



# Hall Street

AT THE CENTRUM

3625 N. Hall Street, Dallas, TX 75219



# your business deserves better Space



Hall Street at The Centrum offers sleek, modern workspace in the **premier Dallas neighborhood** of Turtle Creek. Located just minutes from the Dallas North Tollway and US 75, Hall Street is at the center of Dallas' greater urban landscape. Love Field Airport is a short 10-minute drive, as is Downtown, while the bustling Uptown district is less than 5 minutes away. Give your business the space it deserves. Join the Hall Street tenant community.

### NEIGHBORHOOD AMENITIES

- 30+ Eateries
- 10+ Hotels
- 10+ Fitness Centers

### DRIVE TIMES

- Dallas Love Field**  
10 minutes away
- DFW Airport**  
20 minutes away



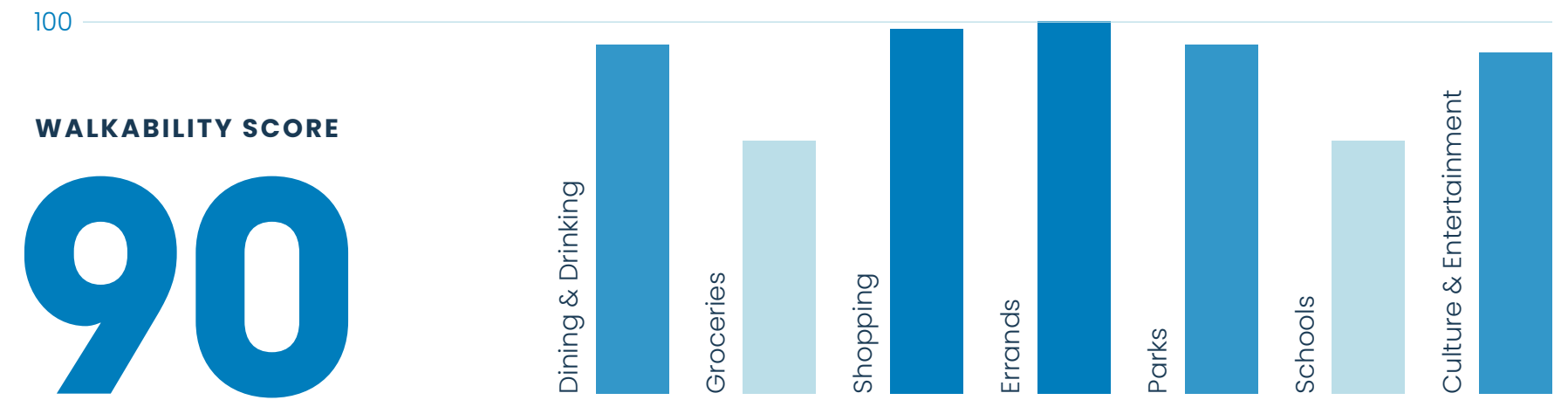
# walker's paradise



Located at the intersection of Dallas' Turtle Creek and Oak Lawn neighborhoods, Hall Street at The Centrum offers tenants a fresh selection of established eateries, trendy boutiques and services, and local artisan shops. Enjoy the perks of an urban Dallas office that remains **easily accessible** from the Dallas North Tollway and US 75. On-site **structured parking** adds to the convenience of your commute, and our **highly walkable** location makes stepping out for coffee or lunch a breeze.



The Walk Score for 3625 North Hall Street is based on the following categories.





# Hall Street at The Centrum



## Building Features

**BUILDING SIZE**

115,000 Square Feet

**PARKING**

3/1,000 Structured

**STORIES**

13\*

**RENOVATED**

2018

**TYPICAL FLOOR**

~12,000 Square Feet

\*Podium Parking and 8 Stories of Office Space



## Amenities

**LOBBY**

Bright & welcoming entrance for an enhanced tenant and guest experience

**GRAB & GO KITCHEN**

Quick and convenient deli options available on the 1st floor

**SECURITY**

On-site building security for your safety and peace of mind



# a suite that suits



From **move-in ready** spec suites to blank slates ready for **customization**, Hall Street has options to best suit your business needs.



