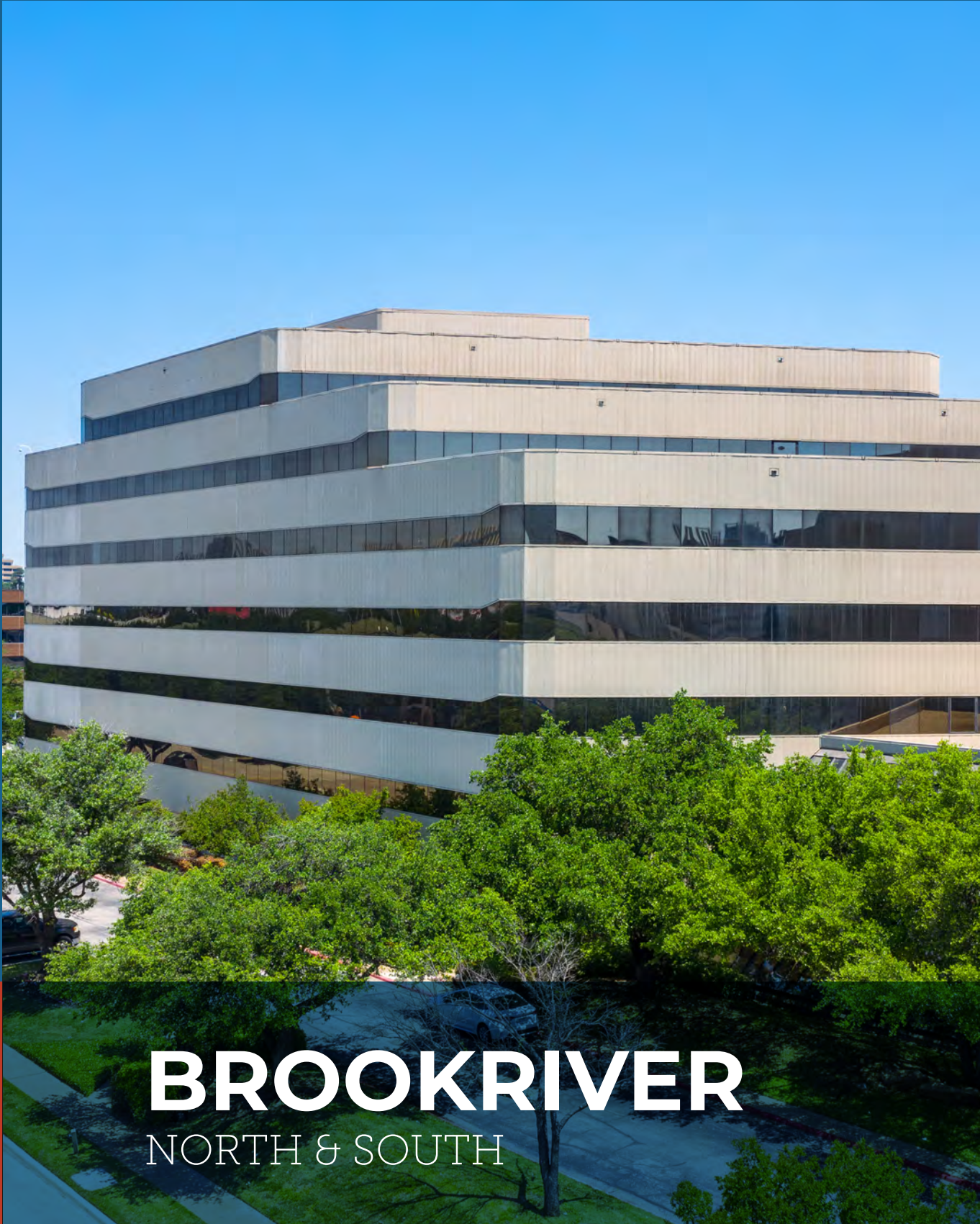


8150 - 8200 Brookriver Dr | Dallas, TX



# BROOKRIVER

NORTH & SOUTH



# BROOKRIVER

## NORTH & SOUTH

Brookriver North & South conveniently sit between Mockingbird Lane and Empire Central Drive, offering a prime location near the Medical District and Love Field.

The two interconnected towers provide immediate access to Stemmons Freeway, allowing tenants to effortlessly reach prominent destinations, airports, and reputable neighborhoods in Dallas.

