

BROOKHOLLOW BUSINESS CENTER

1900 Anson + 1773 Empire Central Drive
Dallas, TX 75235

Office / Warehouse
For Lease

206,836 SF



Leasing Information:
214.740.3300

Michael Peinado	Tom Kuhlmann	Gil Stroube
214.354.1668	214.502.4985	214.632.7430
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Lincoln

8111 Douglas Avenue
Suite 600
Dallas, TX 75225

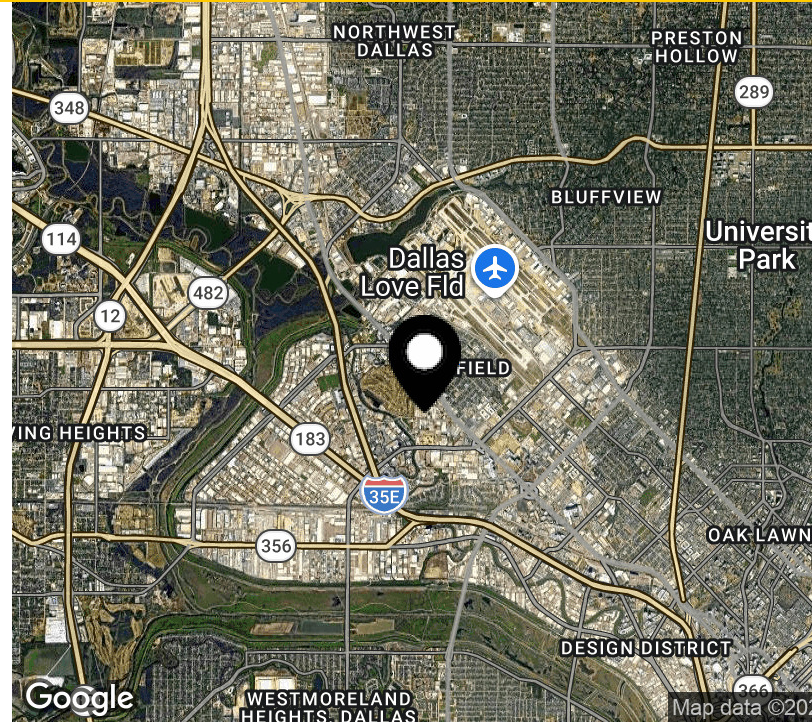
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Office / Warehouse For Lease

206,836 SF



Property Highlights

- New development Ready for Move In
- 206,836 SF
- 3,132 SF of spec office
- 36' clear height
- 226 parking spaces
- 42 dock high doors, 4 concrete ramps at 12'x 14' doors
- 8 - 7'x8' 40,000 lb capacity levelers with dock seals
- 7" thick slab, 4000 PSI
- Building dimensions 400' x 500'
- Typical column spacing is 56'x56' with 60' speed bays
- R25 Insulation at roof deck, R13 insulation on tilt wall panels and R9 insulation on doors
- 60 Mil TPO Roof
- 15 mil vapor barrier under entire slab
- Interior perimeter Tilt Wall panels painted white in both buildings
- 30 foot candle LED lighting at 3' AFF throughout in both buildings
- LEED Certified

