

# OFFICES AT Turtle Creek Village

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

#### CIM

#### ON-SITE MANAGEM<u>ENT</u>

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



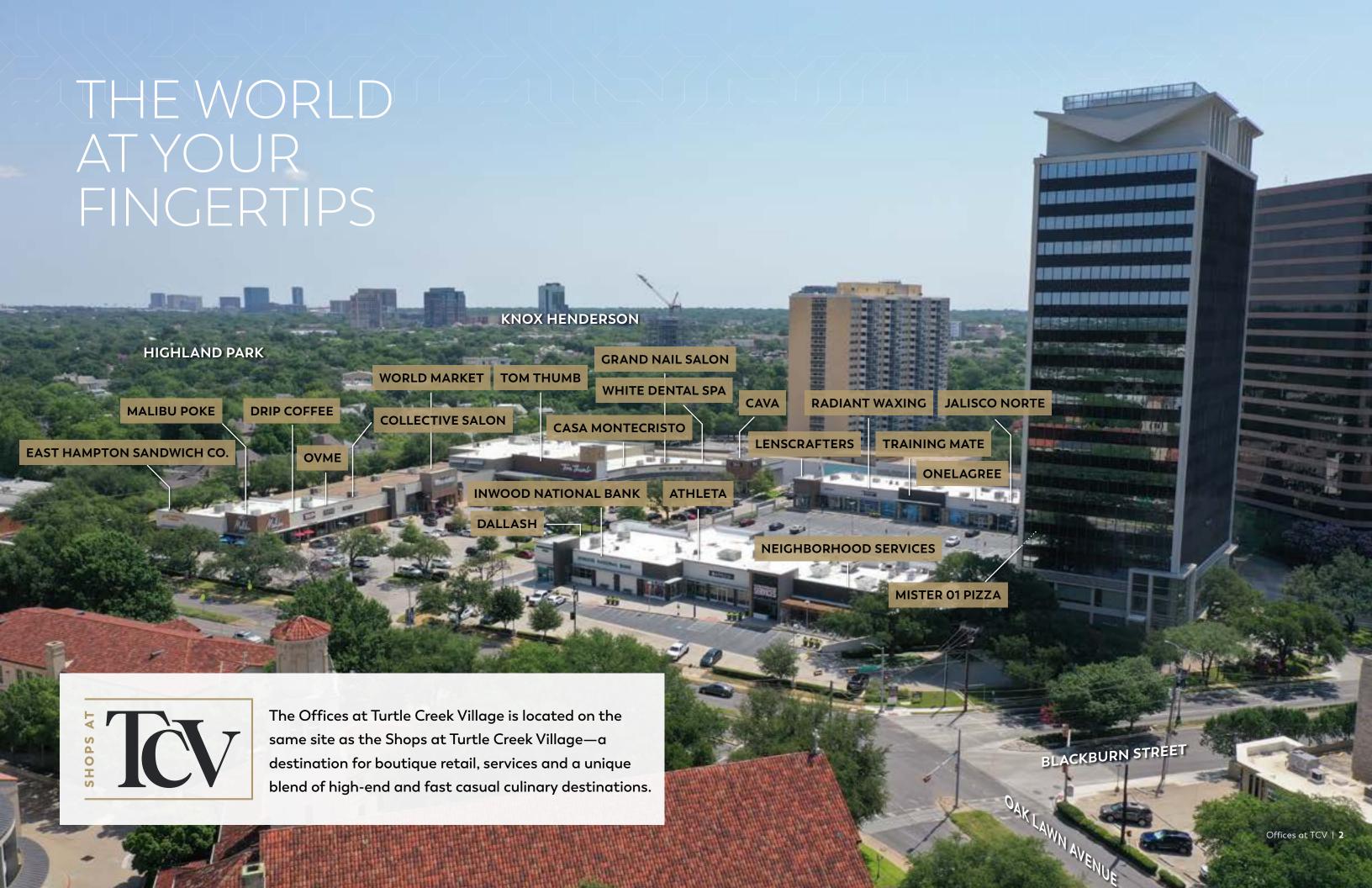
#### CONFERENCE CENTER

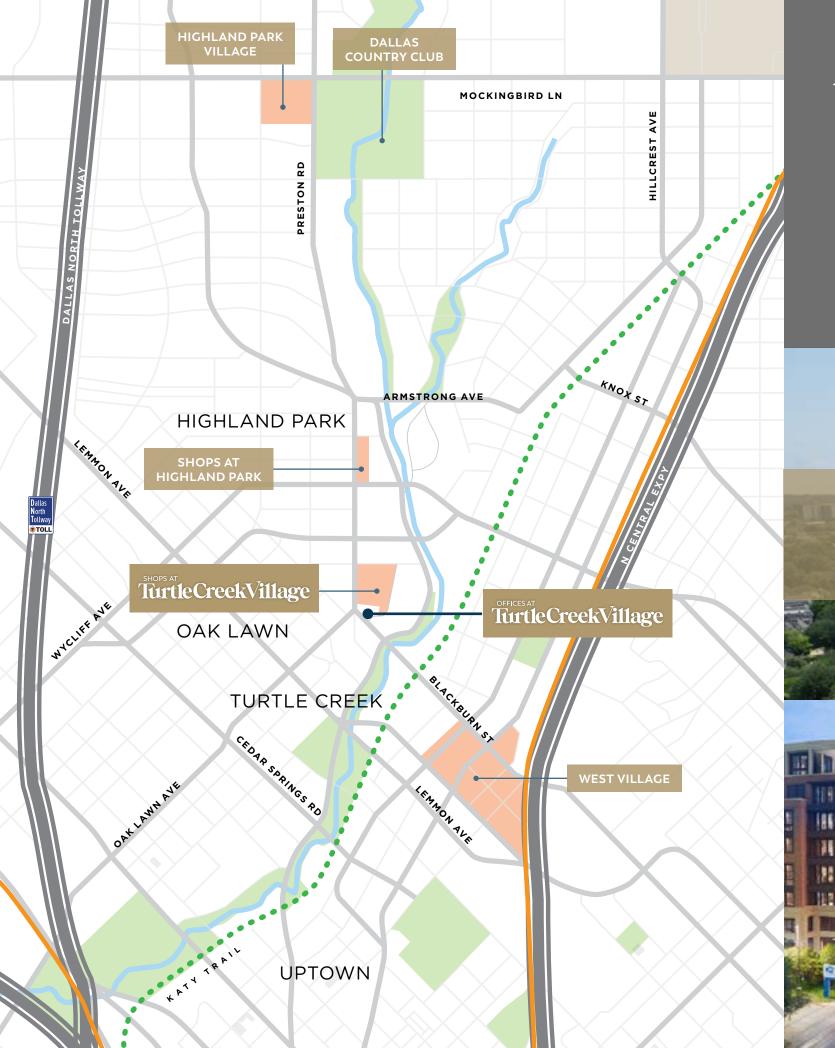
Paired with an inviting tenant lounge and second floor conference



