



**DOUGLAS**  
CENTER

THE **TERRACES** AT  
**DOUGLAS CENTER**

5960 BERKSHIRE LN, DALLAS, TX 75225  
**IN PRESTON CENTER**



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Compass

**TWO TERRACES  
(2,620 SF EACH)**

**PARKING  
3:1,000**

**VISITOR  
PARKING - 79 SPACES**

**PARKING  
INGRESS/EGRESS**

BERKSHIRE LANE

DOUGLAS AVENUE

JLL

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## THE TERRACES AT DOUGLAS CENTER

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### BUILDING DETAILS

- 171,583 SF
- FLOOR SIZE RANGES FROM 11,275 SF TO 24,873 SF
- 12 STORIES
- 2 PRIVATE TERRACES (2,620 SF EACH)
- 4 PASSENGER ELEVATORS (1 DOUBLES AS FREIGHT)
- 3:1,000 PARKING (DIRECT ACCESS)
- DELIVERED FEBRUARY 2018

### ON-SITE AMENITIES

- BARISTA & TENANT LOUNGE
- FULL SERVICE DELI
- FULL SERVICE FITNESS CENTER
- CONFERENCE CENTER
- 24 HR SECURITY AND COURTESY OFFICERS
- ON-SITE PROPERTY MANAGEMENT
- SHOESHINE SERVICE

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### WALKABLE AMENITIES

- ADJACENT TO THE PARK CITIES HILTON / STARBUCKS
- 44 RESTAURANTS
- 7 FITNESS OPTIONS
- EVERYDAY CONVENIENCES  
(CVS PHARMACY, NUMEROUS MEDICAL & SHOPPING OPTIONS)

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### OWNERSHIP

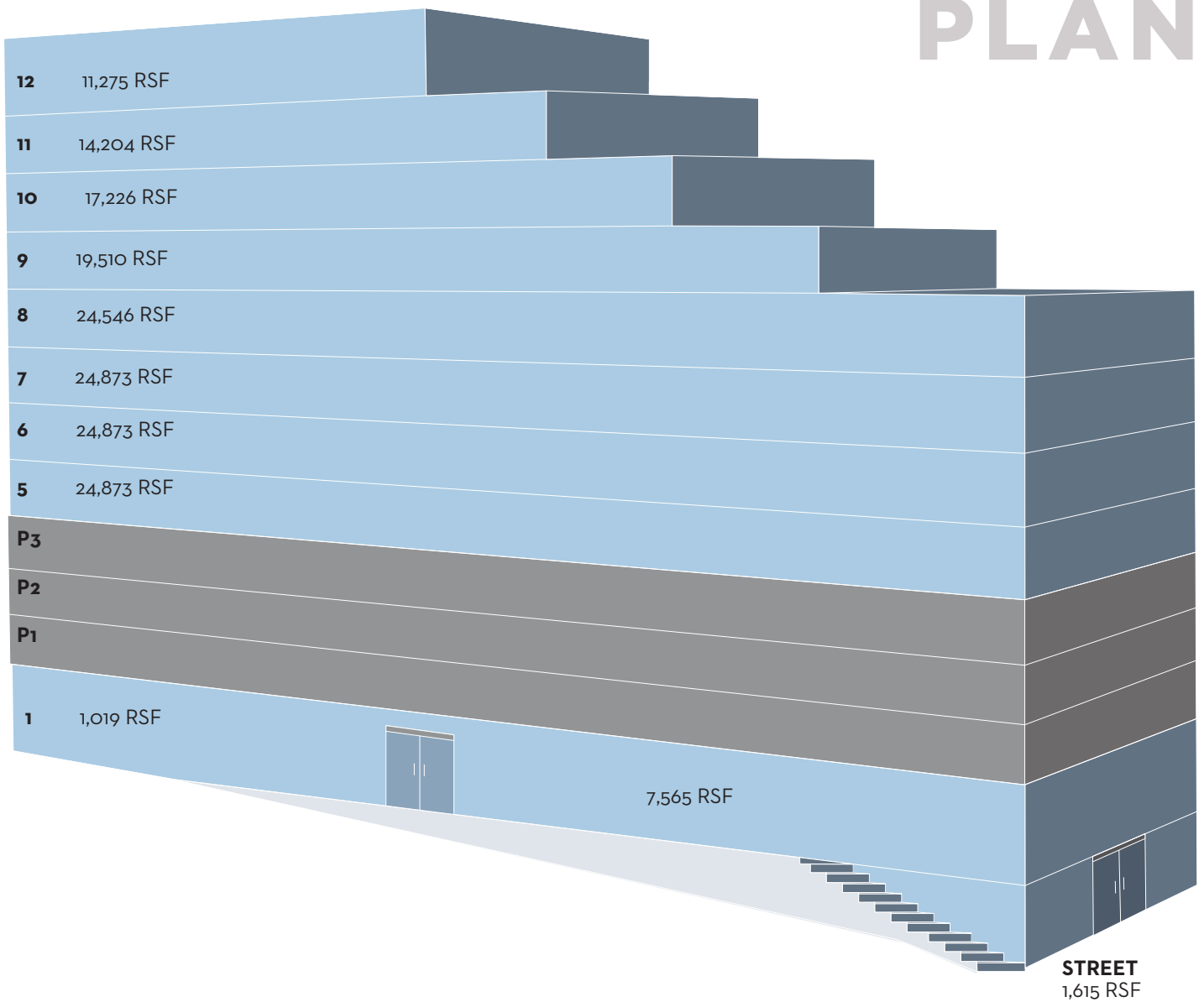
FOUNDED IN 2001 AND BASED IN HOUSTON, TEXAS, LIONSTONE INVESTMENTS INVESTS ON A NATIONAL BASIS FOR INSTITUTIONAL CLIENTS AND HIGH NET WORTH INDIVIDUALS IN PRIMARILY URBAN CORE AND MIXED-USE ASSETS. RECENTLY ACQUIRED BY COLUMBIA THREADNEEDLE INVESTMENTS FROM THE UK, THE LIONSTONE PLATFORM NOW EXCEEDS \$473 BILLION IN ASSETS UNDER MANAGEMENT.

