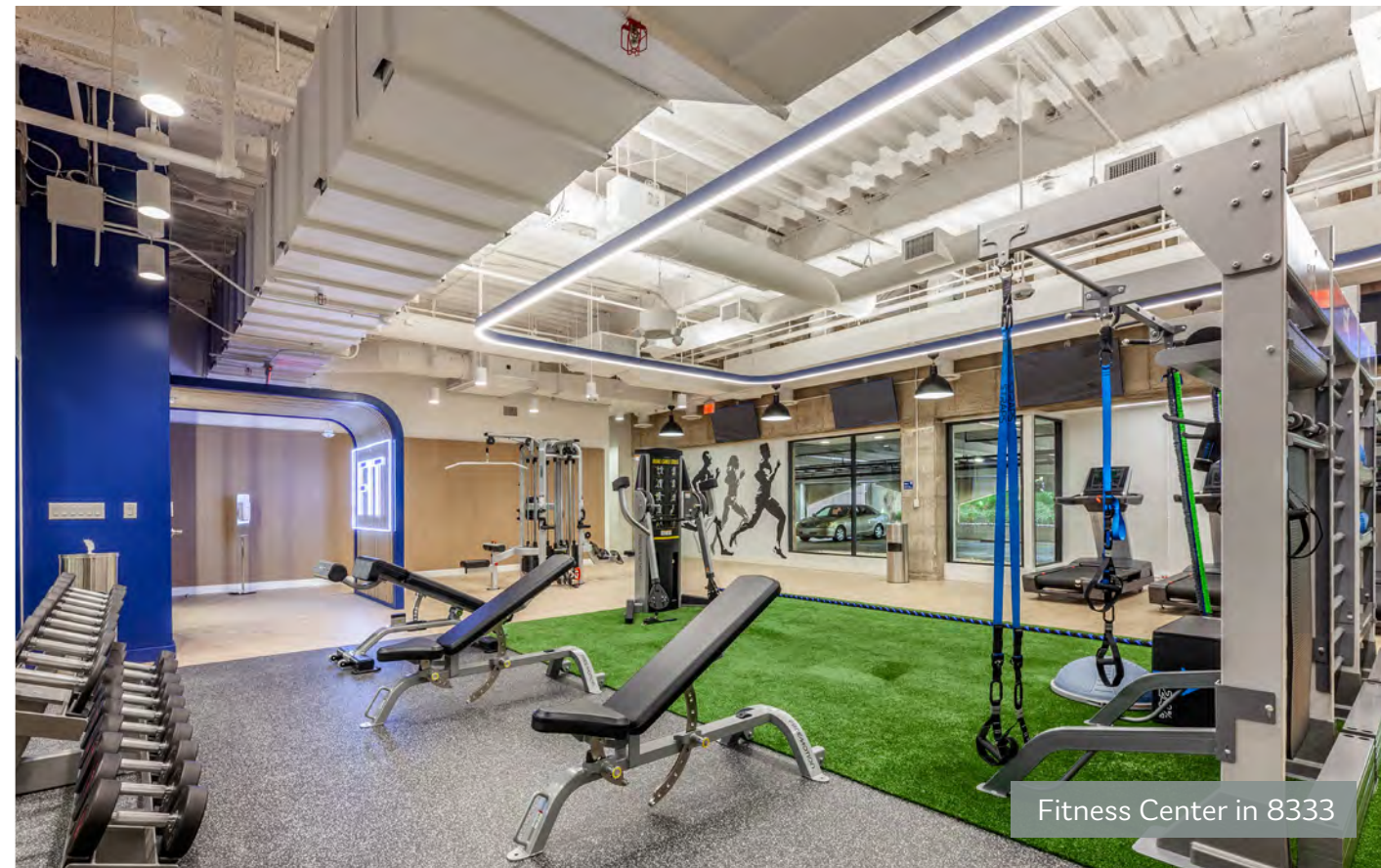
259 Covered & 79 Visitor Spots



# 8343 DOUGLAS



# THE AMENITIES



Fitness Center in 8333

- White Rock Coffee & Wifi Lounge
- Full Service Deli
- New State-of-the-art Fitness Center
- New Conference Center
- Tenant Lounge
- Shoeshine Services
- On-site Property Management
- 24 Hour Security



White Rock Coffee in 8333 Lobby



DOUGLAS AVE

LUTHER LN

SURFACE VISITOR  
PARKING

WHITE ROCK  
COFFEE SHOP

FITNESS  
CENTER

8333

DELI

8343

BOARD ROOM +  
CONFERENCE  
ROOM

PRE  
BANQUET

SURFACE VISITOR  
PARKING

BERKSHIRE LN

W NORTHWEST HWY

12

## ICONIC, CLASSIC, CONVENIENT.

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

DALLAS NORTH TOLLWAY





# 8333

## DOUGLAS



### YEAR BUILT

Built 1977, Renovated 2021

### OWNER

HPI Commercial Real Estate & Bandera Ventures

### BUILDING SIZE

255,937 Rentable Square Feet comprised of one 16-story office tower.

