



TRINITY
TOWERS

**Escape the Ordinary,
Discover Exceptional.**

Newly Renovated Amenities &
Move-in Ready Suites at Trinity Towers

Office Leasing: 214.740.3300 | trinity-towers.com

Trinity Towers | 2777 N Stemmons Freeway | Dallas, TX

Hammes | **Lincoln**



A Premier Space Designed for Medical & Office Users

Located in the bustling Dallas-metro market, Trinity Towers stands tall as a recognizable landmark with its prime location along Stemmons Freeway (I-35E).

This iconic office building boasts three highly visible towers that offer unbeatable exposure for businesses. As part of a \$12 million renovation project, Trinity Towers has been enhanced with top-of-the-line technology, revamped lobbies, and improved common areas.

I Saw the Sign

Over 250,000+ VPD
From Interstate 35E





Exceptional Building Offerings for Diverse Company Types

- Large Block Available: up to 45,000 SF
- Move-In Ready Suites
- High Visibility Signage Opportunity on Top of Building
- Adjacent to the Design District, Medical District, and Dallas Love Field
- Strong Ownership Presence with Recent Major Capital Investments
- 24/7 On-site Management and Security



Newly Renovated Tenant Amenities

Trinity Towers recently delivered capital improvements that include a modernized lobby, renovated covered parking structure with 3.6/1 parking ratio, state-of-the-art fitness center and locker rooms, an 80-person training/conference center, tenant lounge with coffee bar, as well as an on-site café for convenient dining.





A Prime Location in a Thriving Market

Situated in the heart of Dallas, Trinity Towers offers its tenants a prime location that is both cost-effective and convenient. This prime location in the city's most desirable submarket places businesses near upscale neighborhoods and popular destinations.

With direct access to major highways like I-35, I-30, and the Dallas North Tollway, this office building allows for quick and efficient travel to any destination in the city.

Convenient Commute Options

- » 2 On-Site DART Bus Stops
- » Direct Access to Main Thoroughfares
- » Nearby Medical / Parkland Light-Rail Station





Attract Top Talent in the Dallas Area

Trinity Towers sits in one of the top markets for businesses and residents in the nation.

With a strong economy, impressive job growth, access to a talented and diverse workforce, and lucrative investment opportunities, Dallas has become a prime location for businesses looking to thrive.

In recent years, the Dallas area has received numerous accolades for its business-friendly environment and attractive quality of life. This includes recognition as one of the top cities for job growth and being named one of the best places to live and work in America.

Market Performance

DFW Leader In Economic And Demographic Growth

Rents Have Reached An All-Time High (\$29.77/SF)