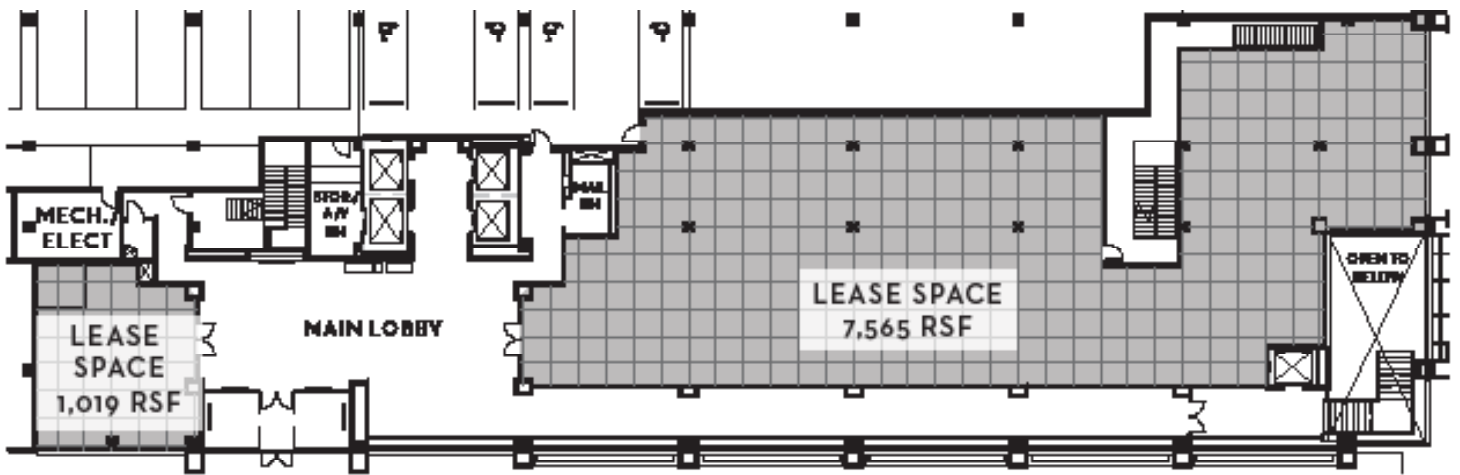
[WWW.LIONSTONEINVESTMENTS.COM](http://WWW.LIONSTONEINVESTMENTS.COM)



