



01

Overview

02

Location

03

Building

04

Floor  
Plans

05

Gallery

06

Team





# An address ahead of the rest.

Take bold strides toward your future at 8300 Douglas, a striking trophy tower bridging Preston Center's present to all of its best tomorrows. Here, architecture rises to match your ambition. Claim elevated amenities and thoughtfully designed spaces in one of the city's most walkable and easily accessible neighborhoods, where must-try restaurants and retail abound. This is the Dallas workday, redefined.

OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM





# Discover 8300 Douglas.



OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

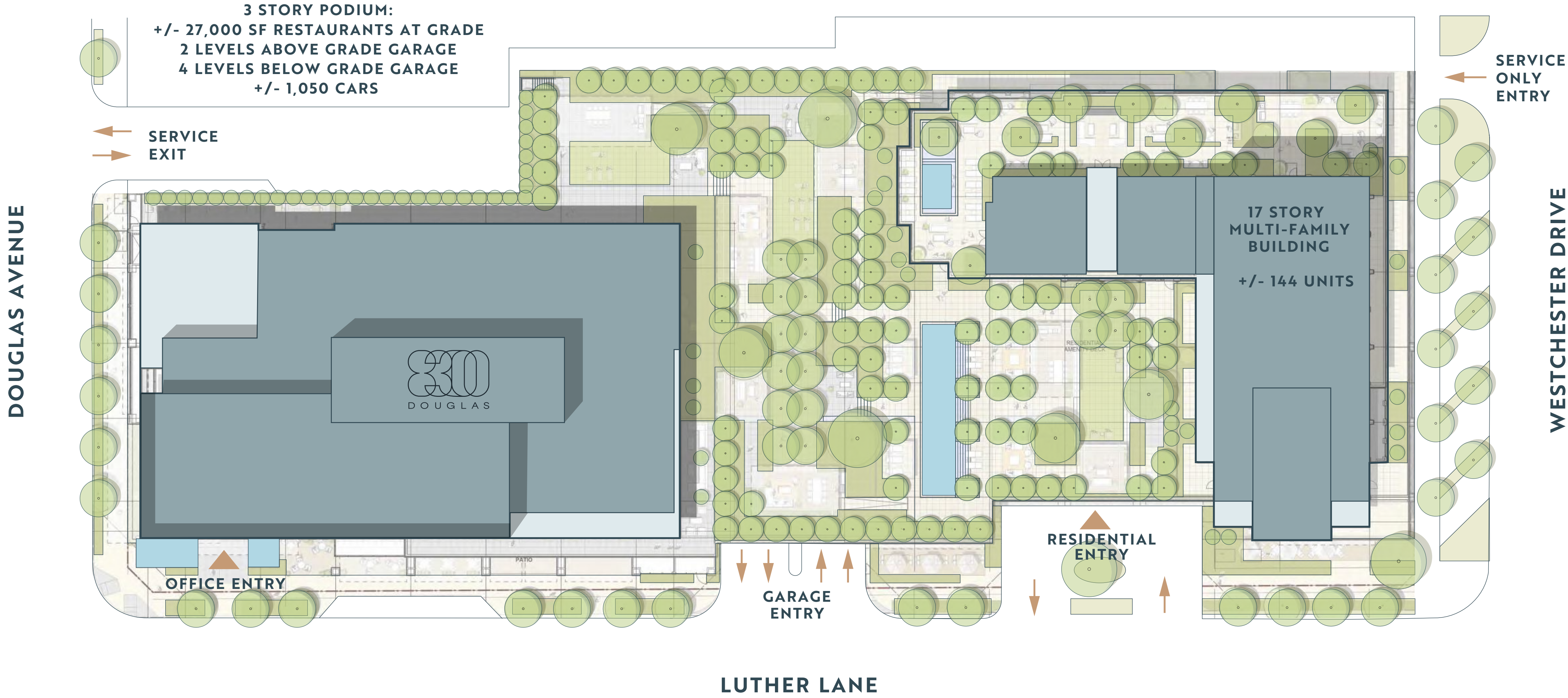
GALLERY

TEAM





# EXISTING PRESTON CENTER PAVILION





~290,000 SF

Class-AA workspace

~29,000 SF

office floor plates

12

floors

2028

anticipated delivery

~30,000 SF

exclusive outdoor space





~50,000 SF

rooftop park

11

spacious balconies

14'6"-17'

deck-to-deck heights

LEED Gold

Certification

~29,000 SF

of on-site retail

2

penthouse landscaped terraces

10'-12'

vision glass, the tallest in Preston Center

Fitwel

Certification





# Centered on convenience.



High-caliber office, in the heart of Dallas. 8300 Douglas features on-site amenities including a health club, tenant lounge, and open-air terraces, only steps away from some of the city's most desirable restaurants and retail. This is the building everyone wants, in the neighborhood everyone needs.