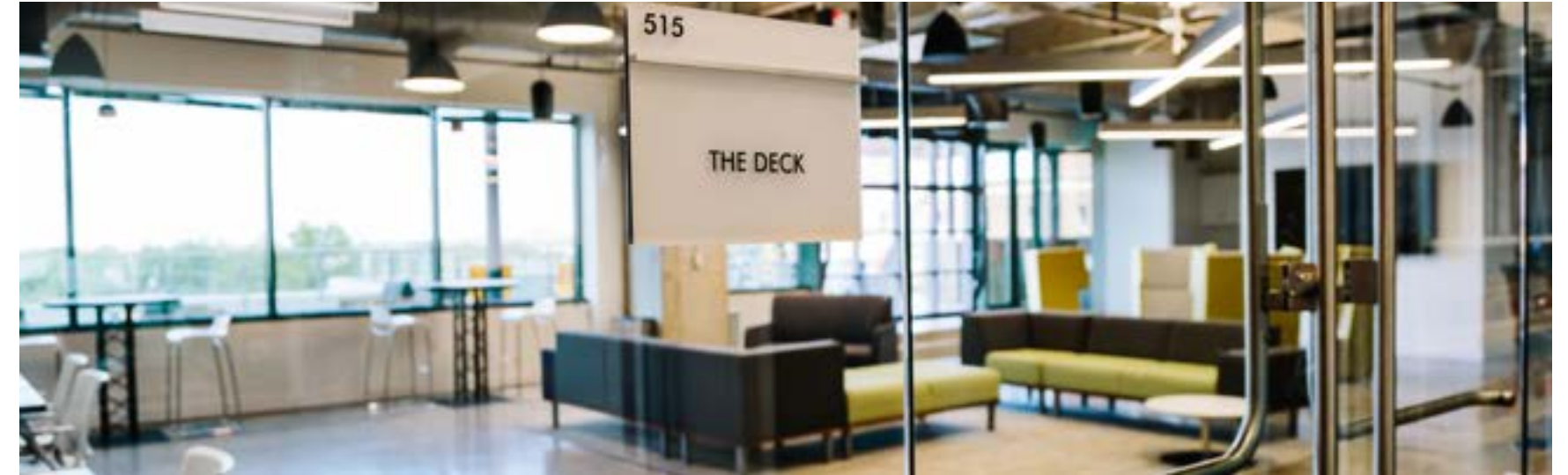


# added perks just steps away



Tenants of Hall Street at The Centrum benefit from **access to all amenities at The Centrum.**

- 6,000 Square Foot Fitness Center with Locker Rooms
- Large Conference Room Equipped for Virtual and In-person Meetings & Presentations
- Spacious Community Courtyard with WiFi
- Active Tenant Lounge and Rooftop Deck with Fire Pit
- Renovated Lobby Furnished for Communal Workspace and Social Gathering







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**Ownership:** Hall Street, Ltd. (“Landlord”) which is controlled by WSL Management, LLC, a wholly owned subsidiary of Western Securities Limited.

Western Securities Limited is a private, fully integrated real estate holding, management and development company incorporated in 1932. Their head office and principal place of business are in Calgary, Alberta, Canada. The company continues to be a family owned and operated business, now spanning four generations from the incorporation by the late John J. O’Connor. The business philosophy has been to purchase and develop real estate for the purpose of long-term retention and value-added redevelopment. This philosophy is supported by engaging in-house personnel to manage the majority of our assets; this is consistent with Hall Street at the Centrum.

Since its inception, the company has acquired and developed various forms of real estate from farm and ranch lands; single family and multifamily dwellings; hotels; commercial buildings; mixed-use projects and enclosed shopping centres. In 1977, the company expanded its operations into the U.S. commercial real estate market and since that time has undertaken a very active program to diversify its holdings and increase its presence in that area. Currently, the U.S. holdings are concentrated in the Dallas, Fort Worth and San Antonio markets. Western Securities and its affiliates are a diversified commercial real estate operation with a long-term perspective.