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# STACKING PLAN

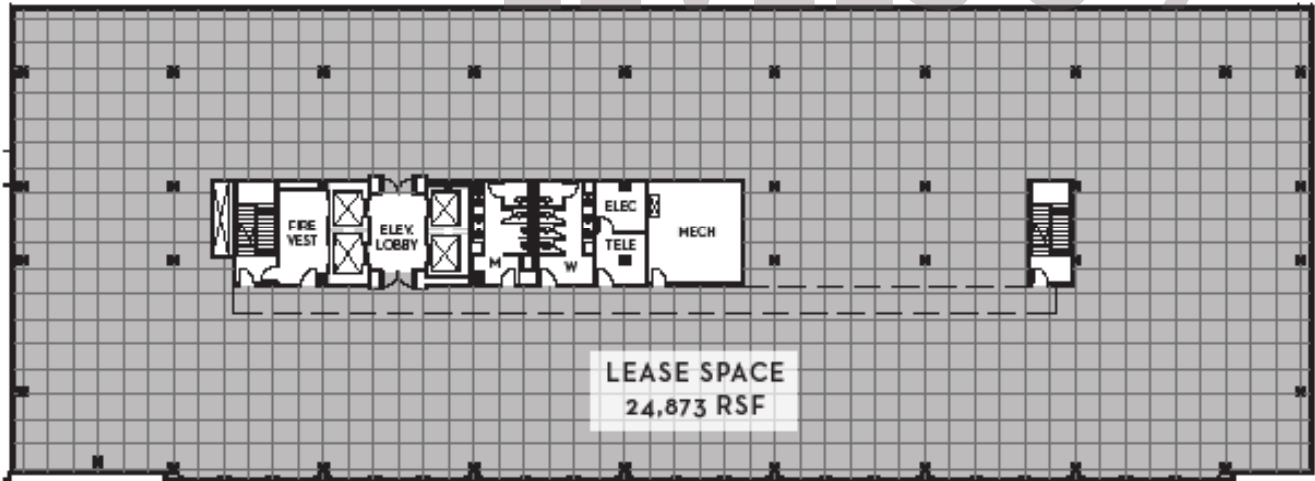




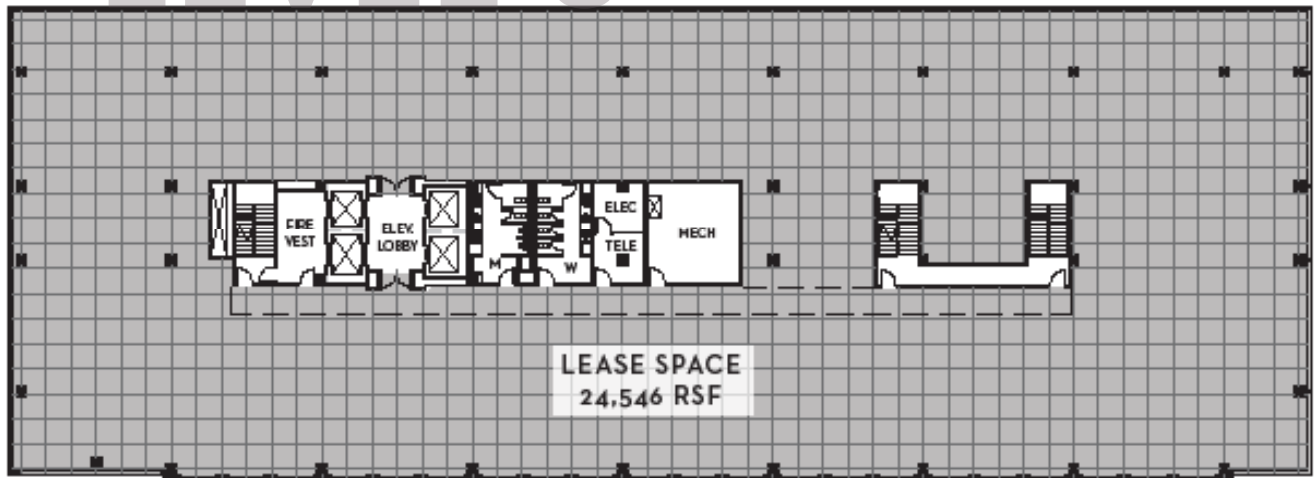