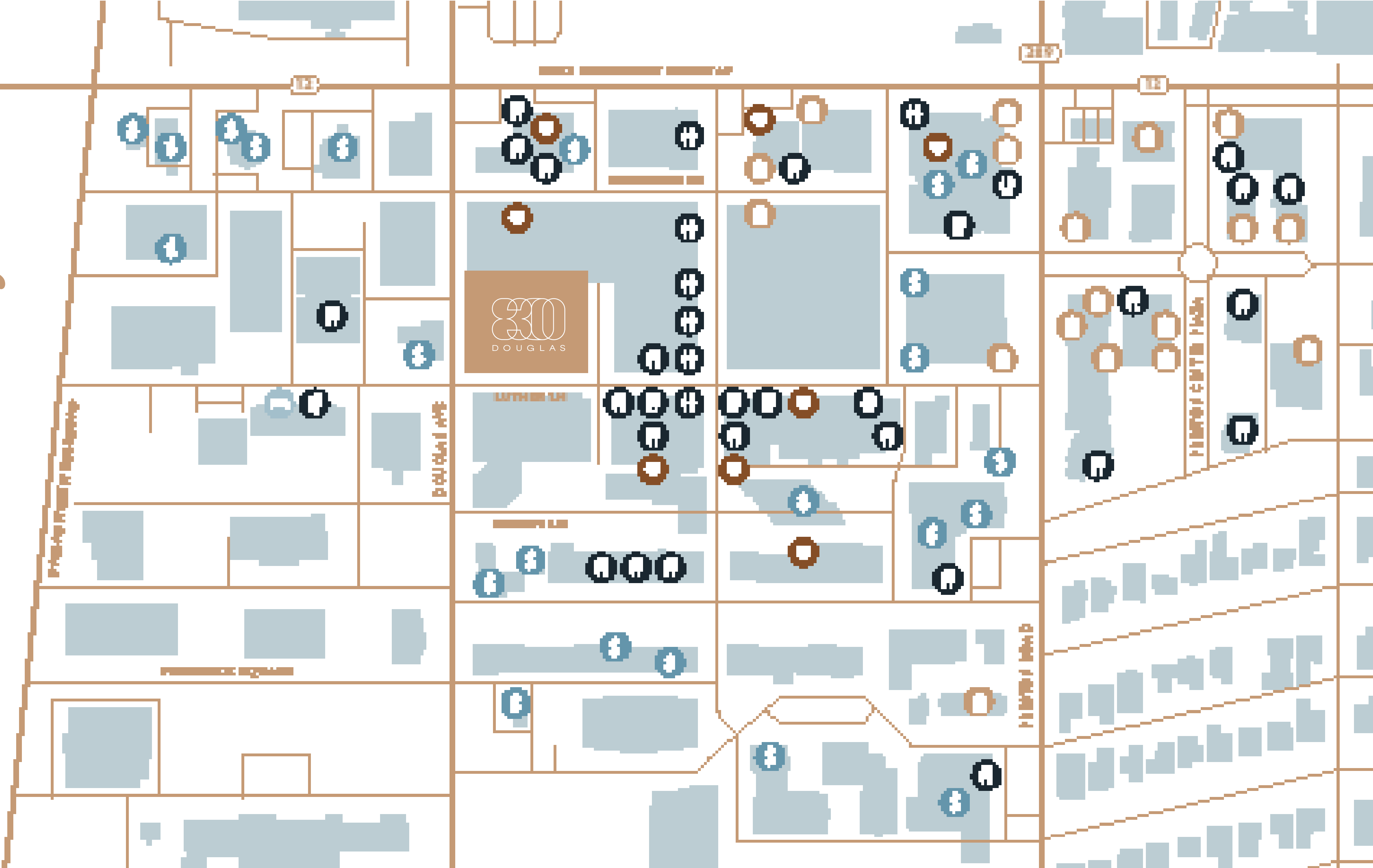
DOUGLAS AVE

WESTCHESTER DR

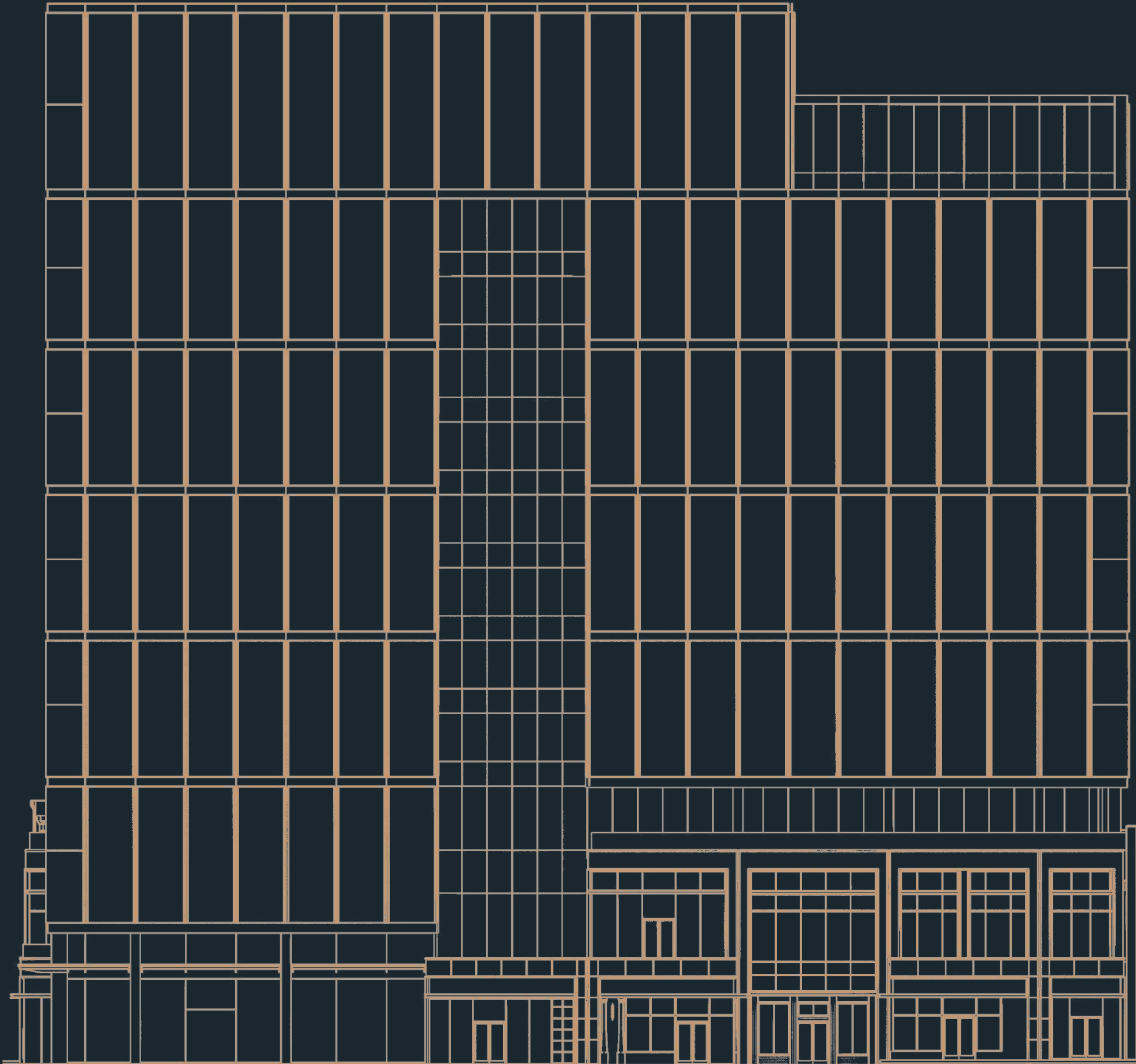




# Centered on walkability.







FLOOR	SQ FT	CEILING HEIGHT
Penthouse	26,027 SF	17'-0"
12	28,632 SF	15'-6"
11	28,632 SF	14'-6"
10	28,632 SF	14'-6"
9	28,632 SF	14'-6"
8	28,632 SF	14'-6"
7	28,632 SF	14'-6"
6	28,632 SF	14'-6"
5	28,632 SF	14'-6"
4	22,032 SF	14'-6"
2	14,244 SF	18'4"
1	5,844 SF	20'-3"



# Centered on detail.

8300 Douglas's interiors were carefully curated to bring a hospitality-focused approach to this Class-AA office, creating a boutique-like experience unlike anything in the surrounding area, on par with a high-end social club. For those who work at 8300 Douglas, everyday routines have a refined backdrop of high-touch, upscale detail.



OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM

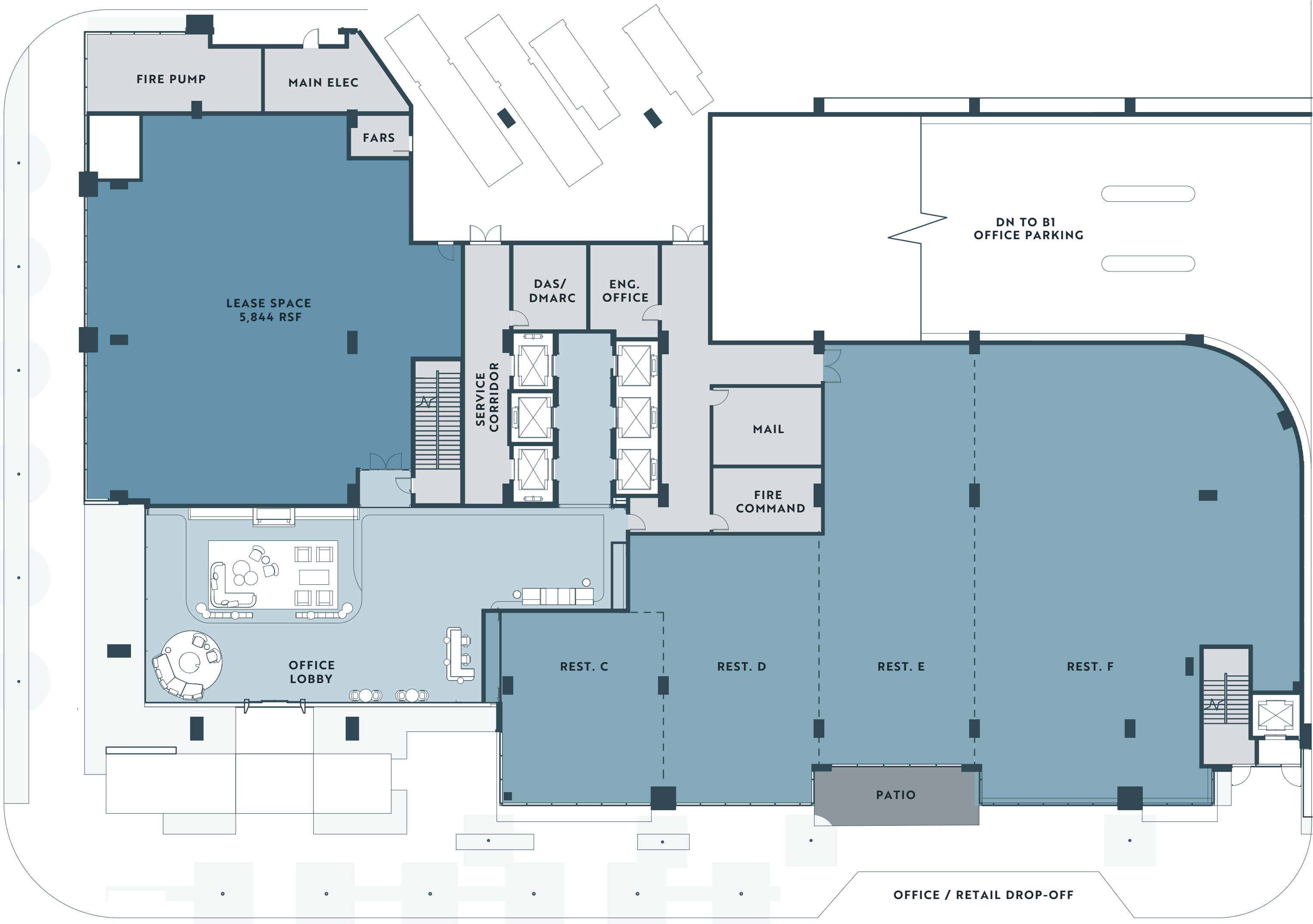
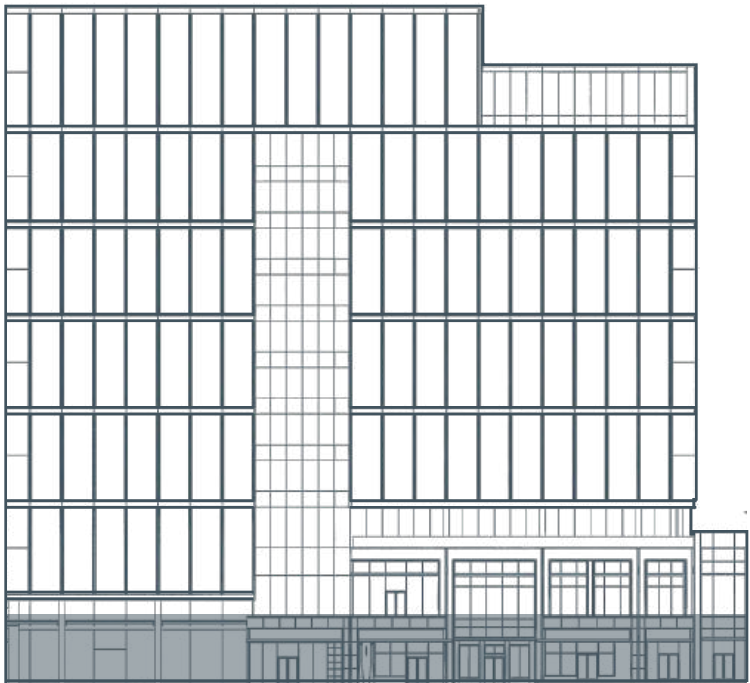




