



3131
TURTLE CREEK

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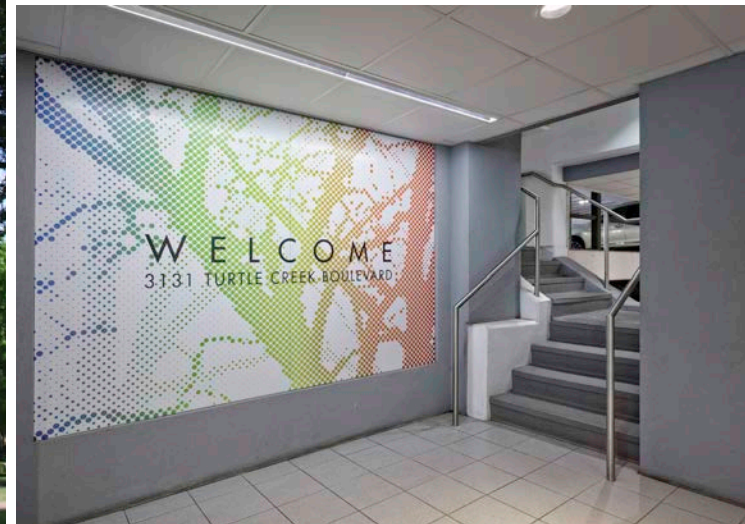
FIRE LANE NO PARKING

DESIGNED *with* SOPHISTICATION *in mind*

3131 Turtle Creek is a Class A Office building situated in one of the most prestigious neighborhoods in Dallas. The asset was recently Repositioned and Renovated to modernize the interior and exterior of the Building.

Building Highlights Include:

- 13 Stories
- 3/1000 Garage Parking
- 24/7 Security
- On-Site Property Manager & Engineer
- On-Site One-Stop Concierge and Driver



DESIGNED *with* WELLNESS *in mind*

GET A JUMP ON YOUR DAY

Situated along the Katy Trail, 3131 Turtle Creek offers Tenants the ability to work where you can be active.



Direct Katy Trail Access



Private Locker Rooms
with Showers



Bike Lockers



Golf Simulator



Group Fitness Classes



DESIGNED *with* CONVENIENCE *in mind*

AMENITIES AT YOUR FINGERTIPS

Life gets busy, but you don't have to. With an on-site personal driver and high-end tailored meals from Eatzi's and Empire Bakery, 3131 Turtle Creek offers a high-level of service and convenience.







DESIGNED *with* PRODUCTIVITY *in mind*

Utilize our on-site Wi-Fi Lounge and Conference Room for all of your business needs. The Wi-Fi Lounge gives your employees an on-site escape from their office while maintaining their productivity.



