

BROOKHOLLOW BUSINESS CENTER

1900 Anson + 1773 Empire Central Drive
Dallas, TX 75235

Office / Warehouse
For Lease

93,316 SF



Leasing Information:
214.740.3300

Michael Peinado	Tom Kuhlmann	Gil Stroube
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Lincoln

8111 Douglas Avenue
Suite 600
Dallas, TX 75225

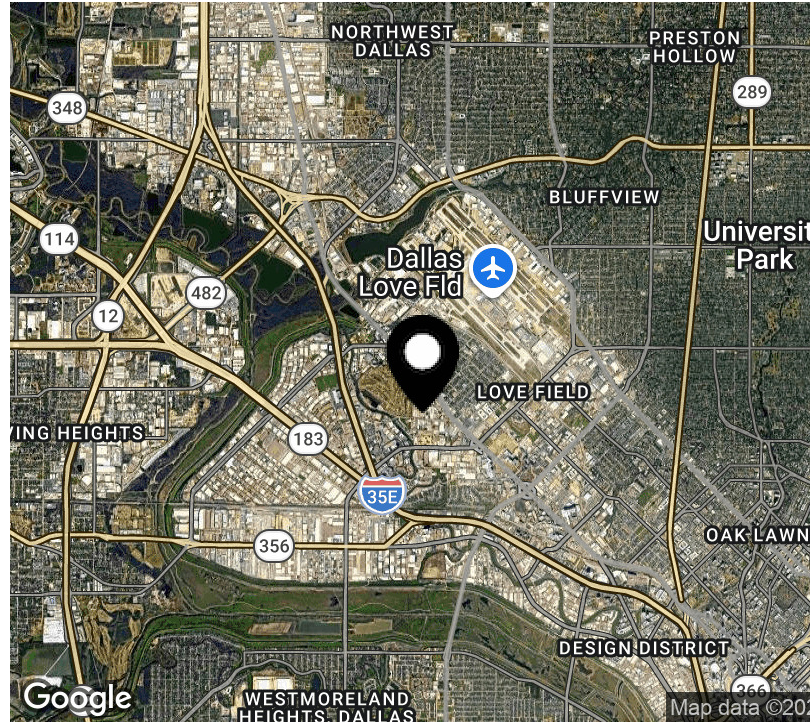
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Property Highlights

- New development Ready for Move In
- 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