#### STUNNING VIEWS

Dramatic views of Uptown,
CBD & Park Cities





RESTAURA within 1 Mile

**HOTELS** within 1 Mile

SHOPPING CENTERS within 3 Miles





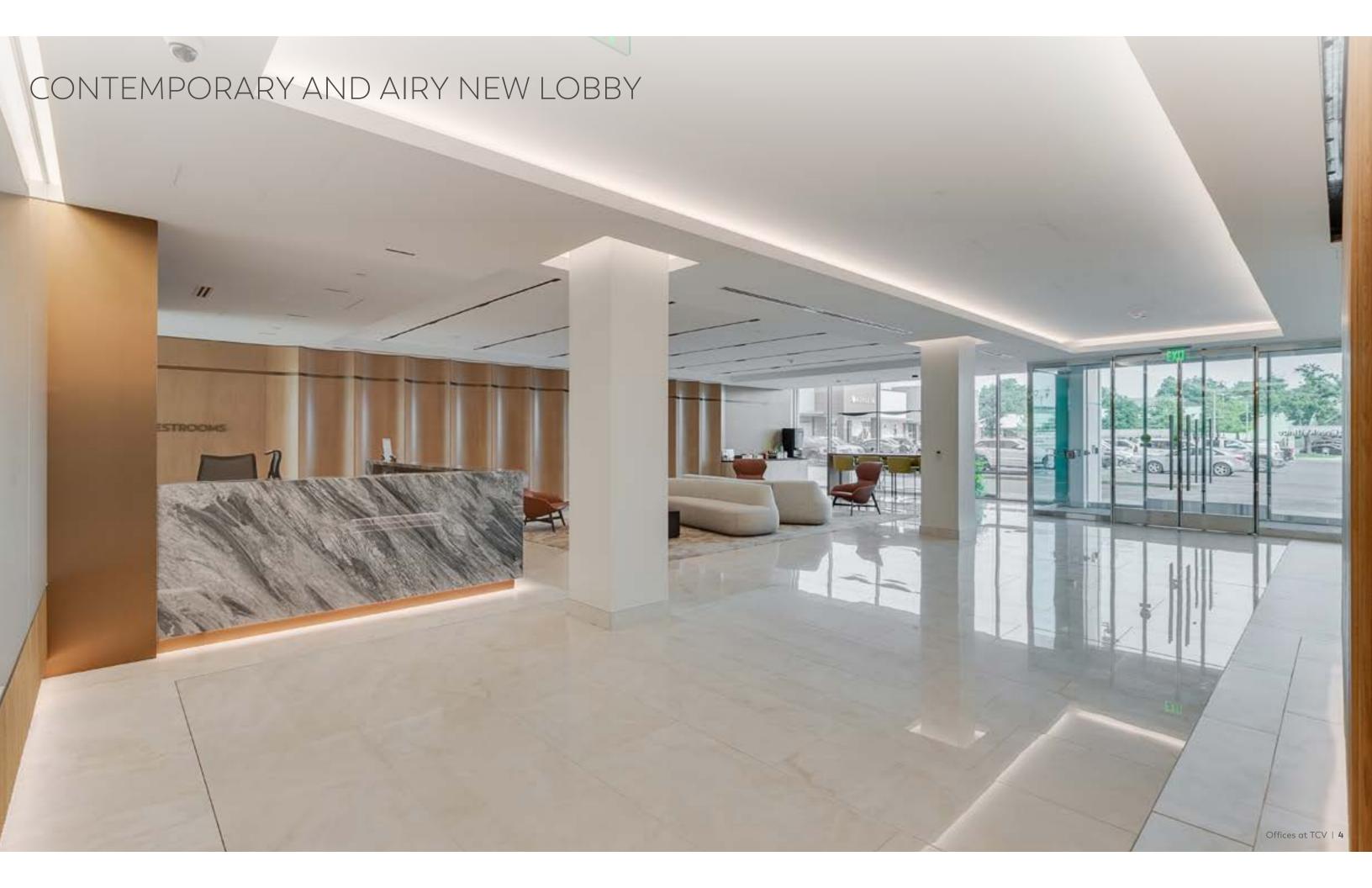


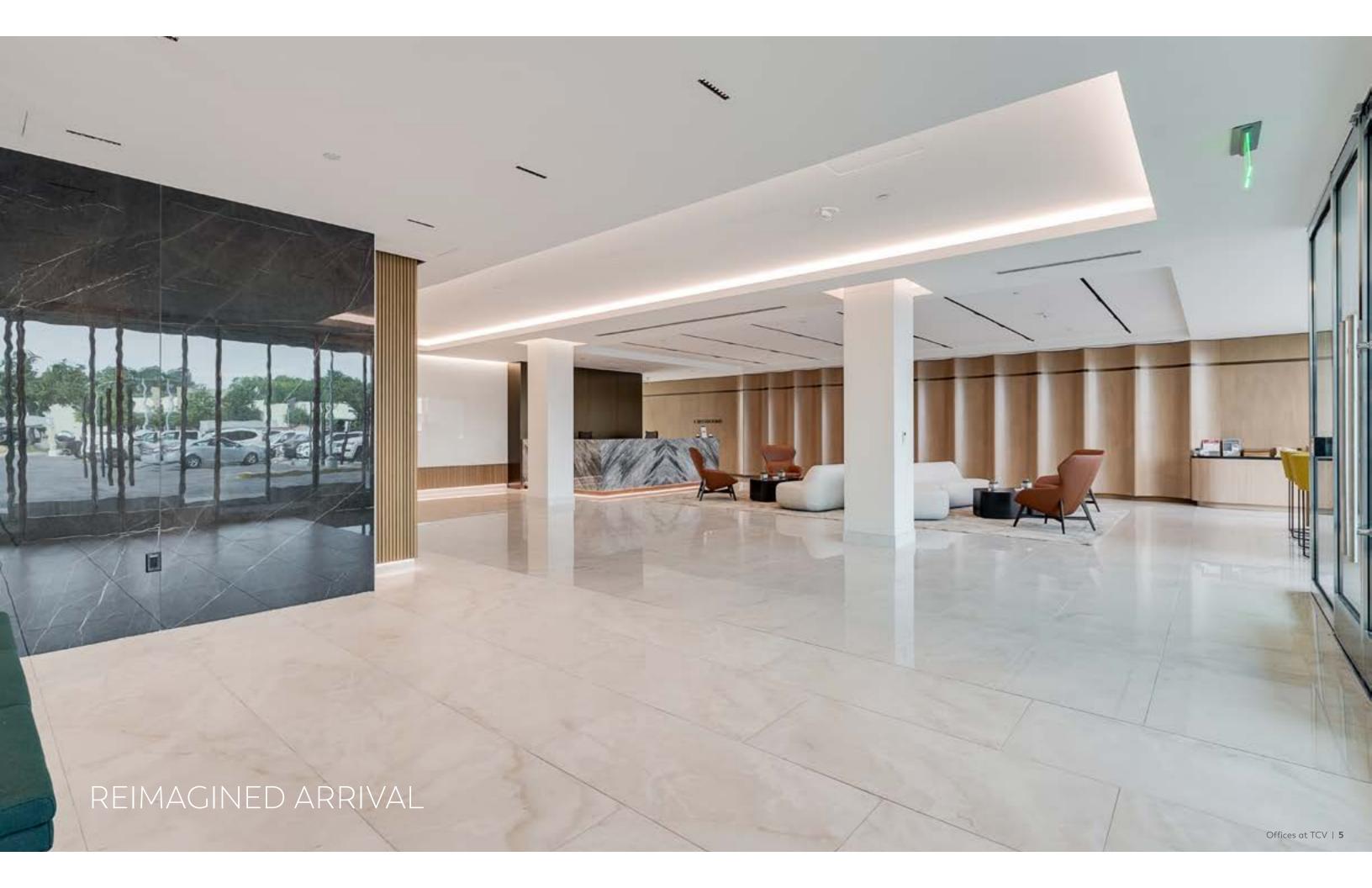
HIGHLAND PARK

**UPTOWN DALLAS** 

**UNIVERSITY PARK** 

Offices at TCV 1







### OFFICES AT TUTTLE Creek Village

## 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

## Turtle Creek Village

#### FOR OFFICE LEASING INFORMATION, PLEASE CONTACT:

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