# Ground Floor

5,844 SF

[← BACK TO STACKING](#)











OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM





# Floor 2

14,244 SF

Lease Space 1 7,085 RSF

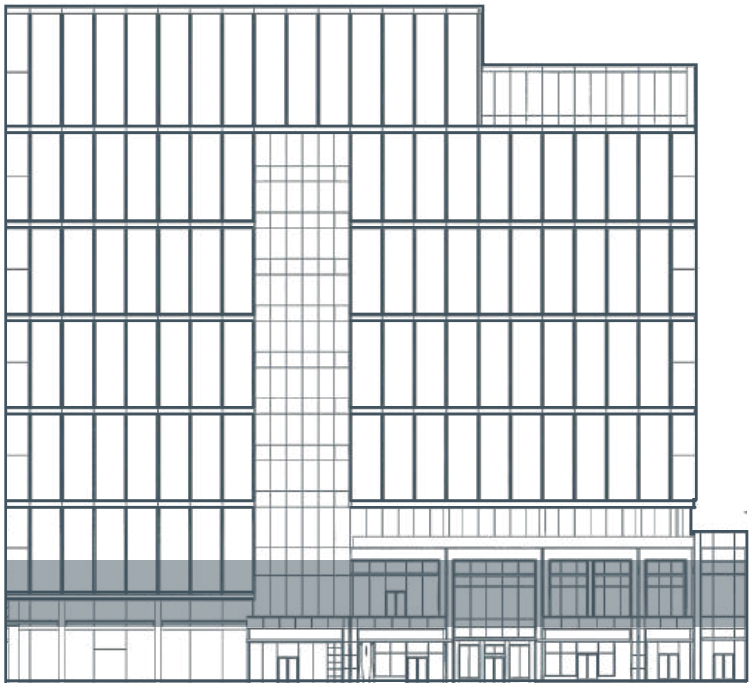
Terrace 1 155 RSF

**Total 7,240 RSF**

Lease Space 2 6,308 RSF

Terrace 2 696 RSF

**Total 7,004 RSF**



[← BACK TO STACKING](#)





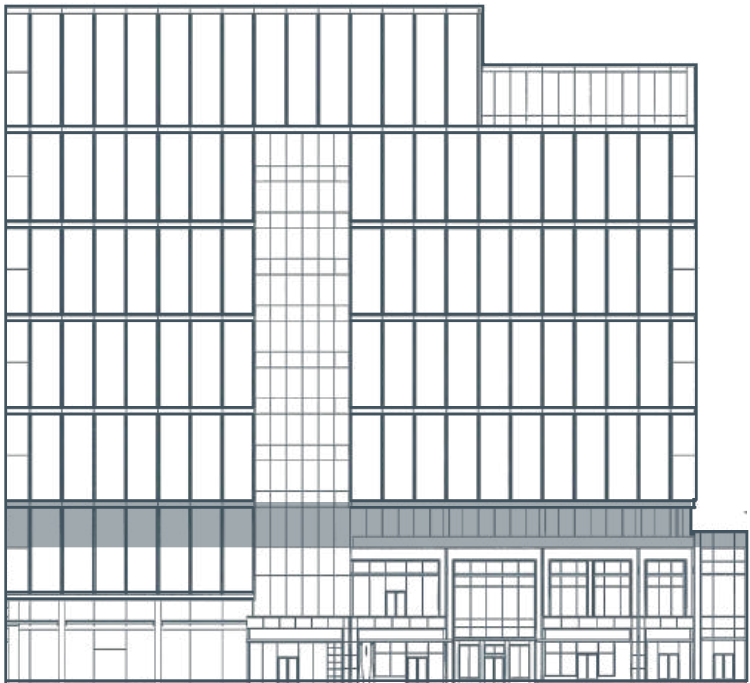
# Floor 4

22,032 SF

Lease Space 18,891 RSF

Private Terrace 3,141 RSF

**Total 22,032 RSF**



[← BACK TO STACKING](#)







OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM







OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM



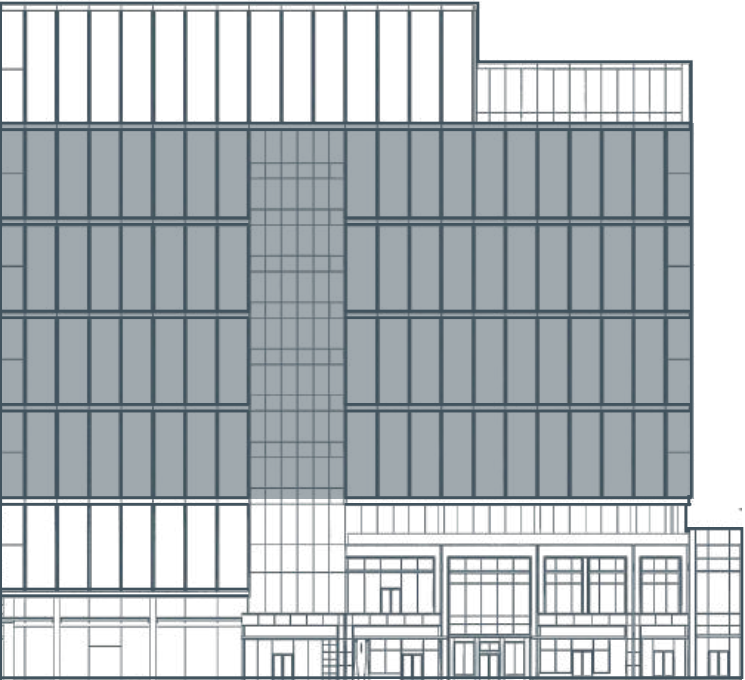


← BACK TO STACKING

# Typical Floors

28,632 SF

Lease Space	28,392 RSF
Private Terrace	240 RSF
Total	28,632 RSF



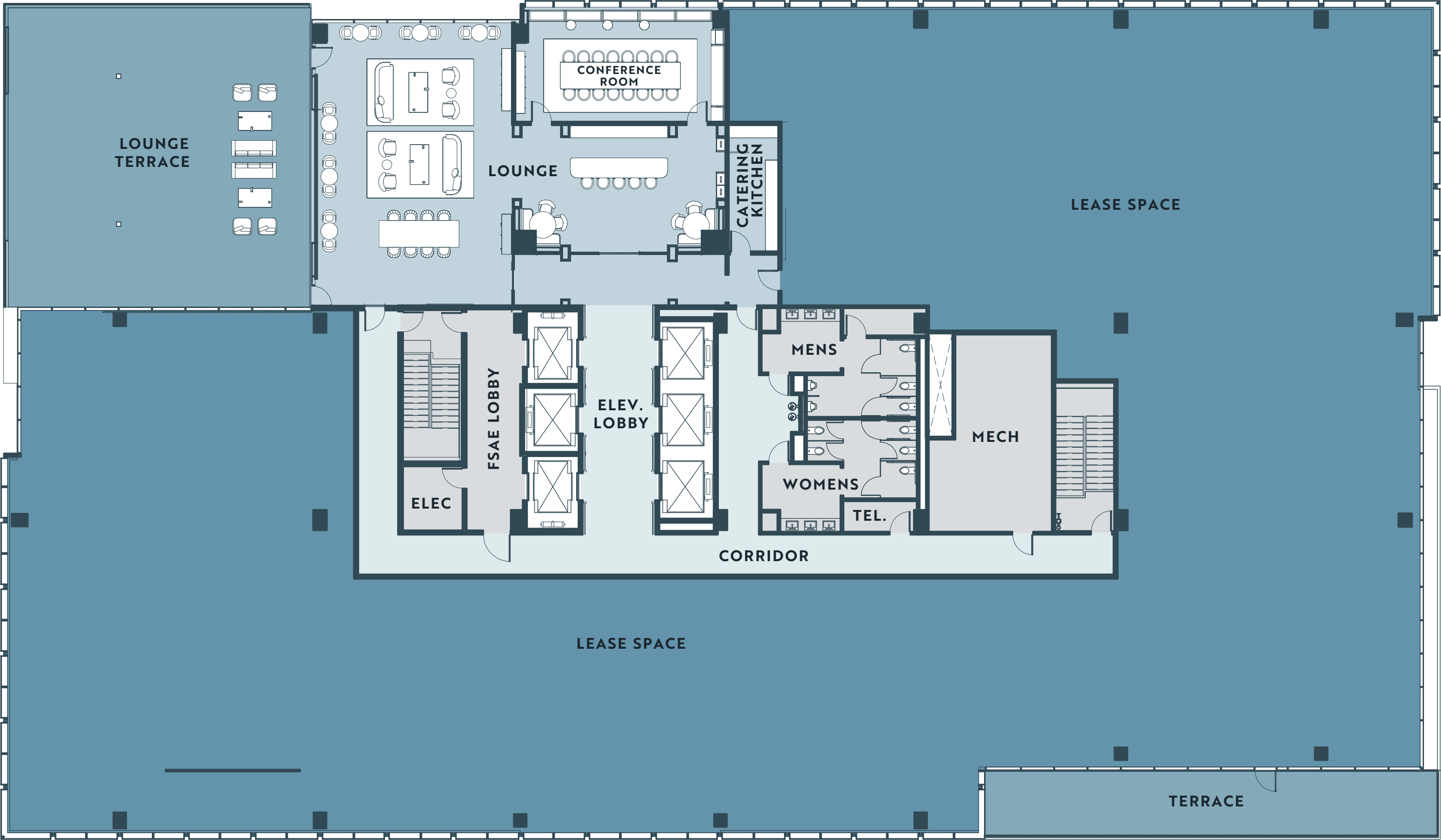


Penthouse

26,027 SF

← BACK TO STACKING

Lease Space	20,888 RSF
Terrace	631 RSF
Total	21,519 RSF
Lounge Terrace	1,814 RSF
Lounge	2,694 RSF











OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM







OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM







OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM











OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM







OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM











OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM







OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM



















OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM











OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM







# Backed by RAMROCK.

Formed in late 2017, RAMROCK Real Estate LLC is a Dallas-based private real estate investment firm seeking stabilized, value-add, and development opportunities in the office, retail, multifamily, industrial, and land sectors throughout the United States. RAMROCK's current portfolio is valued at more than \$1.5 billion and includes assets located in Atlanta, Austin, Brooklyn, Baton Rouge, Dallas, Denver, Houston, and New York.

RAMROCK REAL ESTATE



OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM





# Brought by the best.



## LINCOLN PROPERTY COMPANY

Developer, Property Manager (Office)

