



**DOUGLAS**  
CENTER



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

5960 BERKSHIRE LN, DALLAS, TX 75225

**IN PRESTON CENTER**





CBVA Compass

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

**PARKING  
3:1,000**

JLL

**VISITOR  
PARKING - 79 SPACES**

**PARKING  
INGRESS/EGRESS**

BERKSHIRE LANE

DOUGLAS AVENUE

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## THE TERRACES AT DOUGLAS CENTER

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### 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)
- 3:1,000 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

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### WALKABLE AMENITIES

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

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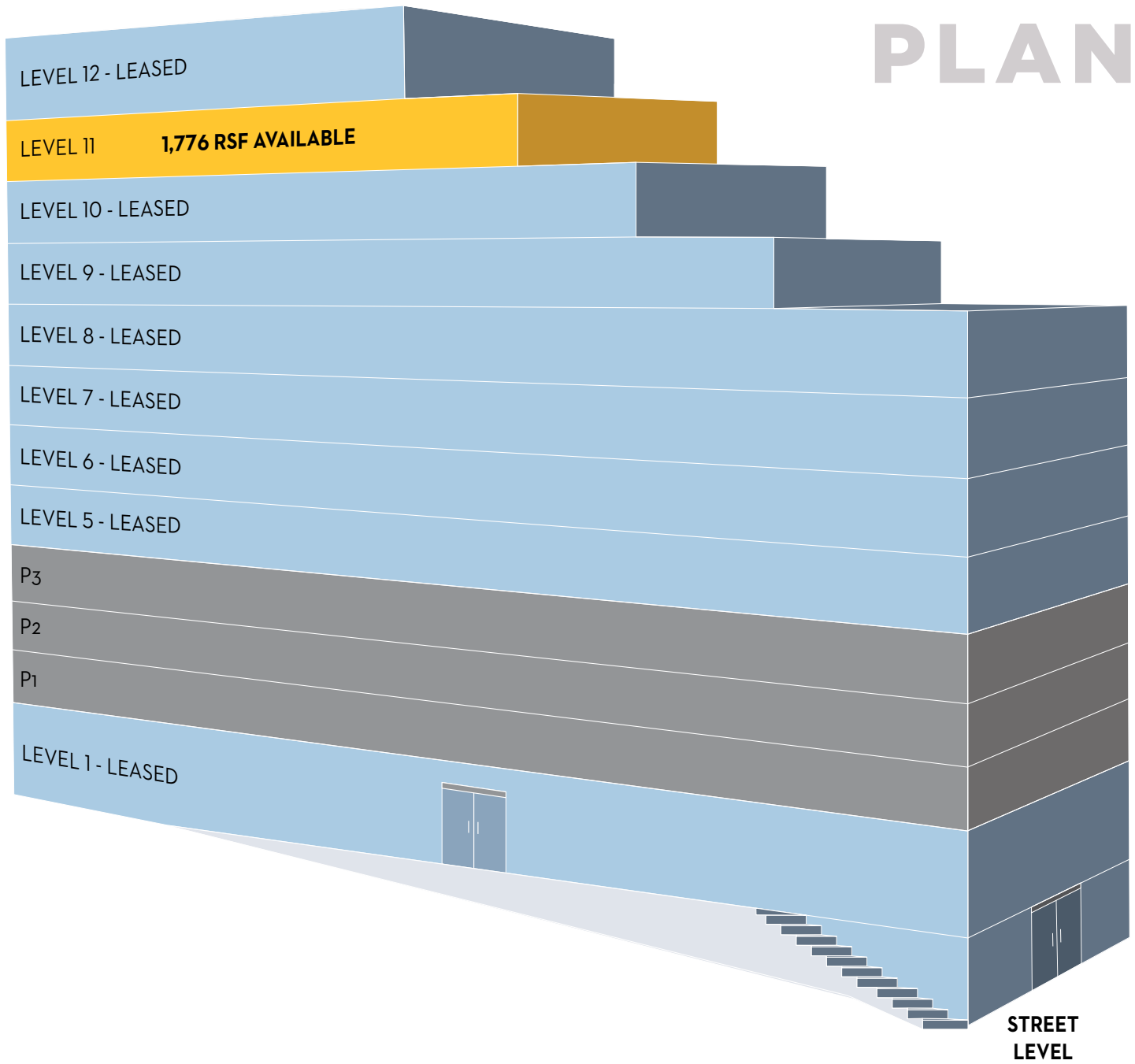
### OWNERSHIP