Availabilities

Building 1 - 1900 Anson Road

SF

206,836 SF

Date Available

May 2026

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Site Plan

206,836 SF



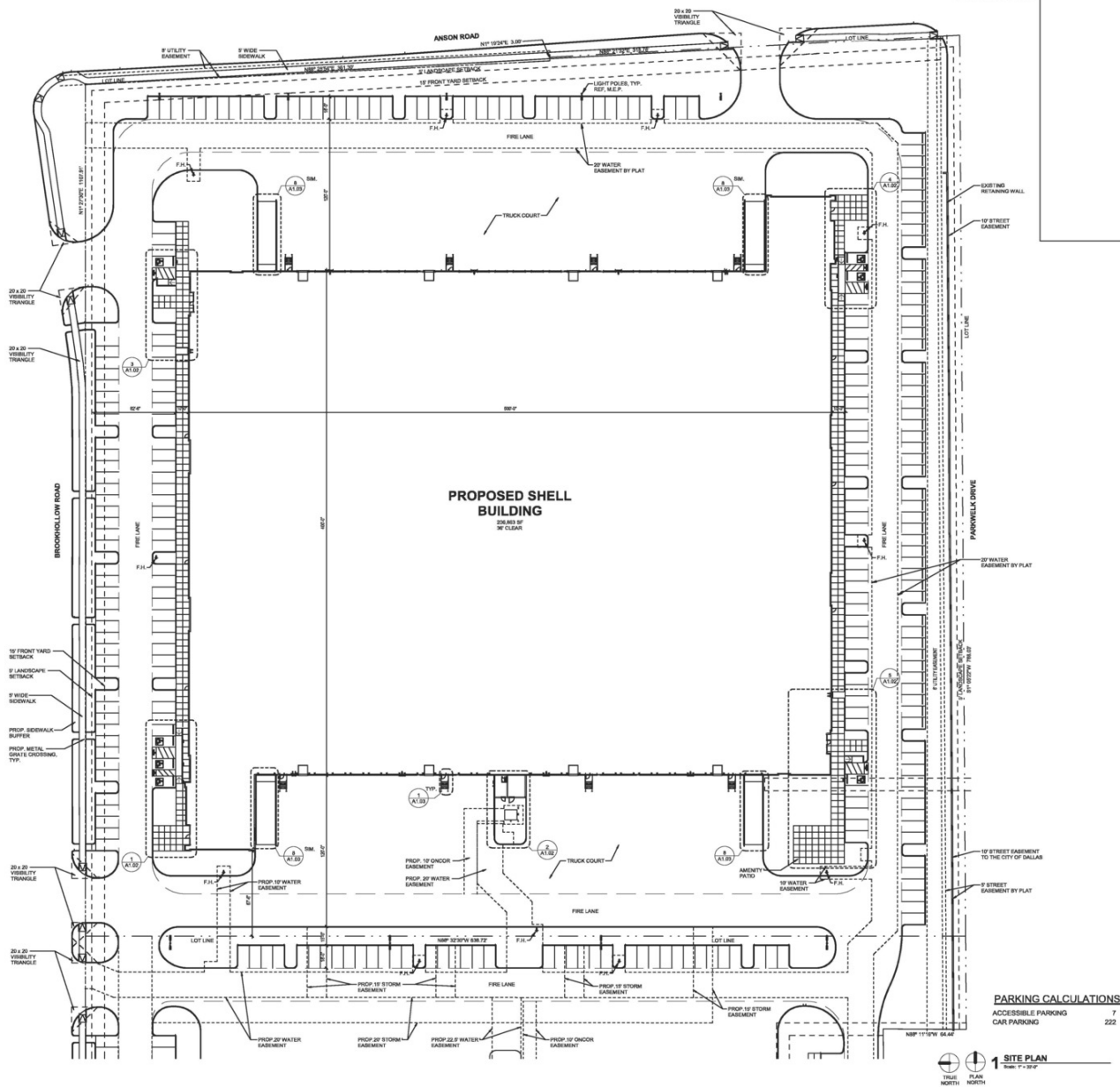
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Building 1
206,836 SF



PARKING CALCULATIONS
ACCESSIBLE PARKING 7
CAR PARKING 222

1 SITE PLAN
PLAN T-30P
TRUE NORTH

Suite	Size	Lease Rate	Description
Building 1 - 1900 Anson Road	206,836 SF	Negotiable	42 - 9' x 10' dock door 4 - 12' x 14' ramp doors

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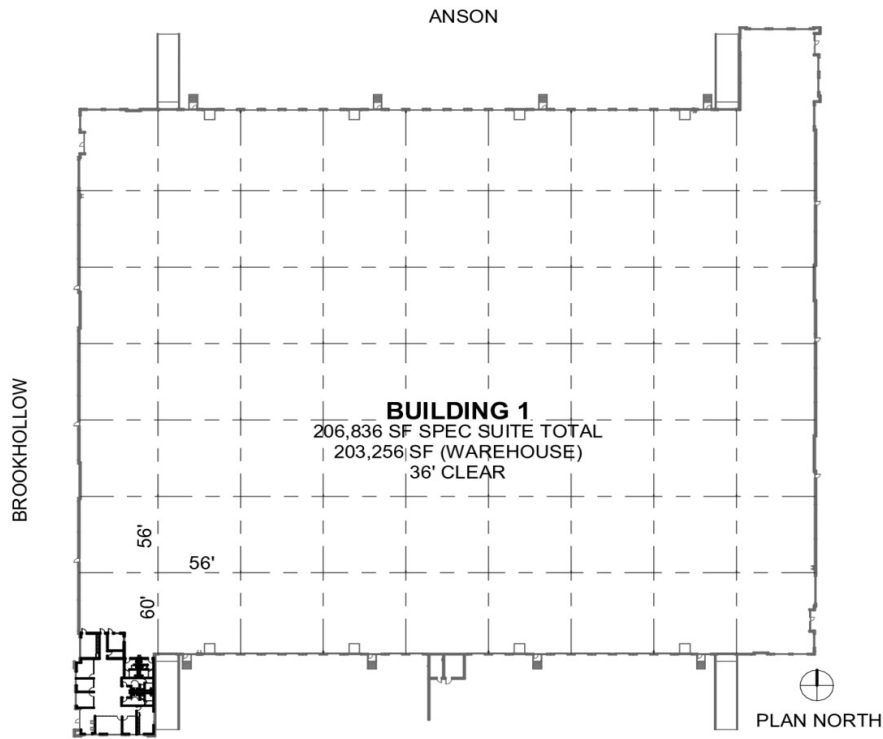
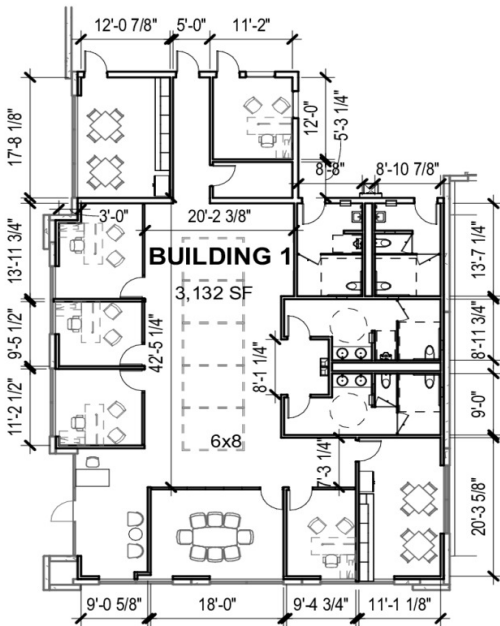
Spec Office Space
206,836 SF (3,132 SF Office)