93,316 SF

Date Available

Immediately

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Site Plan



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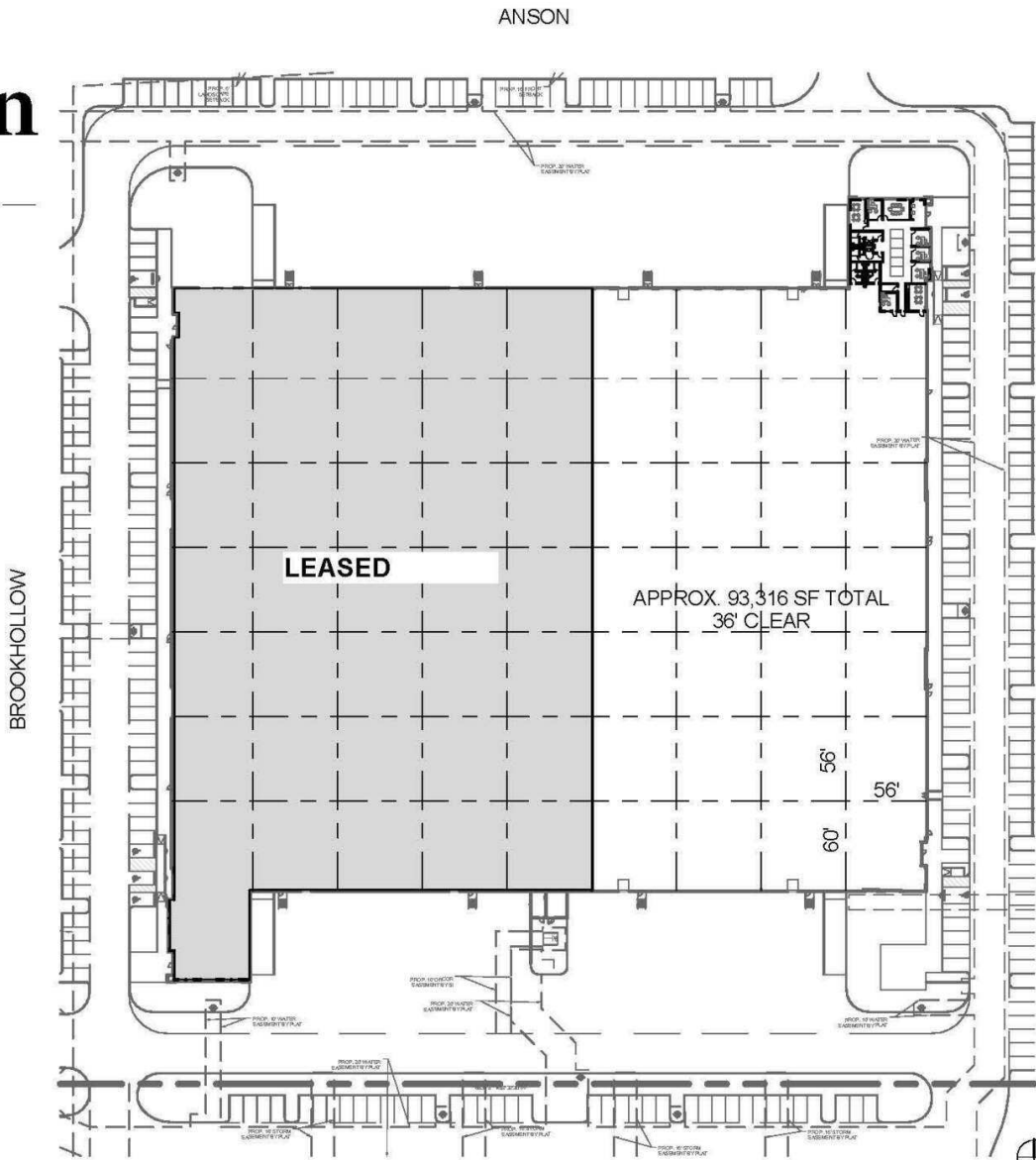
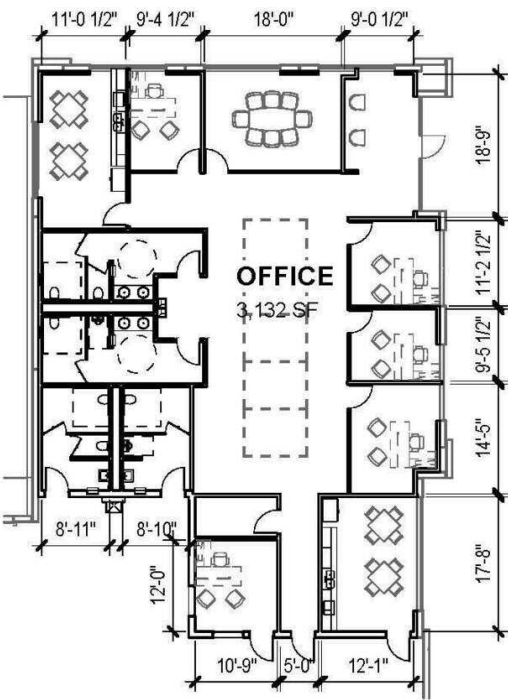
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Building 1
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BUILDING 1
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PLAN NORTH

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Building 1
93,316 SF

Suite	Size	Lease Rate	Description
Building 1 - 1900 Anson Road	93,316 SF	Negotiable	93,316sf Available 3,132sf of spec office LEED Certified 102 car parks 36' clr R25 insulation at roof deck, R13 insulation on tilt wall panels and R9 insulation on doors 60 Mil TPO Roof 7" Thick Slab, 4000 PSI Typical Column Spacing, 56'x56' with 60' speed bays 15mil vapor barrier under entire slab 4-7'x8' 40k capacity levelers and seals LED Lighting at 30 foot candles at 3' AFF Interior perimeter tilt wall panels painted white to deck