WHAT YOU NEED TO KNOW

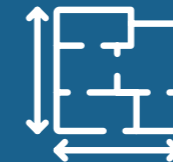
# ABOUT THE PROPERTY



TENANT LOUNGE



ON-SITE CAFÉ



25,053 RSF  
TYPICAL FLOOR PLATE



4/1,000 SF  
PARKING



MINUTES FROM  
DALLAS LOVE FIELD



DIRECT ACCESS TO  
I-35E/STEMMONS FWY



ON-SITE  
MAINTENANCE & MANAGEMENT



24/7 SECURITY

# CAFÉ



# SIGNAGE OPPORTUNITY



# TENANT LOUNGE



# RENOVATED LOBBIES





# SPEC SUITES





# NEARBY AMENITIES



## RESTAURANTS

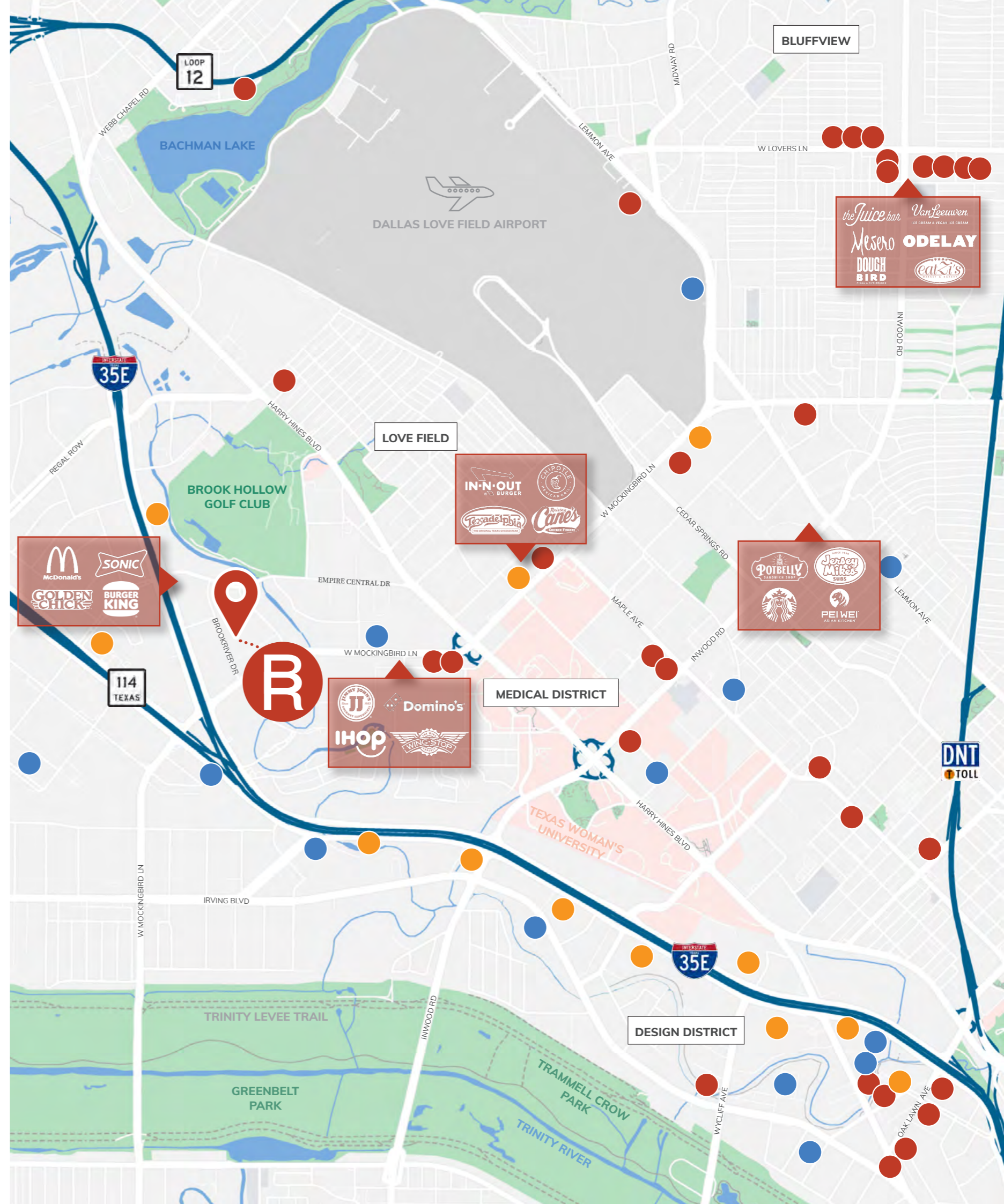
1. Blue's Burgers
2. Bread Winners Cafe & Bakery
3. Carbone
4. Delucca Gaucho Pizza & Wine
5. Derby Restaurant Dallas
6. Drake's Hollywood
7. Dunston's Steakhouse
8. Flower Child
9. Fuzzy's Taco Shop
10. Heim Barbecue
11. José
12. Lovers Seafood & Market
13. Maple & Motor
14. Maple Landing
15. Mesero
16. Neighborhood Services
17. Oishii Sushi
18. Ojeda's
19. On Rotation Brewery & Kitchen
20. Rise Soufflé
21. Rodeo Goat
22. Slow Bone BBQ
23. Smokey John's Bar-B-Que & Home Cooking
24. Social Pie
25. Sonny Bryan's Smokehouse
26. Texadelphia
27. The Charles
28. The Mexican
29. Tipico's
30. Town Hearth

## HOTELS

1. Aloft
2. Comfort Inn & Suites
3. Dallas Marriott Suites
4. DoubleTree by Hilton
5. Embassy Suites by Hilton
6. Hampton Inn & Suites
7. Hilton Anatole
8. La Quinta Inn & Suites by Wyndham
9. Renaissance Dallas Hotel
10. Sheraton Suites
11. Virgin Hotels Dallas
12. Wingate by Wyndham

## TO DO

1. Bowlounge
2. Celestial Beerworks
3. Cidercade Dallas
4. Community Beer Co.
5. DFW Gun Range and Academy
6. Ferris Wheelers Backyard and BBQ
7. Frontiers of Flight Museum
8. Greenbelt Park
9. Medieval Times Dinner & Tournament
10. New Artisan Distillery
11. Outfit Brewing
12. Peticolas Brewing Company Taproom
13. The Grapevine Bar
14. The Ivy Tavern
15. Trammell Crow Park
16. Trinity Levee Trail



# PRIME LOCATION NEAR THE MEDICAL DISTRICT & LOVE FIELD



Brookriver North & South ensures a seamless officing experience for tenants, offering an optimal location for tenants to access various areas of the bustling DFW Metroplex with ease.

2 MIN

**Medical District**

8 MIN

**Dallas Love Field Airport**

10 MIN

**Design District**

10 MIN

**Dallas CBD**

12 MIN

**Uptown/  
Turtle Creek**

14 MIN

**DFW International Airport**



# B

**BROOKRIVER**  
NORTH & SOUTH



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