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 59 OFFICE BUILDINGS WITH A TOTAL OF APPROXIMATELY 5.7 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



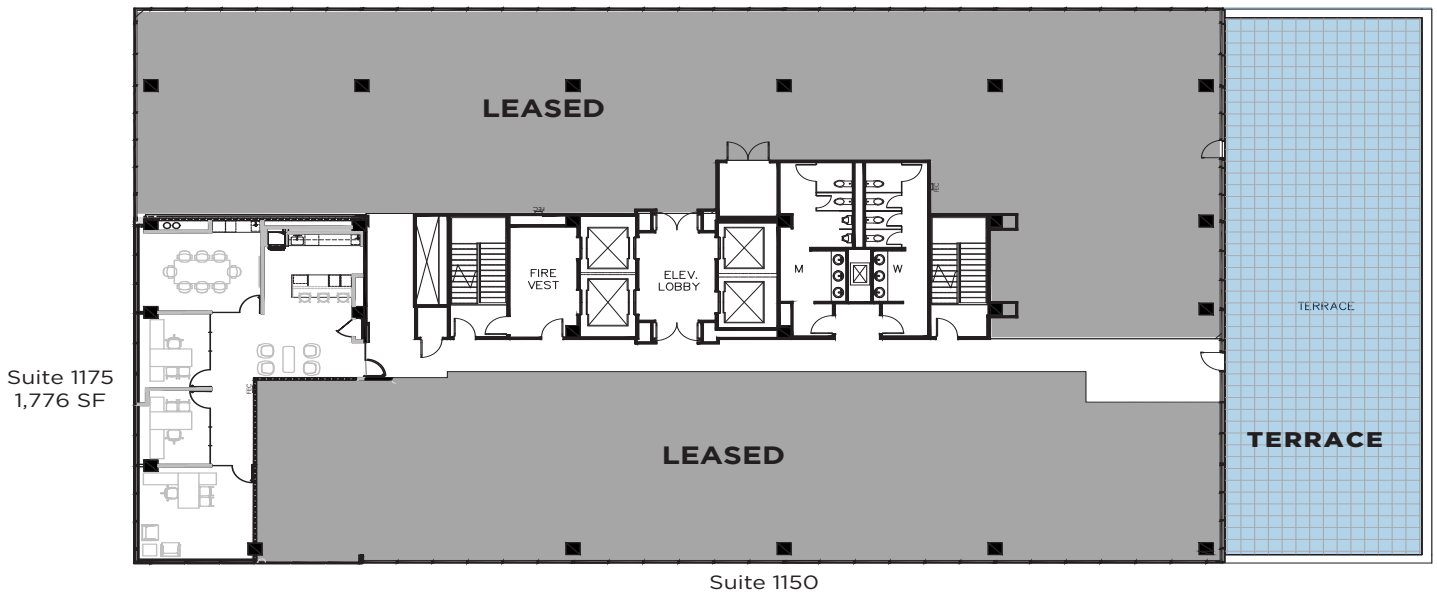
# STACKING PLAN





THE **TERRACES** AT  
DOUGLAS CENTER

# LEVEL 11





**wework**

**ONSITE  
WEWORK  
TO PROVIDE  
FLEXIBLE  
GROWTH &  
OVERFLOW  
OPTIONS**



**DOUGLAS  
CENTER**

THE TERRACES AT  
DOUGLAS CENTER







DRIP Capital One CUBES ZIPS CHASE OAKLEY CAFE BAKERY TRADER JOE'S MASON FLOWER CHILD

DOUGLAS AVENUE

DALLAS NORTH TOLLWAY



