



3333
WELBORN

**NEW OWNERSHIP
VISION**

3333 WELBORN

Dallas, TX 75219



3333 Welborn Street is a four-story office building located in the prestigious Uptown/Turtle Creek submarket. Standing four stories tall and located just one block from Oak Lawn Avenue, this building boasts the convenience of a garden office building while still providing access to a countless number of walkable amenities. Tenants will also enjoy convenient access from all directions via the Dallas North Tollway, Central Expressway, Stemmons Freeway and Preston road.

- 48,731 RSF, 4-story office building
- 12,183 RSF average floor size
- 3:1,000 parking ratio
- New rooftop terrace and outdoor lounge with collaborative meeting space
- Extensive interior and exterior improvements underway
- Convenient bike storage
- On-site building ownership





AMENITIES



Walkable Retail

1. Taco Cabana
2. la Madeleine
3. Smoothie King
4. Panera Bread
5. Luckys Cafe
6. R Taco
7. Pizza Hut
8. Scardello
9. Pappadeaux Seafood Kitchen
10. Eatzi's Market & Bakery
11. Subway
12. Parigi
13. Starbucks
14. Si Lorn
15. Goody Goody Liquor
16. Preen Papaya
17. Cafe Brazil
18. Walgreens
19. Steel
20. Mattito's
21. Arlington Hall at Lee Park
22. Turtle Creek Trail

Walk Score

3333 Welborn Street scored a **93** on a scale of 1-100 in terms of walkability, as compared to other cities such as New York [85.3], San Francisco [84.9] and Chicago [74.3].