Wi-Fi Lounge

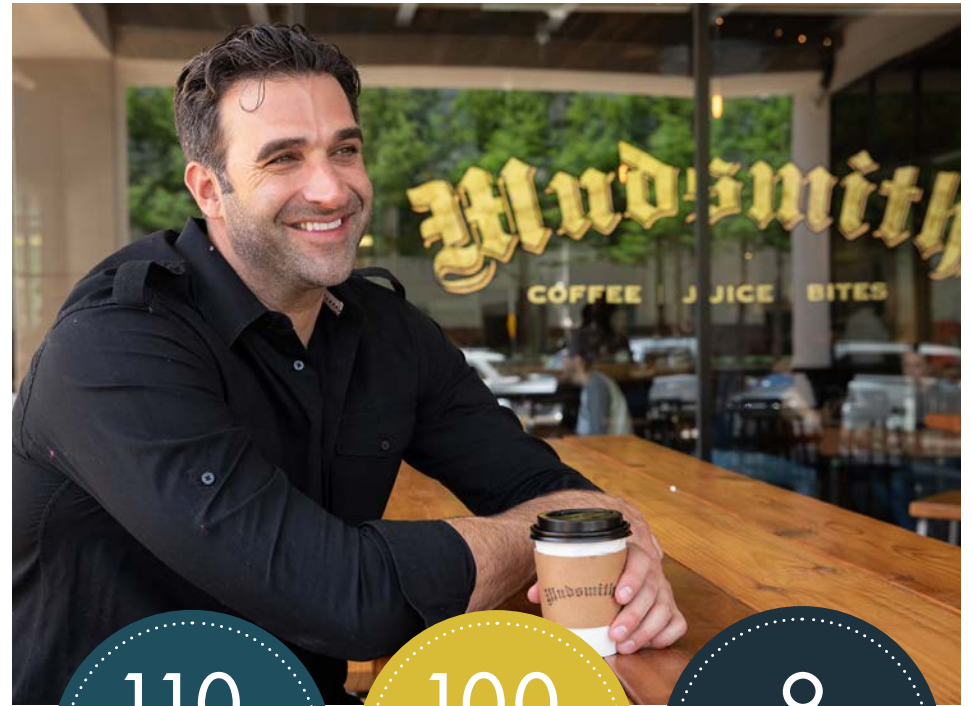





Conference Room

DESIGNED *with LIFE in mind*

IN THE MIDDLE OF IT ALL!

Our central Uptown location provides a variety of restaurants optionalty within a 10 minute walk or 2 minute drive. 110 restaurants within 0.5 mile radius.



 **DALLAS LOVE FIELD**
 10 minutes away
 **DFW AIRPORT**
 20 minutes away
 **HIGHLAND PARK / UNIVERSITY PARK / PRESTON HOLLOW**
 5-15 minutes away