CHASE O Independent Bank BANK OF OZARKS verizon

REGIONS Vista Bank Beal Bank BB&T

Starbucks La Madeleine SMASHBURGER MAUISTERS PANCAKE HOUSE

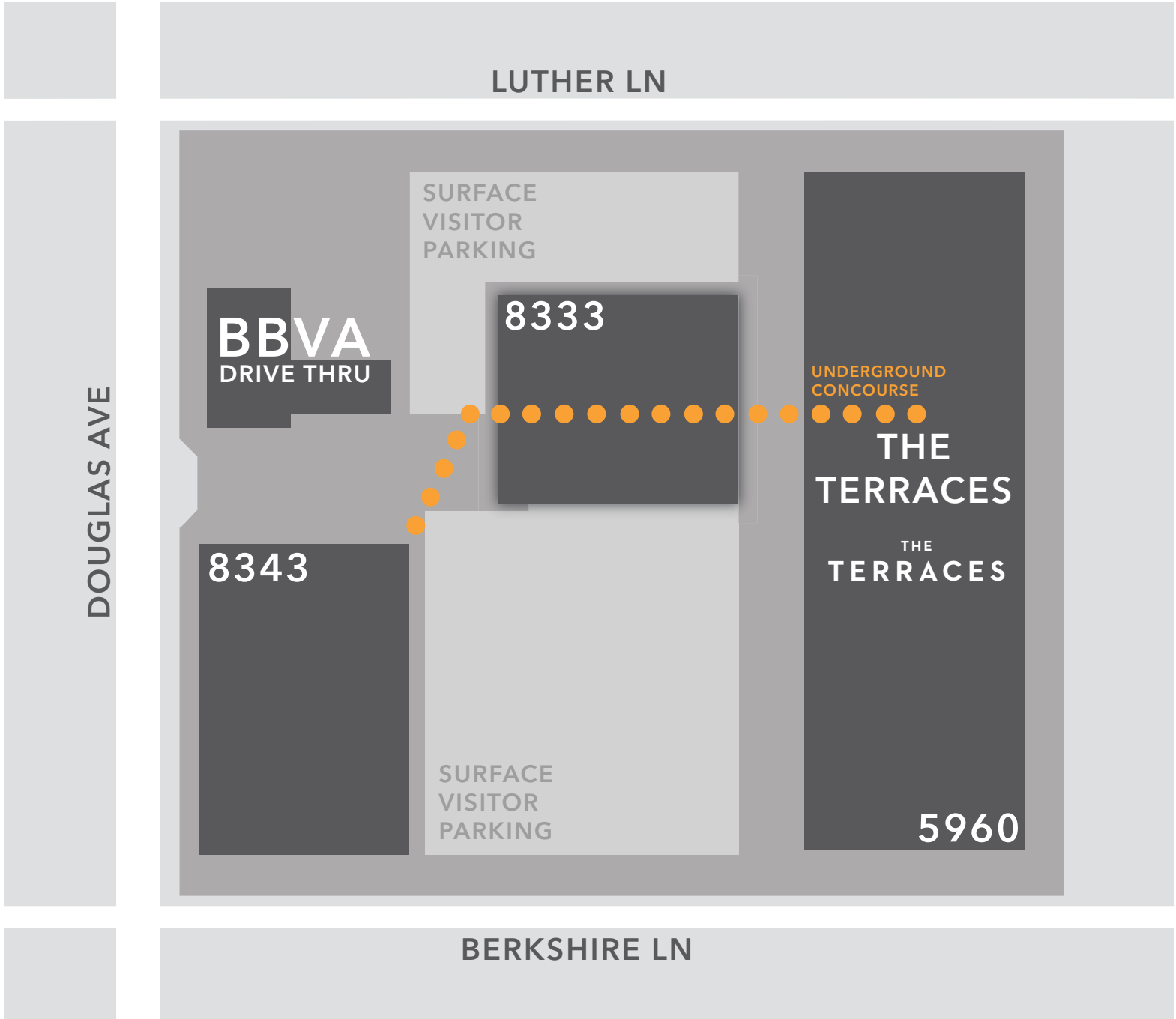


DOUGLAS CENTER

THE TERRACES AT  
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# AMENITIES

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





\*REPRESENTATIVE



THE TERRACES AT  
DOUGLAS CENTER



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



**LEASING**

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeff Wood	586631	jeff.wood@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date