

# 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

\$38.00 - \$40.00 NNN

### OPEX

\$16.45 PSF

### Electric

\$1.70 PSF

### Parking Details

3:1,000

Reserved: \$150/month

Unreserved: \$75/month



## Leasing Information

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