LEVEL 1



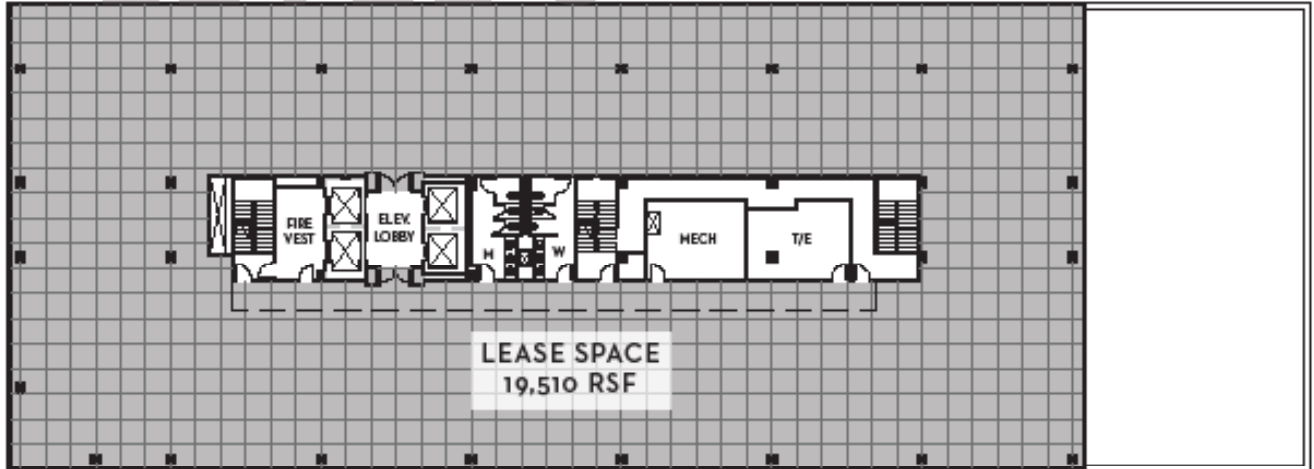
# LEVELS 5-7



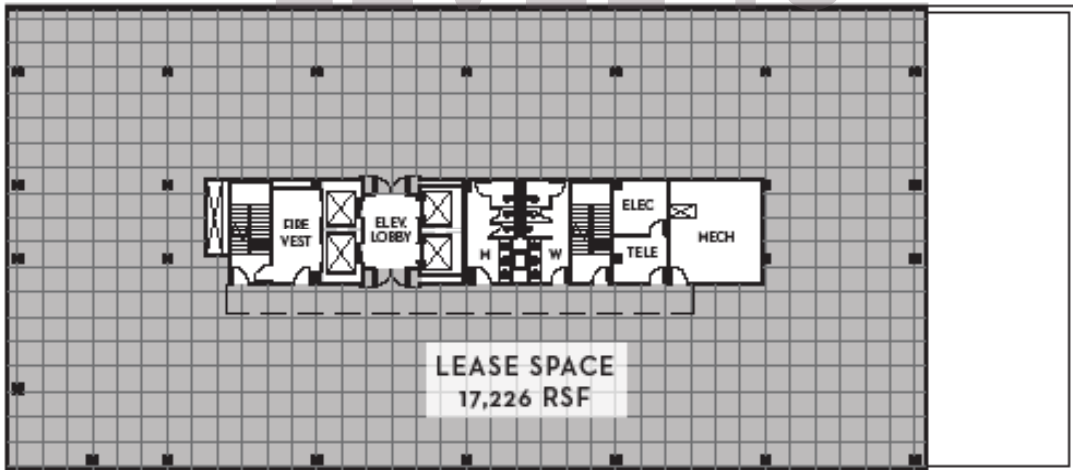
# LEVEL 8



# LEVEL 9