ALLIANCE
ARCHITECTS

Lincoln

BROOKHOLLOW

BUILDING 1
1900 ANSON RD
DALLAS, TX 75235

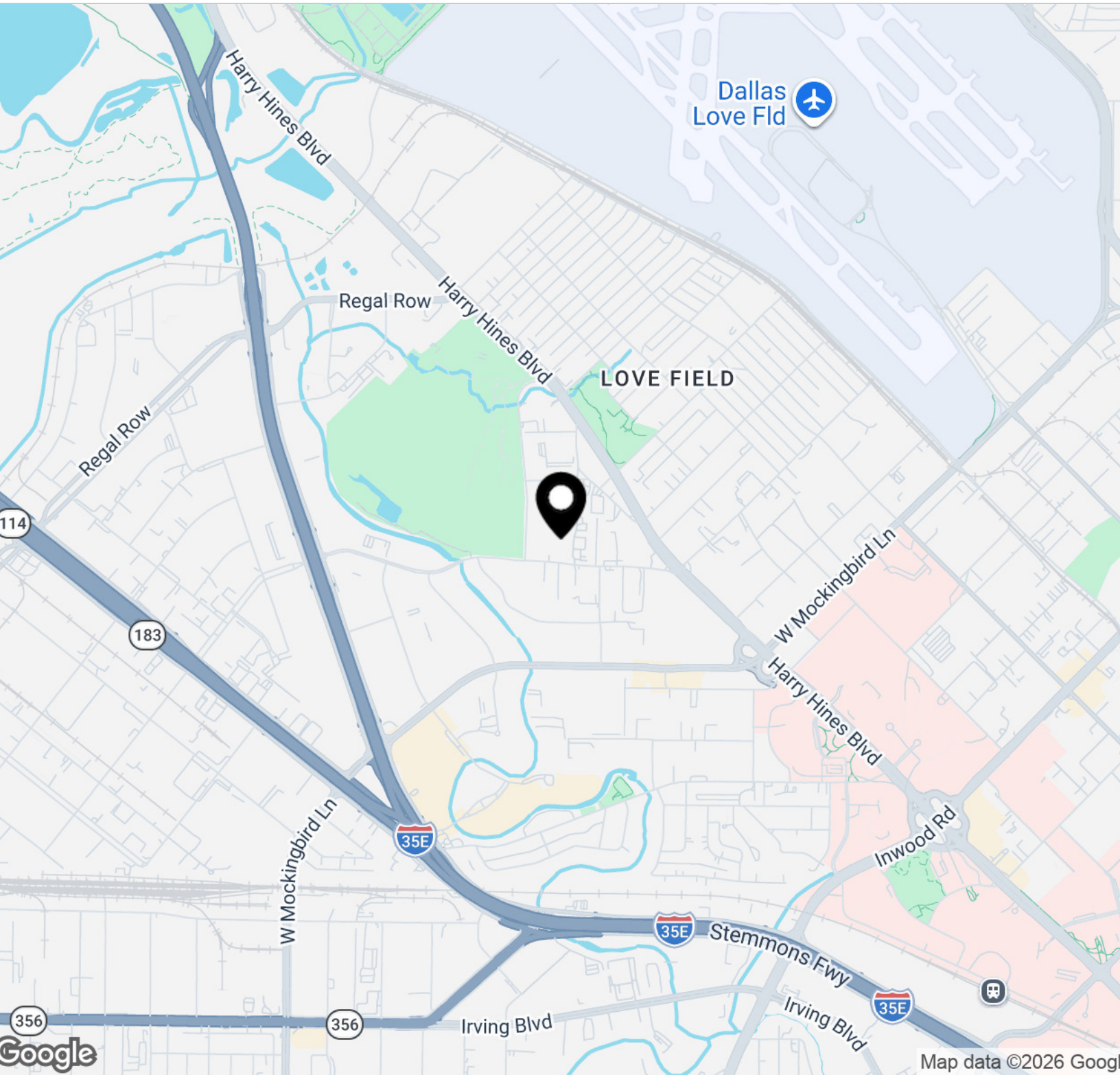


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