



**DOUGLAS**  
CENTER



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

5960 BERKSHIRE LN, DALLAS, TX 75225

**IN PRESTON CENTER**





## THE TERRACES AT DOUGLAS CENTER



### BUILDING DETAILS

- 171,583 SF
- FLOOR SIZE RANGES FROM 10,844 SF TO 24,873 SF
- 12 STORIES
- 2 PRIVATE TERRACES (2,620 SF EACH)
- 4 PASSENGER ELEVATORS (2 DOUBLE AS FREIGHT)
- 3,100 PARKING (DIRECT ACCESS)

### DOUGLAS CENTER AMENITIES

- BARISTA & TENANT LOUNGE (2Q 2020)
- FULL SERVICE DELI
- FULL SERVICE FITNESS CENTER (2Q 2020)
- 24 HR SECURITY AND COURTESY OFFICERS
- ON-SITE PROPERTY MANAGEMENT
- SHOESHINE SERVICE

### WALKABLE AMENITIES

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

### 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.

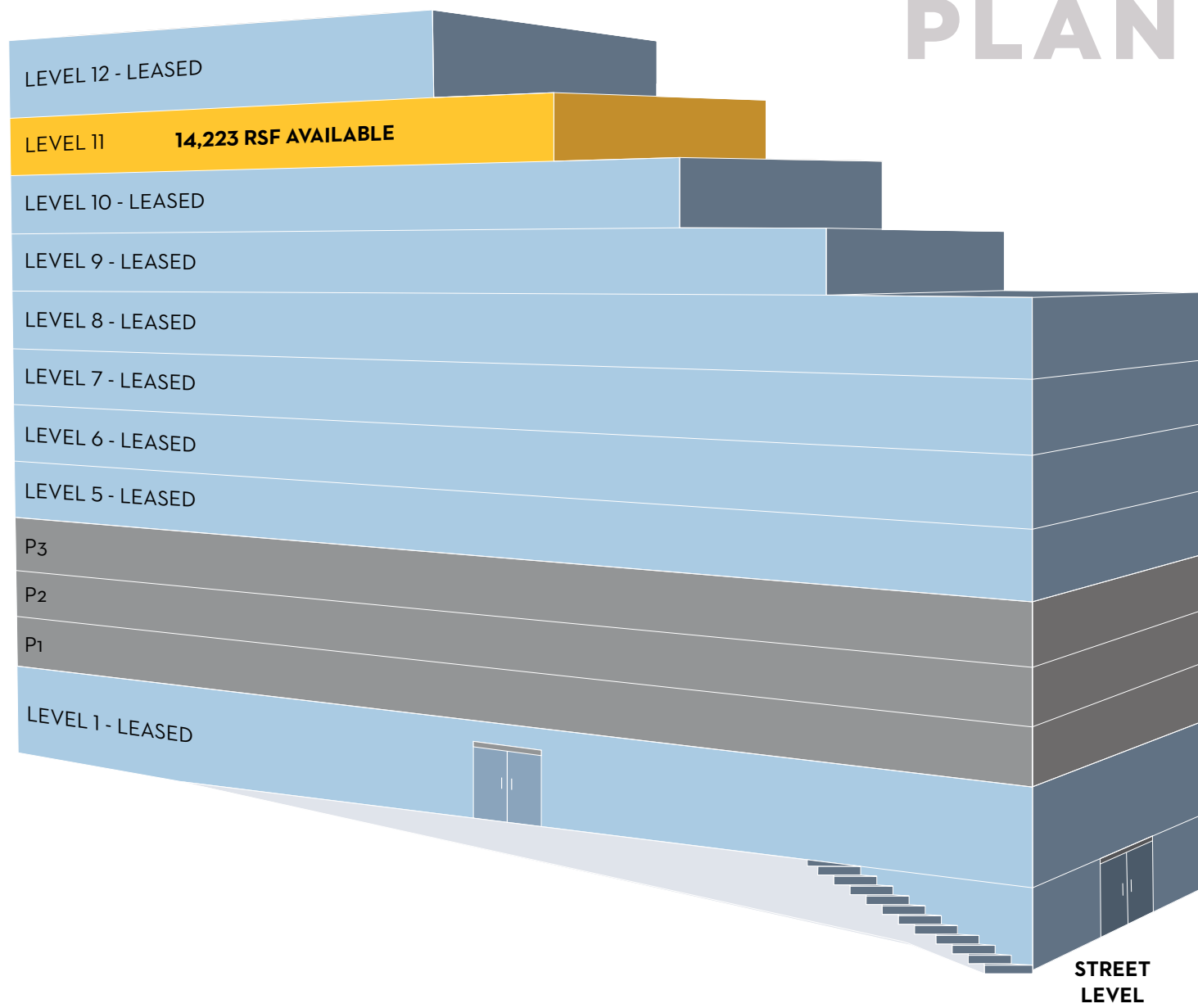
[WWW.LIONSTONEINVESTMENTS.COM](http://WWW.LIONSTONEINVESTMENTS.COM)