3131
 TURTLE CREEK

TWO TURTLE CREEK

WEST VILLAGE

MCKINNEY & HALL

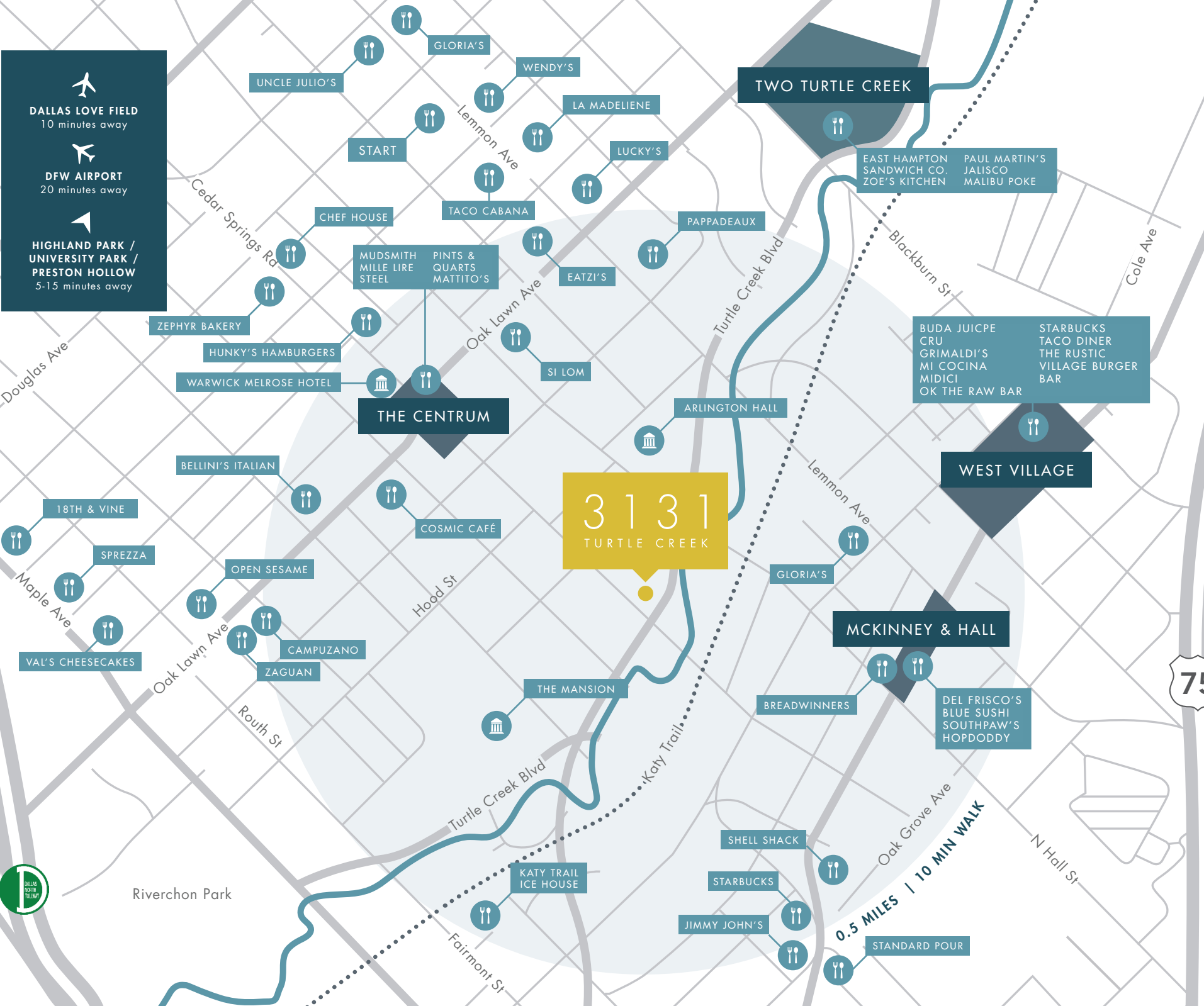
THE CENTRUM



Riverchon Park



0.5 MILES | 1 TO MIN WALK
 STANDARD POUR



UNCLE JULIO'S

GLORIA'S

WENDY'S

LA MADELIENE

LUCKY'S

START

TACO CABANA

PAPPADEAUX

CHEF HOUSE

MUDSMITH
MILLE LIRE
STEEL

PINTS &
QUARTS
MATTITO'S

EATZI'S

ZEPHYR BAKERY

HUNKY'S HAMBURGERS

WARWICK MELROSE HOTEL

SI LOM

ARLINGTON HALL

BUDA JUICPE
 CRU
 GRIMALDI'S
 MI COCINA
 MIDICI
 OK THE RAW BAR

STARBUCKS
 TACO DINER
 THE RUSTIC
 VILLAGE BURGER
 BAR

BELLINI'S ITALIAN

18TH & VINE

SPREZZA

OPEN SESAME

COSMIC CAFÉ

CAMPUZANO

ZAGUAN

VAL'S CHEESECAKES

THE MANSION

GLORIA'S

BREADWINNERS

DEL FRISCO'S
 BLUE SUSHI
 SOUTHPAW'S
 HOPDODDY