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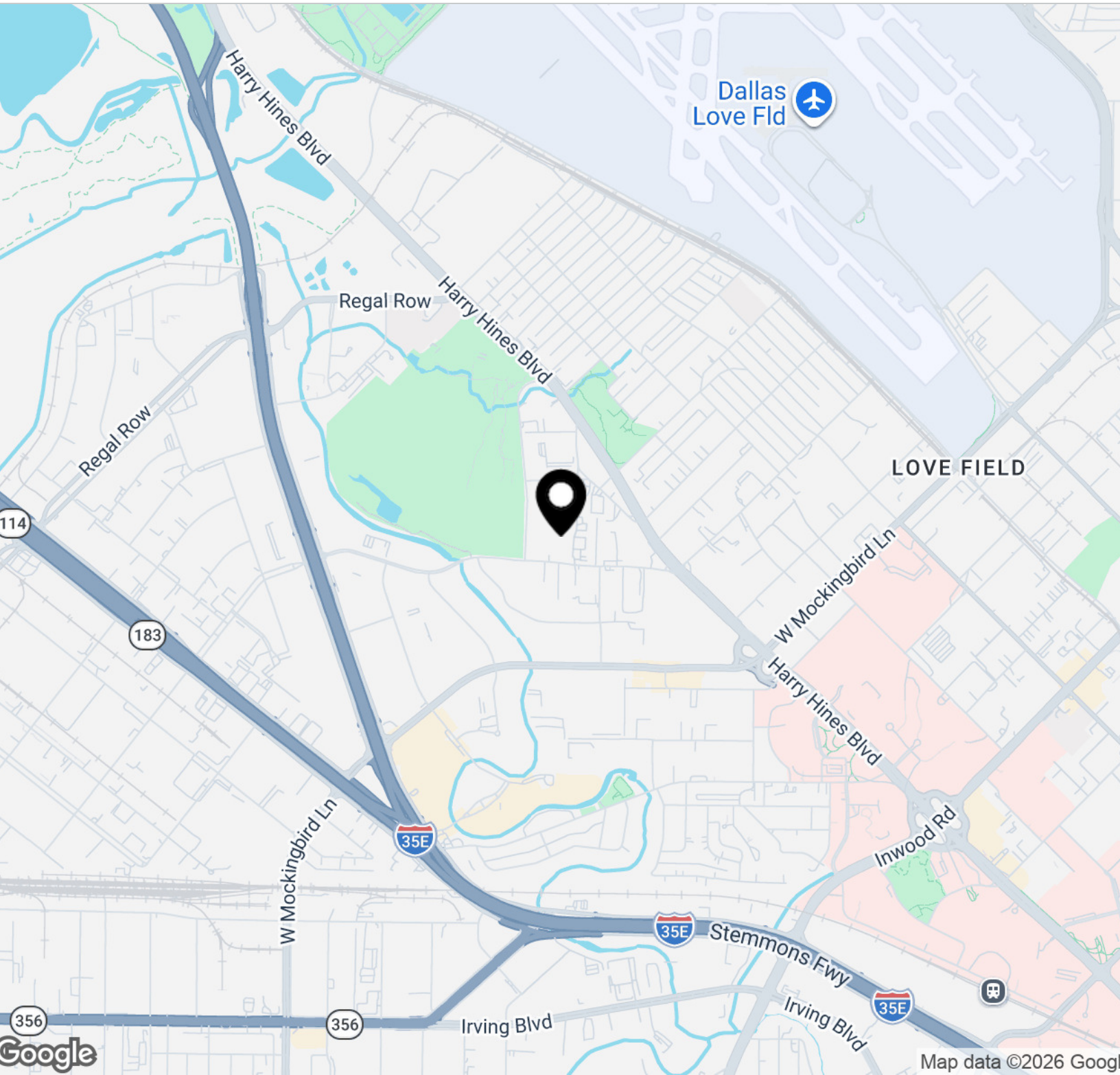
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