

# THE DOUGLAS



## Property Highlights

- A 13-story Class A office building situated at the heart of Preston Center
- **THE VAULT** | Offering a 5,000 SF customer experience, complete with lounge space, a coffee bar, a putting green and a golf simulator
- **THE YARD** | An outdoor green space and patio equipped with Wi-Fi
- **MEET** | Conference center accommodating up to 30 individuals, located within The Vault
- **EAT** | Grab-and-go food services available in The Vault
- Strategically located within Preston Center, providing convenient access to Dallas North Tollway and Northwest Highway
- Featuring on-site engineering, day porter services and 24-hour security monitoring



# Granite

## Location

8235 Douglas Avenue  
Dallas, Texas 75225

## Rental Rate

\$32.00 - \$34.00 NNN

## OPEX

\$16.31 PSF

## Electric

\$1.70 PSF

## Parking Details

3:1,000

Reserved: \$150/month

Unreserved: \$75/month



## Leasing Information

Burson Holman  
(972) 731-2364  
bholman@graniteprop.com

Elizabeth Fortado  
(972) 731-2354  
efortado@graniteprop.com

TheDouglasDallas.com  
GraniteProp.com