SHELL SHACK

STARBUCKS

JIMMY JOHN'S

KATY TRAIL ICE HOUSE

STANDARD POUR

BOUTIQUE *experience* along TURTLE CREEK

FLOORPLAN ATTRIBUTES

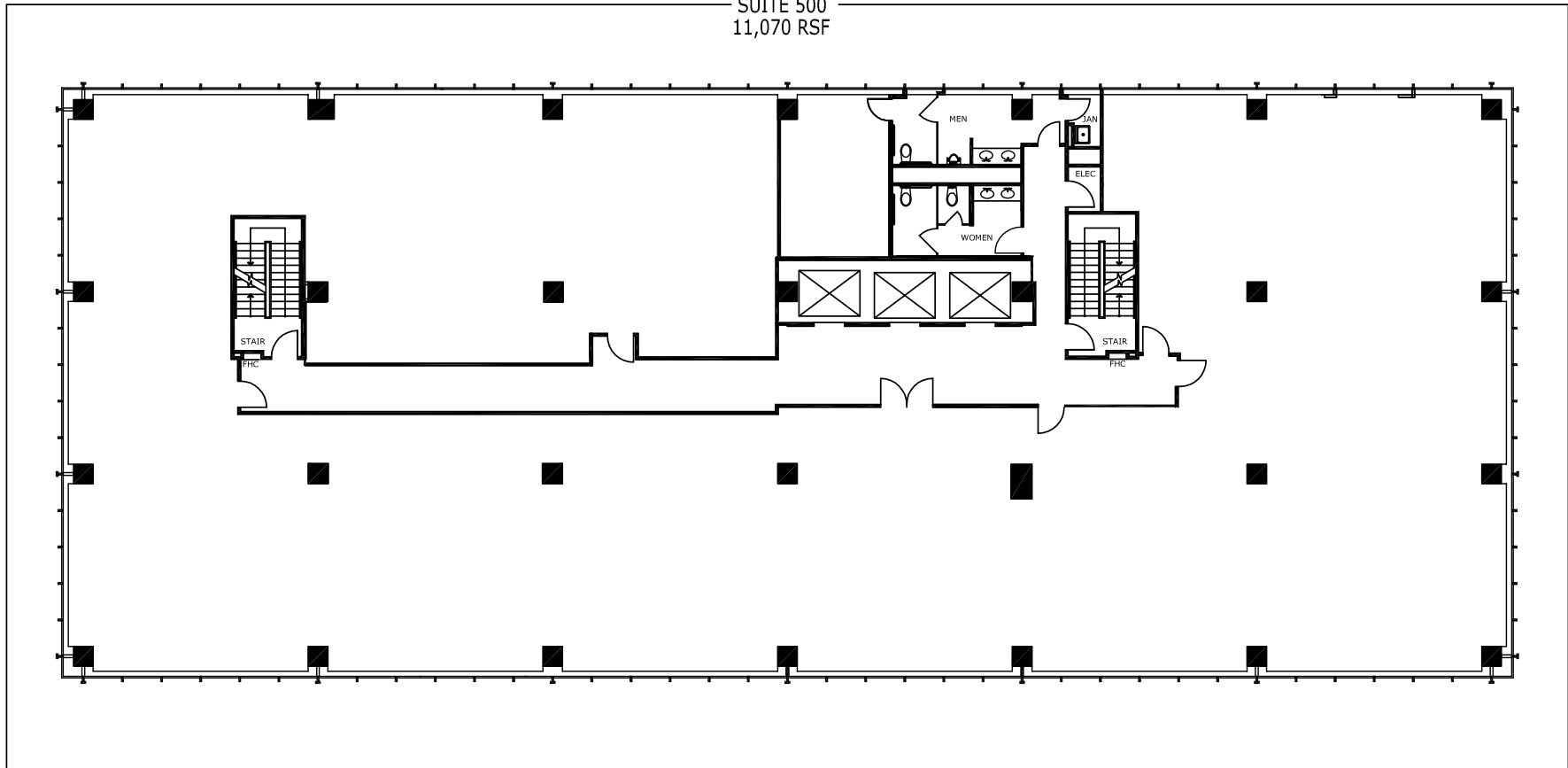
- Unique 11,000 RSF Floorplate
- Ego Opportunity for the Small to Mid-Size Tenant
- Average of 2.8 Tenants Per Floor
- CBD Views from Floor's 3 and Up
- Shallow Bay Depths Provide a Higher Proportionate Share of Glass per USF



TYPICAL FLOOR SIZE

11,000 SF

AVAILABLE
SUITE 500
11,070 RSF





DESIGNED *with YOU in mind*

3131 Turtle Creek understands that all Tenants are not the same. For the discerning user, we offer 3 customizable options for bespoke suites. Choose from mid-century modern, modern traditional or contemporary spec suite options.