8 minutes to
downtown



10 minutes to
AAC



12 minutes to
NorthPark

DRIVE TIMES

DALLAS LOVE FIELD
Leading the **EVOLUTION** of the Airport Experience

12 minutes to
Dallas Love

DFW DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

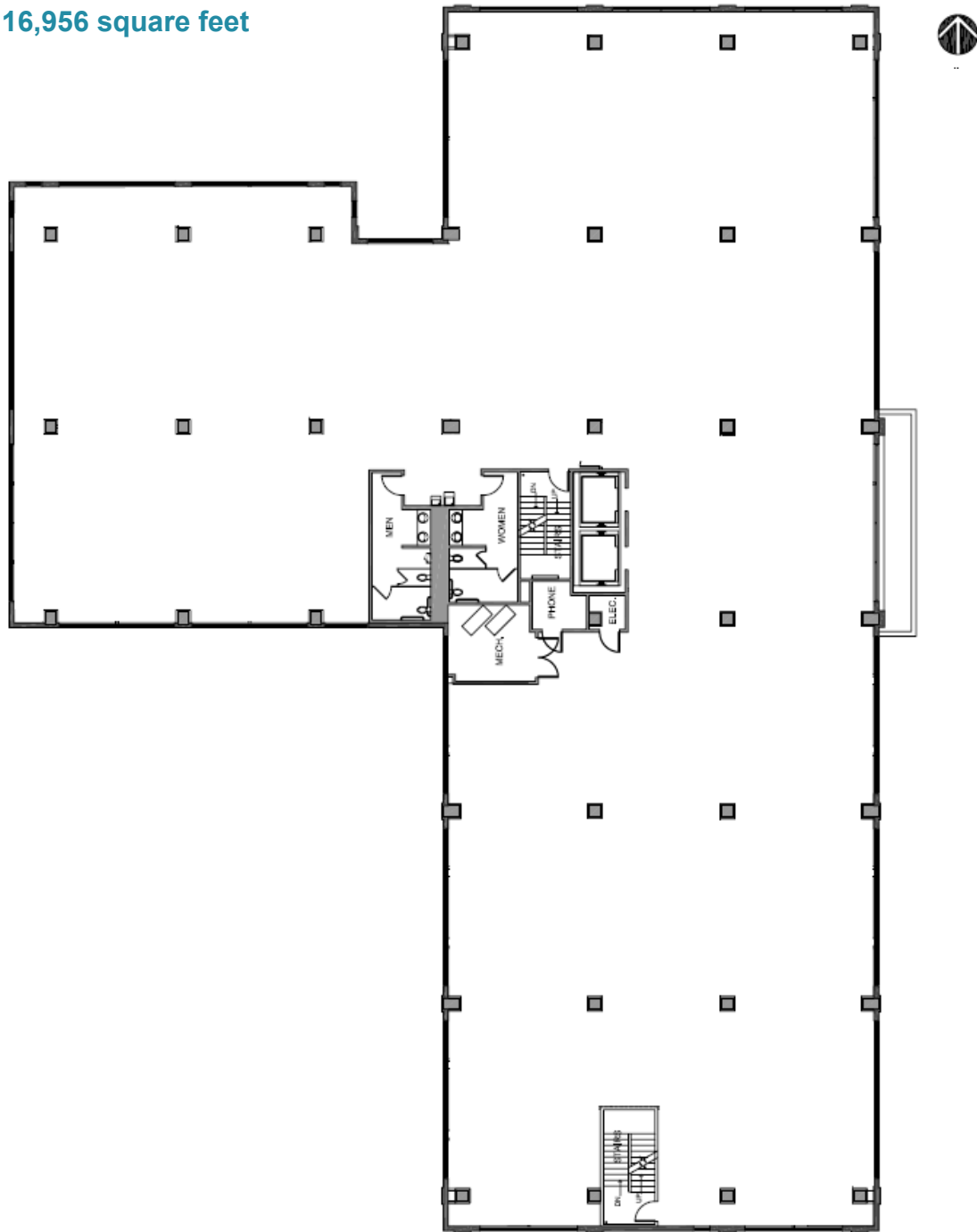
25 minutes to
DFW



Ideally situated in the heart of Turtle Creek, 3333 Welborn is a workplace with the combination of the luxuries of a state-of-the-art facility and the convenience of a neighborhoods office.



16,956 square feet



2ND FLOOR

3333 WELBORN

Dallas, TX 75219



For more information, contact

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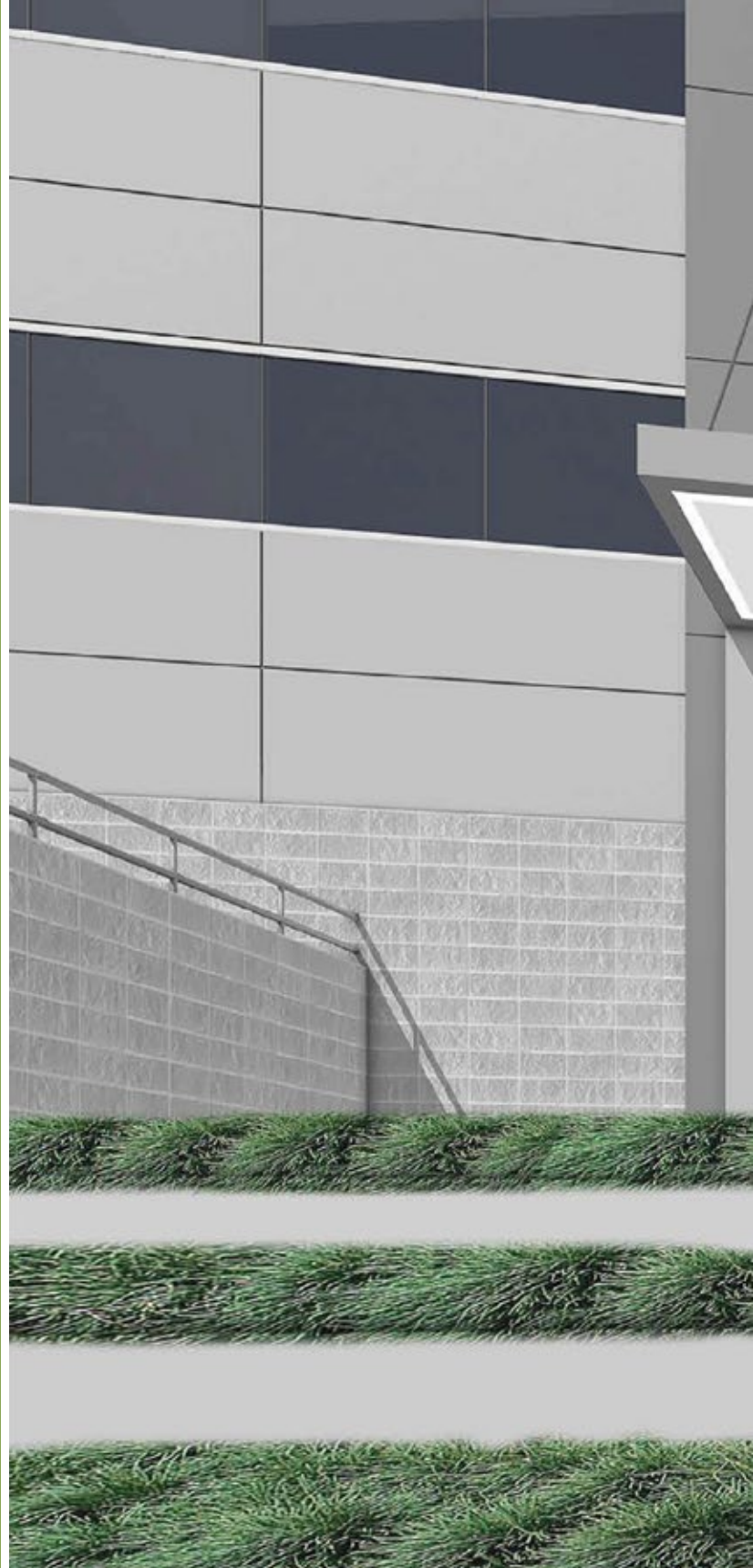
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