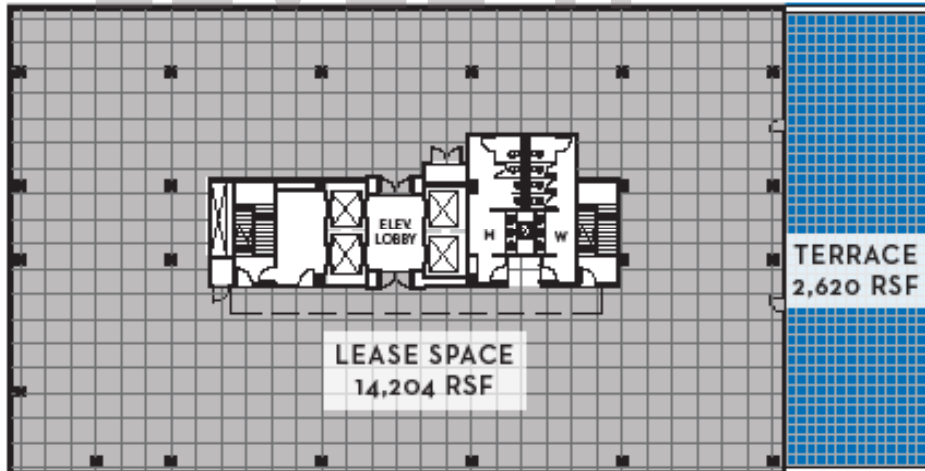
# LEVEL 10



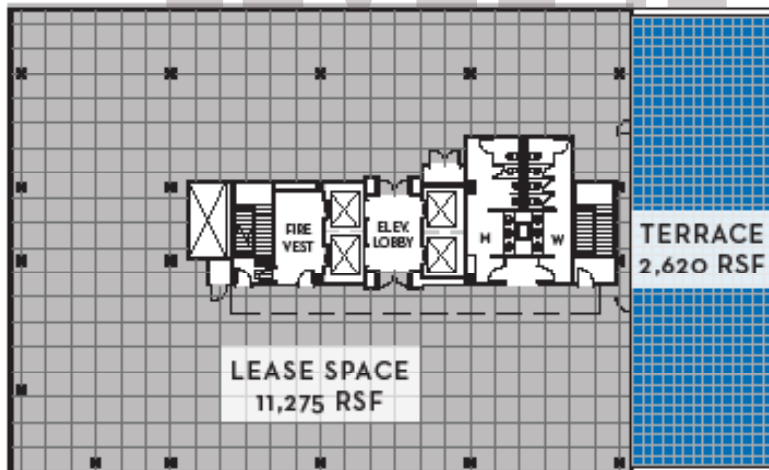
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# LEVEL 11