Lincoln Property Company was founded in Dallas, Texas in 1965. It is nationally recognized for institutional investment; property leasing; and asset management. The firm has acquired and developed over \$45 billion of residential and commercial property and currently maintains a presence in 200 cities in the U.S. and Europe employing 4,400 professionals worldwide.

[lpc.com](http://lpc.com)



## HKS

Architect

HKS is an interdisciplinary global design firm. Their team of 1,500 architects, designers, planners, and advisors across 29 offices partner with clients to design and develop elegant solutions to complex challenges. From iconic gathering places to healing environments, HKS designs experiences to enhance and elevate outcomes for all stakeholders.

[hksinc.com](http://hksinc.com)



## WILLOW BRIDGE PROPERTY MANAGEMENT

Property Manager (Residential)

Willow Bridge, established in 1965 as the residential division of Lincoln Property Company, has been guided by visionary leaders in creating, managing, and stewarding exceptional residential communities nationwide. Today, Willow Bridge is a leading multifamily firm, managing over 180,000 units and developing over 200,000 units throughout its history.

[willowbridgepc.com](http://willowbridgepc.com)

OVERVIEW

LOCATION

BUILDING

FLOOR PLANS

GALLERY

TEAM







**OJB**  
Landscape Architect

OJB is a collective landscape architecture and urban planning practice inspired to create beauty and find unexpected moments in the natural world. Founded in 1989 by James Burnett and led today by him and his partners nationwide, OJB has been recognized with more than 150 significant national and international awards for projects, including a record-setting four ULI Open Space Awards in the past ten years.

