



THE DOUGLAS

PROPERTY HIGHLIGHTS

- 13 Story Class A Office Building located in the heart of Preston Center
- Excellent location within Preston Center with accessibility to Dallas North Tollway and Northwest Highway. Love Field is less than 10 minutes via Northwest Highway.
- **THE VAULT** | A 5,000 SF customer experience including lounge space, coffee bar, putting green and golf simulator.
- **MEET** | 30 Person Conference center located in The Vault
- **EATS** | Grab and Go Food located in The Vault
- **THE YARD** | Outdoor green space and patio with Wi-Fi
- 24-hour security
- 100% Garage parking
- Management - Granite's buildings are an active participant in the Energy Star Program and Granite is the first commercial real estate firm to receive the Energy Star Leader award.

Granite

8235 Douglas Ave
Dallas, TX 75225

RENTAL RATE
\$32.00 - \$34.00 NNN

OPEX \$16.39 PSF

ELECTRIC \$1.64 PSF

GARAGE PARKING
\$150 Res / \$75 Unres



LEASING INFO

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