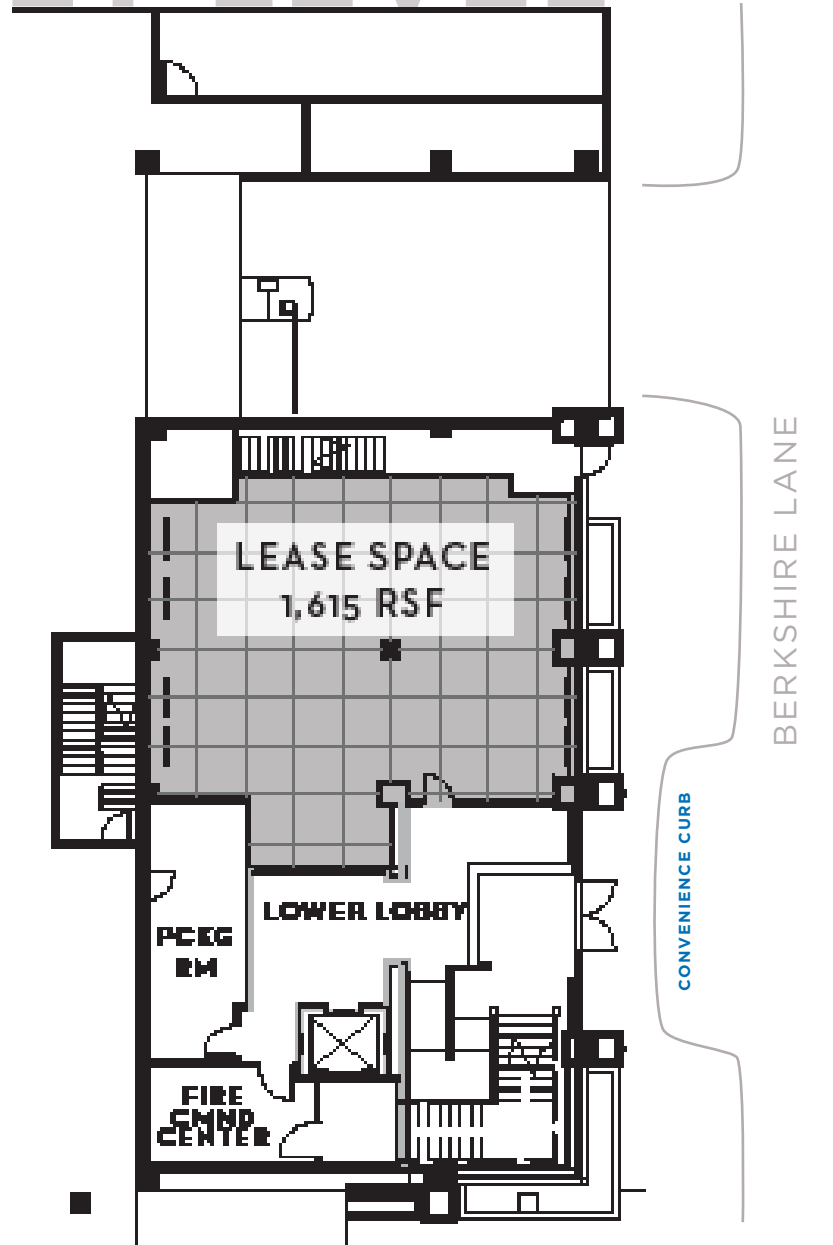


# LEVEL 12





# STREET LEVEL



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DRIP Capital One CHASE ZIPS CHASE CREDIT TRADER JOE'S FLOWER CHILD



DOUGLAS AVENUE

DALLAS NORTH TOLLWAY



Starbucks la Madeleine COUNTRY PREMIER CAFE SMASHBURGER Jimmy John's MAULERS PANCAKE HOUSE



DOUGLAS CENTER

THE TERRACES AT  
DOUGLAS CENTER

LUTHER LN

DOUGLAS AVE

BBVA  
DRIVE THRU

SURFACE  
VISITOR  
PARKING

8333

DELI

BARISTA +  
LOUNGE

8343

CONFERENCE  
+ FITNESS  
CENTER

SURFACE  
VISITOR  
PARKING

W NORTHWEST HWY

# DOUGLAS CENTER AMENITIES

UNDERGROUND  
CONCOURSE

THE  
TERRACES

5960

BERKSHIRE LN

DALLAS NORTH TOLLWAY



DOUGLAS  
CENTER

12

THE **TERRACES** AT  
DOUGLAS CENTER

# AMENITIES

- SPACIOUS TENANT LOUNGE WITH COLLABORATIVE SEATING
- STATE OF THE ART FULL SERVICE FITNESS CENTER





\*REPRESENTATIVE IMAGES



\*REPRESENTATIVE IMAGES

- BARISTA & LOUNGE  
SERVING HIGH END GRAB  
AND GO FOOD & COFFEE
- FULL SERVICE DELI

# BARISTA & LOUNGE

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**LEASING**

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