### EXPENSES

2023 Operating Expenses are \$17.06/SF excluding electricity. Electricity for 2022 is estimated to be \$1.47/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.

### 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

2023 Operating Expenses are \$16.91/SF excluding electricity. Electricity for 2022 is estimated to be \$1.24/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.

### TELECOMMUNICATIONS

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

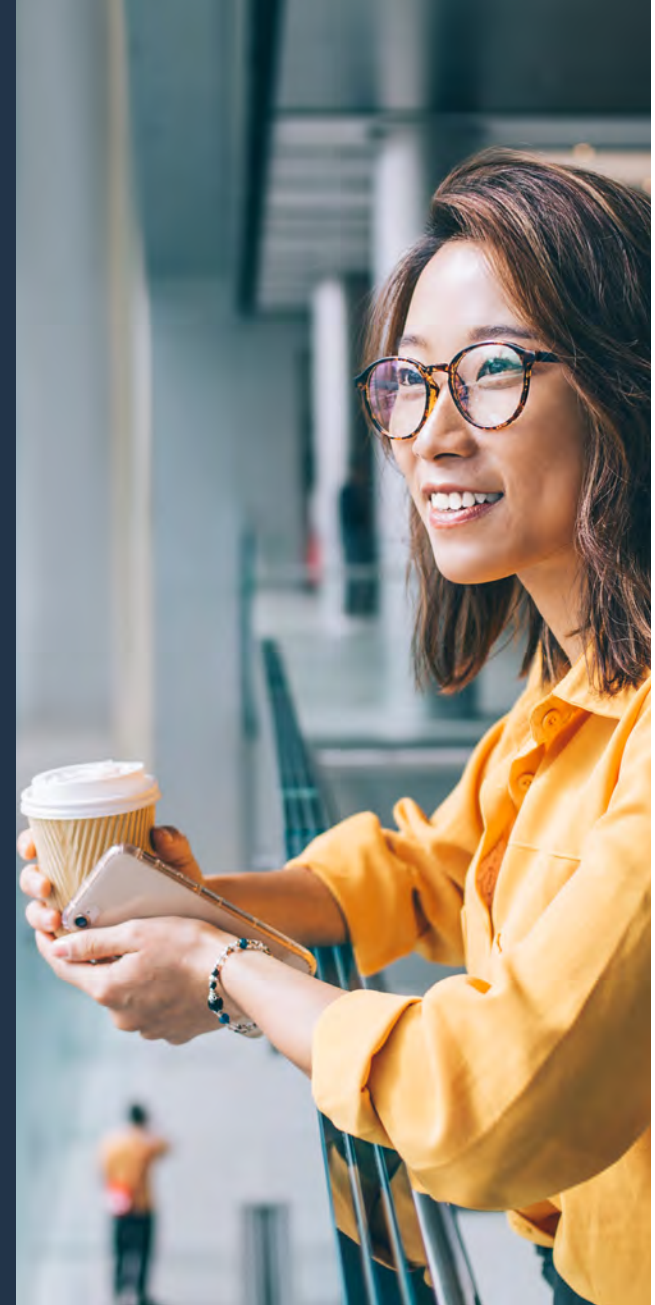


# 8343

## DOUGLAS







# WALKABLE ATTRACTIONS

## Restaurants

- 55 Seventy
- R&D Kitchen
- Sevy's
- Il Bracco
- Hopdoddy
- Flying Fish
- Go Fish Poke
- Sprinkles
- White Rock Coffee
- Hopdoddy
- California Pizza Kitchen
- Salata
- Yonkers Pizza Co
- True Food Kitchen
- Montlake Cut
- Muchacho
- Jimmy John's
- Suzie Cakes
- Taco Joint
- Burning Rice
- Nick & Sams
- Jamba Juice
- Hillstone

## Fitness Options

- Fitness Center in 8333
- 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





# NEIGHBORHOOD AMENITIES MAP





DOUGLAS CENTER DALLAS AMENITIES







**DOUGLAS**  
C E N T E R

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



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