



**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
- FULL SERVICE DELI
- FULL SERVICE FITNESS CENTER
- CONFERENCING FACILITY
- 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**

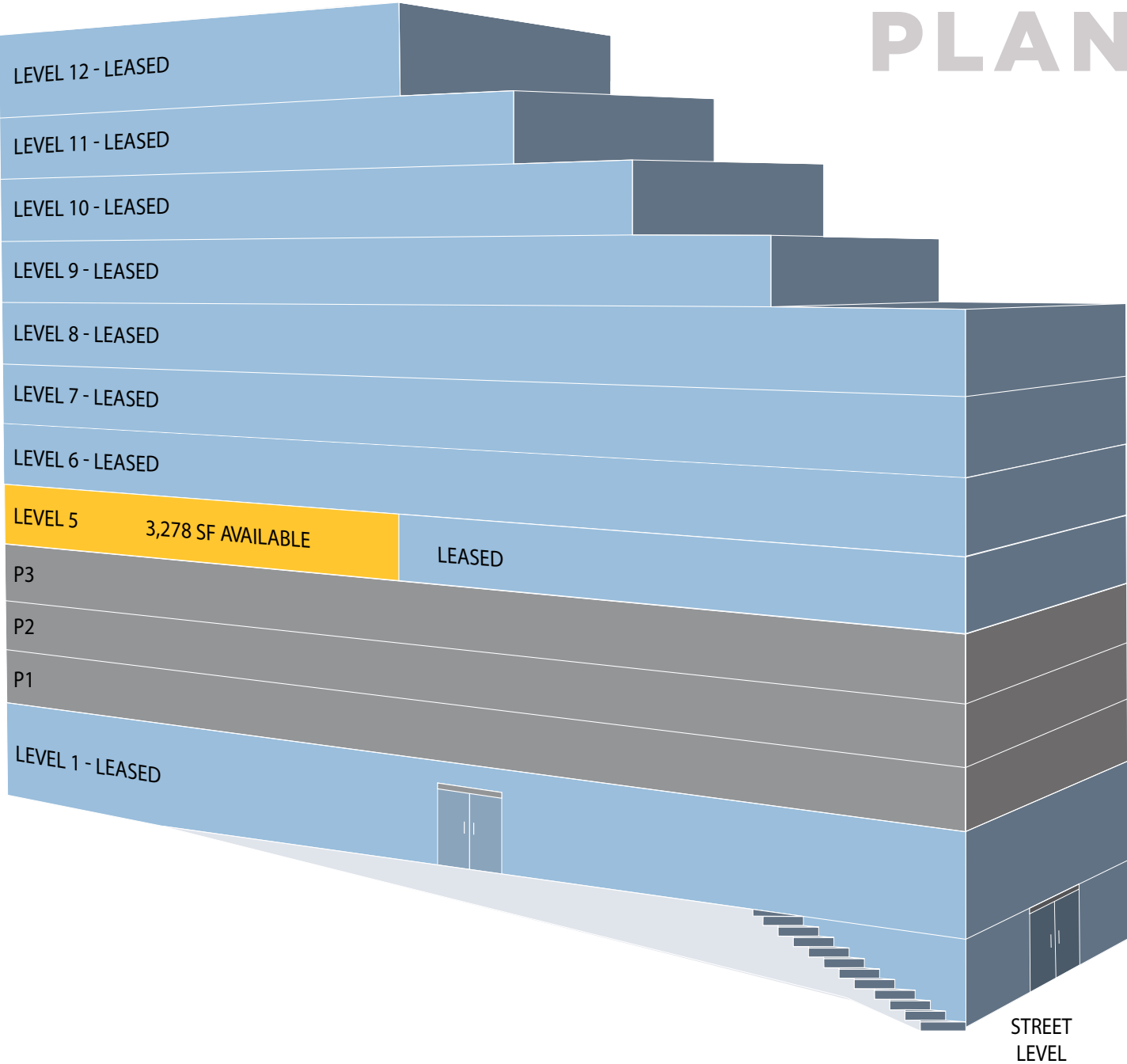
CITY OFFICE REIT, INC. ("CIO") IS AN INTERNALLY MANAGED REAL ESTATE COMPANY FOCUSED ON ACQUIRING, OWNING AND OPERATING HIGH-QUALITY OFFICE PROPERTIES LOCATED IN METROPOLITAN AREAS IN THE SOUTHERN AND WESTERN UNITED STATES. OUR SENIOR MANAGEMENT TEAM HAS EXTENSIVE INDUSTRY RELATIONSHIPS AND A PROVEN TRACK RECORD IN EXECUTING THIS STRATEGY, WHICH WE BELIEVE PROVIDES A COMPETITIVE ADVANTAGE TO OUR SHAREHOLDERS. WE CURRENTLY OWN 62 OFFICE BUILDINGS WITH A TOTAL OF APPROXIMATELY 6.2 MILLION SQUARE FEET OF NET RENTABLE AREA ("NRA") IN THE METROPOLITAN AREAS OF DALLAS, DENVER, ORLANDO, PHOENIX, PORTLAND, SAN DIEGO, SEATTLE AND TAMPA.



THE TERRACES AT  
DOUGLAS CENTER



STACKING  
PLAN





THE TERRACES AT  
DOUGLAS CENTER

# AMENITIES

- FULL SERVICE FITNESS CENTER
- WHITE ROCK COFFEE
- FULL SERVICE DELI
- CONFERENCING FACILITY



LUTHER LN

DOUGLAS AVE

SURFACE  
VISITOR  
PARKING

PNC  
DRIVE THRU

8333

UNDERGROUND  
CONCOURSE

THE  
TERRACES

8343

SURFACE  
VISITOR  
PARKING

5960

BERKSHIRE LN

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