THE TERRACES AT  
DOUGLAS CENTER

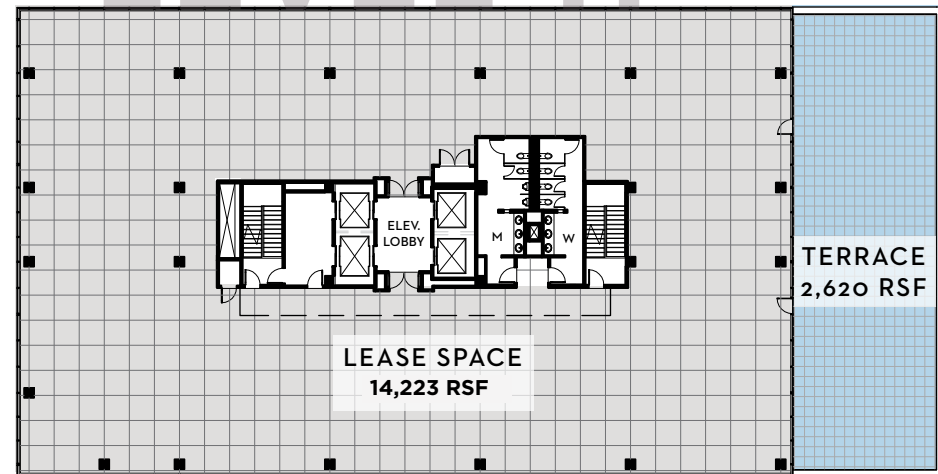


# STACKING PLAN



THE TERRACES AT  
DOUGLAS CENTER

LEVEL 11



**wework**

ONSITE  
WEWORK  
TO PROVIDE  
FLEXIBLE  
GROWTH &  
OVERFLOW  
OPTIONS



**DOUGLAS  
CENTER**



THE TERRACES AT  
DOUGLAS CENTER



DOUGLAS  
CENTER

THE TERRACES AT  
DOUGLAS CENTER

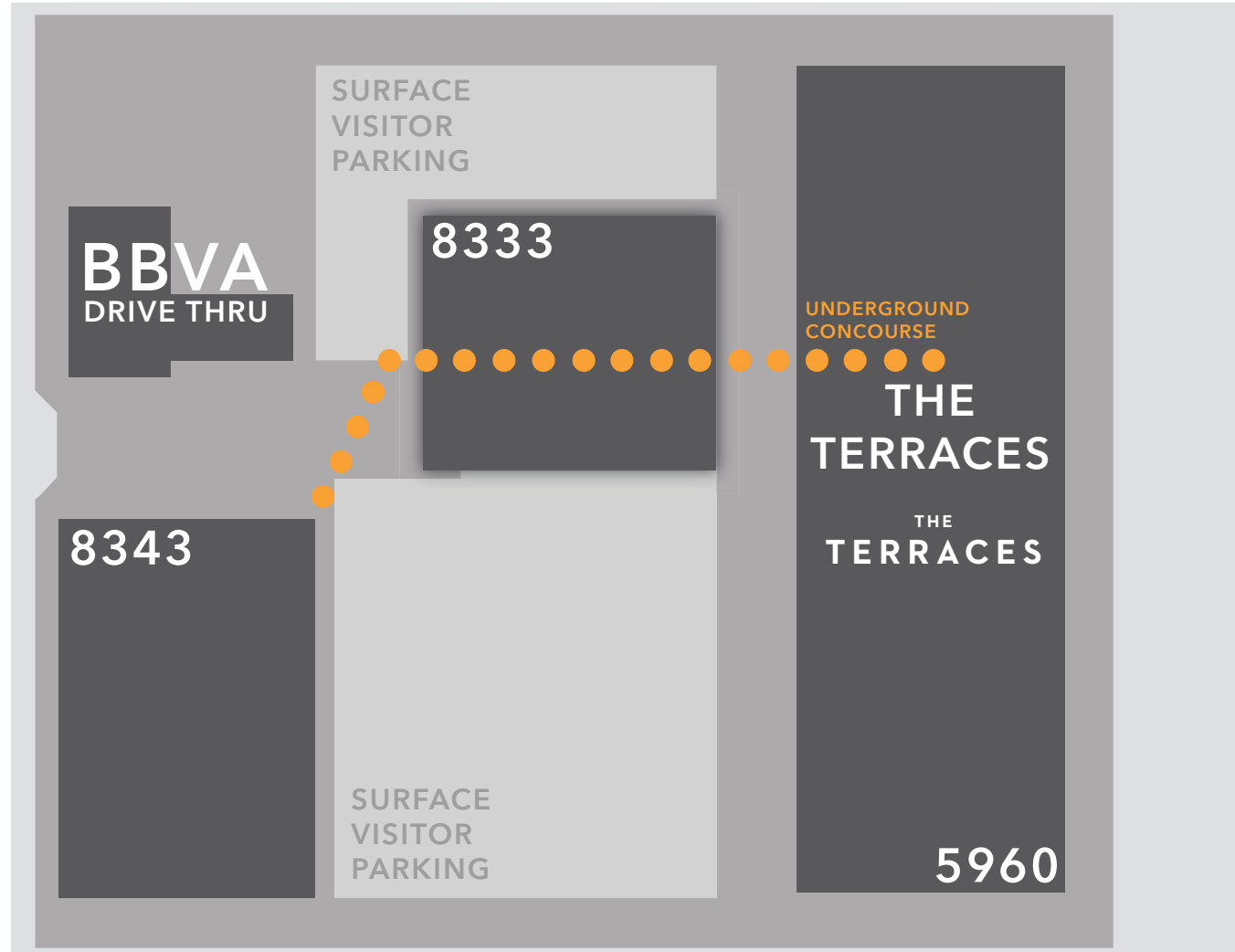
# AMENITIES

- FULL SERVICE FITNESS CENTER (2Q 2020)
- WHITE ROCK COFFEE (2Q 2020)
- FULL SERVICE DELI



LUTHER LN

DOUGLAS AVE



SURFACE  
VISITOR  
PARKING

BBVA  
DRIVE THRU

8333

UNDERGROUND  
CONCOURSE

THE  
TERRACES  
THE  
TERRACES

8343

5960

SURFACE  
VISITOR  
PARKING

BERKSHIRE LN



ALTHOUGH INFORMATION HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE, NEITHER OWNER NOR JLL MAKES ANY GUARANTEES, WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED, AS TO THE COMPLETENESS OR ACCURACY AS TO THE INFORMATION CONTAINED HEREIN. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY. THERE MAY BE DIFFERENCES BETWEEN PROJECTED AND ACTUAL RESULTS, AND THOSE DIFFERENCES MAY BE MATERIAL. THE PROPERTY MAY BE WITHDRAWN WITHOUT NOTICE. NEITHER OWNER NOR JLL ACCEPTS ANY LIABILITY FOR ANY LOSS OR DAMAGE SUFFERED BY ANY PARTY RESULTING FROM RELIANCE ON THIS INFORMATION. IF THE RECIPIENT OF THIS INFORMATION HAS SIGNED A CONFIDENTIALITY AGREEMENT REGARDING THIS MATTER, THIS INFORMATION IS SUBJECT TO THE TERMS OF THAT AGREEMENT. ©2020. JONES LANG LASALLE IP, INC. ALL RIGHTS RESERVED.

THE TERRACES AT  
DOUGLAS CENTER



[5960BERKSHIRE.COM](http://5960BERKSHIRE.COM)



**LEASING**

T. D. BRIGGS  
TD.BRIGGS@AM.JLL.COM  
+1 214 438 6100

JEFF WOOD  
JEFF.WOOD@AM.JLL.COM  
+1 214 438 6100



**DOUGLAS**  
CENTER