



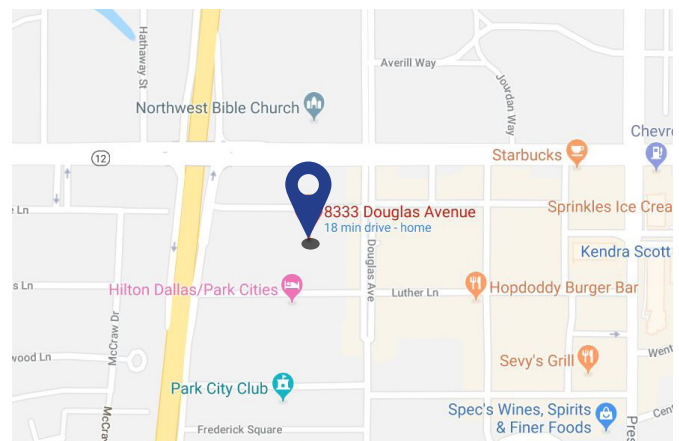
**8333 Douglas Ave  
Suite 600  
Dallas, TX**

**Sublease  
Available**

## Space Profile

<b>Premises</b>	Suite 600
<b>RSF</b>	13,373 RSF, Full-floor
<b>Rental Rate</b>	\$23.00/SF NNN
<b>Availability</b>	Immediate
<b>Term</b>	Until April 30, 2024
<b>Building Class</b>	A
<b>Submarket</b>	Preston Center
<b>Built</b>	1975, Renovated 1995
<b>Parking</b>	3.00/1000

## Map



## Features

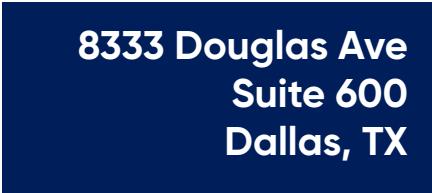
- Vacant 5th floor; potential for 26,263 contiguous SF
- Paint and carpet allowance available
- Extended term and improvement allowance available
- On-site amenities include deli, security, conference room, banking, shoeshines and storage
- Walking distance to Park Cities Hilton, restaurants and fitness options

## For More Information

**Cresa**  
5005 LBJ Fwy  
Suite 810  
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[cresa.com/dallas](http://cresa.com/dallas)



**Maschera Usrey**  
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The floor plan illustrates the 6th floor of a building, featuring a central corridor and two main staircases. The layout is symmetrical around a central vertical axis. Key areas include:

- Central Corridor:** A wide central corridor runs vertically, providing access to various rooms and staircases.
- Staircases:** Two main staircases are located in the center, labeled "STAIR".
- Restrooms:** Restrooms for "WOMEN" and "MEN" are situated near the central staircases.
- Rooms:** Numerous rooms are labeled with codes such as 06A000, 06B0605, 06C0636, and 06D0634. These rooms vary in size and layout, some containing desks, chairs, and other furniture.
- Common Areas:** There are several common areas, including a central lounge area with a large table and chairs, and smaller meeting or work areas.
- Entrances/Exits:** The plan shows multiple entrances and exits, including a main entrance at the top and side entrances.

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