1

MID CENTURY
MODERN



2

MODERN
TRADITIONAL



3

CONTEMPORARY



LEASING INFORMATION

For Leasing Information, Please Contact Us:

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2021 McKinney Avenue, Suite 900
Dallas, TX 75201

TREY SMITH

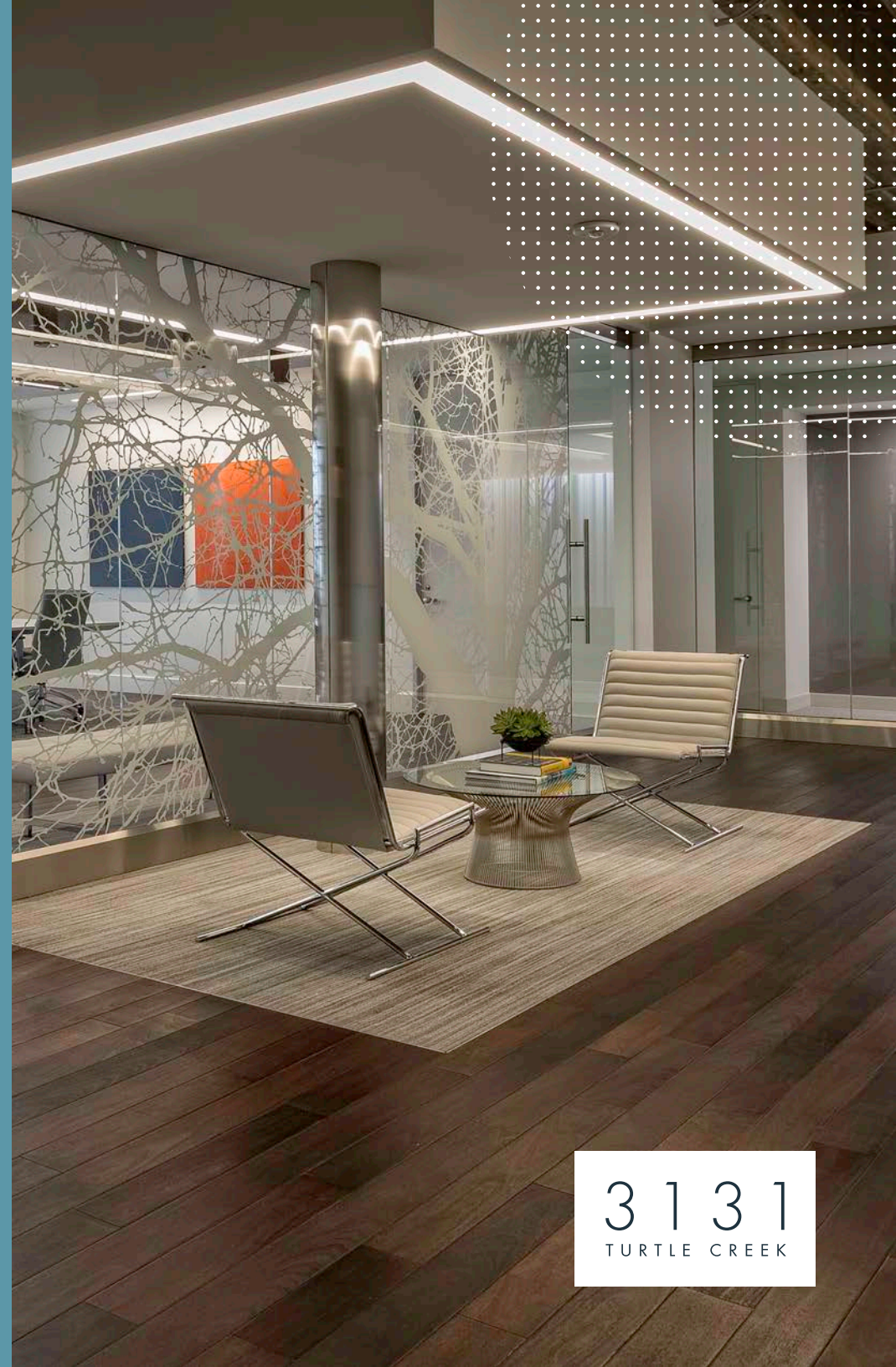
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