



Property Highlights

- A 13-story Class A office building situated at the heart of Preston Center
- **THE LOUNGE** | An upscale customer lounge with areas to meet, collaborate or unwind with a game of shuffleboard
- **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



Granite

Location

8235 Douglas Avenue
Dallas, Texas 75225

Rental Rate

\$45.00 - \$50.00 NNN

OPEX

\$17.02 PSF

Electric

\$1.61 PSF

Parking Details

3:1,000

Reserved: \$150/month

Unreserved: \$75/month



Leasing Information

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