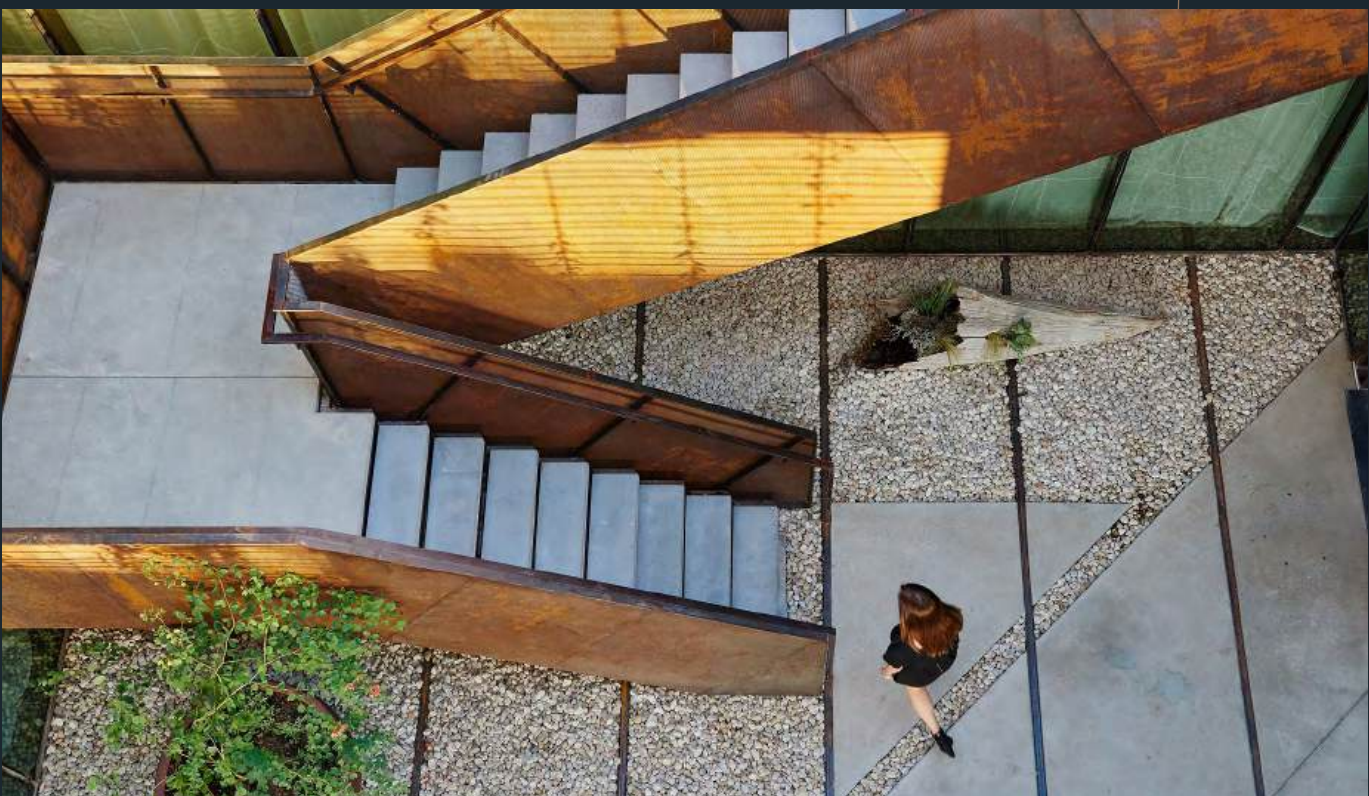
[ojb.com](http://ojb.com)



**SJL DESIGN GROUP**  
Residential Interior Design

SJL Design Group team brings over 28 years of experience in the commercial design industry, with a special concentration on multi-family residential, student housing, office, senior living, and healthcare design. With a proven track record of producing valued, award-winning design, SJL is a firm of professional Interior Designers, Architects, Purchasers, and Accountants.

[sjldesigngroup.com](http://sjldesigngroup.com)



**MICHAEL HSU OFFICE  
OF ARCHITECTURE**  
Office Interior Design

Founded in 2005, Michael Hsu Office of Architecture is a nationally award-winning, fully integrated architecture and interior design practice. Their work is rooted in hospitality and covers a range of expertise, such as large mixed-use developments, adaptive reuse projects, public realm design, architectural branding, single-family homes, hotels, restaurants, workspaces, and bespoke furniture design. Michael Hsu Office of Architecture has studios in Austin and Houston, and has team members in Dallas, Denver, Philadelphia, Atlanta, and Louisville.

[hsuoffice.com](http://hsuoffice.com)



LEARN MORE AT [8300DOUGLAS.COM](https://8300DOUGLAS.COM)

---

Jake Young

JYoung@lpc.com  
214.500.5689

Hudson Dozier

HDozier@lpc.com  
214.707.5505

