



OFFICES AT
TurtleCreekVillage

3838 Oak Lawn Avenue, Dallas, TX 75219

CLASS A
OFFICES IN
THE HEART OF
TURTLE CREEK



PRESTIGIOUS
LOCATION

Turtle Creek and surrounding communities of Highland Park and Uptown are prestigious destinations for boutique office



MODERNIZED FOR
TODAY'S WORKFORCE

Renovated lobby and tenant lounge elevates the workday and engages the senses



ON-SITE
MANAGEMENT

Management, engineering and 24/7 security on-site, all backed by the experienced ownership of CIM Group



CONVENIENT
COMMUTE

Located in the heart of Turtle Creek with excellent ingress/egress from N Dallas Tollway & Central Expy



CONFERENCE
CENTER

Paired with an inviting tenant lounge and second floor conference



STUNNING
VIEWS

Dramatic views of Uptown, CBD & Park Cities

THE WORLD AT YOUR FINGERTIPS

HIGHLAND PARK

KNOX HENDERSON

WORLD MARKET

TOM THUMB

GRAND NAIL SALON

WHITE DENTAL SPA

CAVA

RADIANT WAXING

JALISCO NORTE

MALIBU POKE

DRIP COFFEE

COLLECTIVE SALON

CASA MONTECRISTO

LENSCRAFTERS

TRAINING MATE

EAST HAMPTON SANDWICH CO.

OVME

ONELAGREE

INWOOD NATIONAL BANK

ATHLETA

DALLASH

NEIGHBORHOOD SERVICES

MISTER 01 PIZZA

SHOPS AT
TCV

The Offices at Turtle Creek Village is located on the same site as the Shops at Turtle Creek Village—a destination for boutique retail, services and a unique blend of high-end and fast casual culinary destinations.

BLACKBURN STREET

OAK LAWN AVENUE



110
9
6

RESTAURANTS
within 1 Mile

HOTELS
within 1 Mile

SHOPPING CENTERS
within 3 Miles



IN THE MIDDLE
OF IT ALL



<5 min

HIGHLAND PARK

<5 min

UPTOWN DALLAS

<10 min

UNIVERSITY PARK

CONTEMPORARY AND AIRY NEW LOBBY





REIMAGINED ARRIVAL



OFFICES AT
TurtleCreekVillage

PROPERTY FEATURES

Total Building Size: 229,868 RSF

Typical Floor Plate: 12,378 RSF

Number of Floors: 18 stories

Parking: Structured Garage Parking
3:1,000 parking ratio

Alveole Rooftop Beehive: Workshops for Tenants to learn
about honeybees and receive
honey made by these bees

Rise App: Building tenants can stay
informed with mobile access to
Building News & Information,
Tenant Events, Service
Requests, Amenity Reservations,
and Exclusive Perks

OFFICES AT
TurtleCreekVillage

FOR OFFICE LEASING INFORMATION, PLEASE CONTACT:

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CIM **CBRE**

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