#1 For Investment In 2024

#2 Direct Net Absorption

Texas Leads The Nation In Employees Returning To The Office

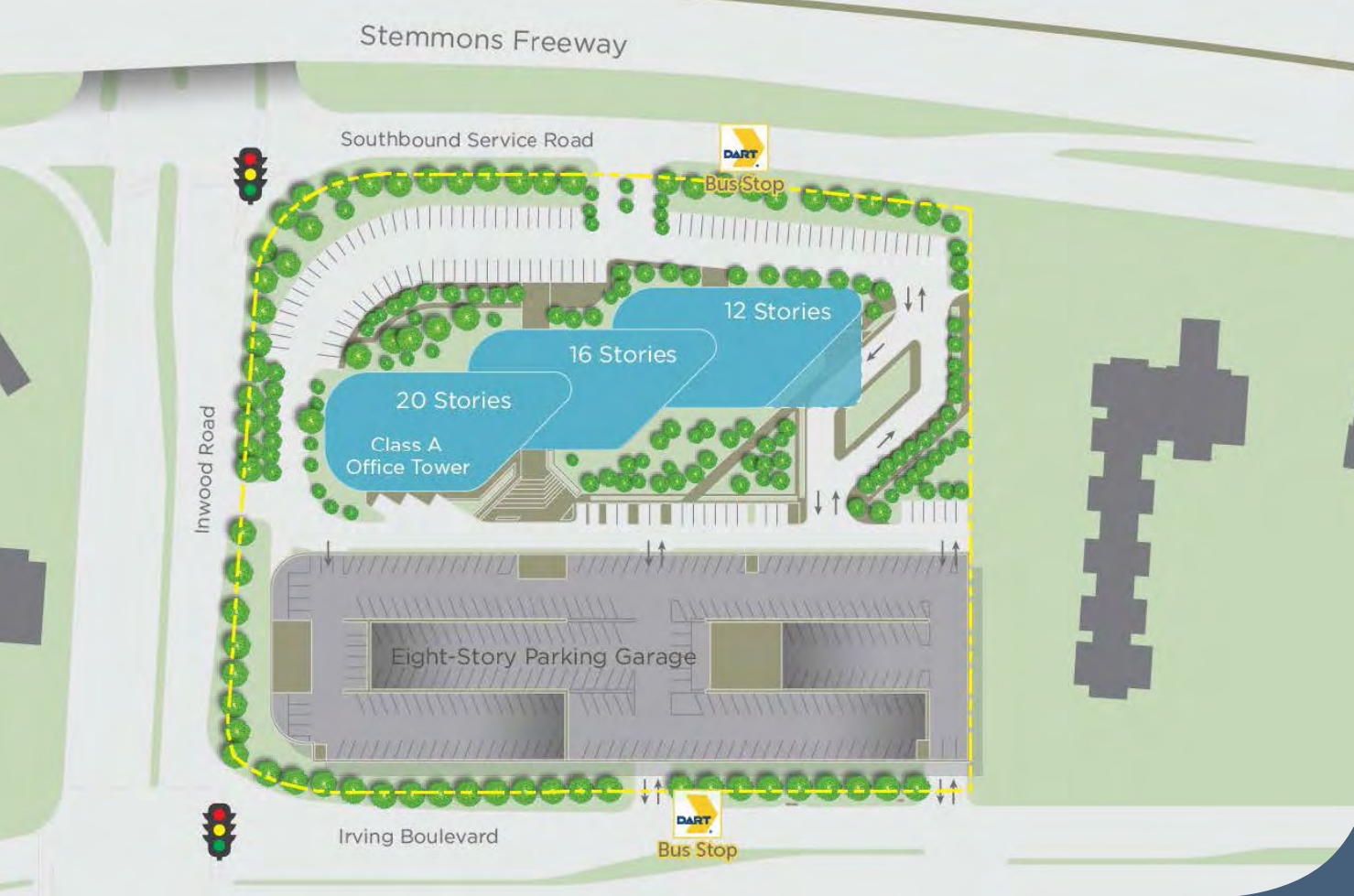
24 Fortune 500 Companies

#2 Overall Real Estate Prospects

#5 Fastest Growing Metro (360+ Residents Each Day)

3.7% Unemployment Rate

More Than 175 Companies, Including 50+ From California, Have Relocated Their Headquarters To DFW Since 2010



Building Specifications

Levels	20
SF	634,381
Class	A
Typical Floor	40,000
Built	1983
Renovated	2024
Parking Ratio	3.6 / 1,000 SF
Surface	176 spaces
Covered	2,141 spaces
Building Access	24/7
On-Site Security	

Flexible Office Solutions to Suit Any Tenant's Needs

Modern finishes, generous ceiling heights and expansive windows with exceptional views



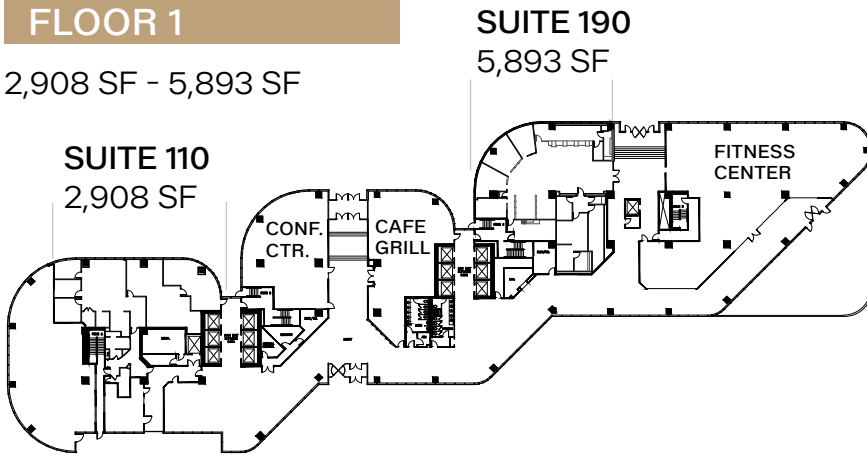
Featured Move-in Ready Suites

[CLICK TO VIEW ALL AVAILABILITIES](#)

Available Suites Ranging from 1,773 to 5,893 RSF.
Move-in Ready, High-End Finishes. Traditional Office or Light Medical User.

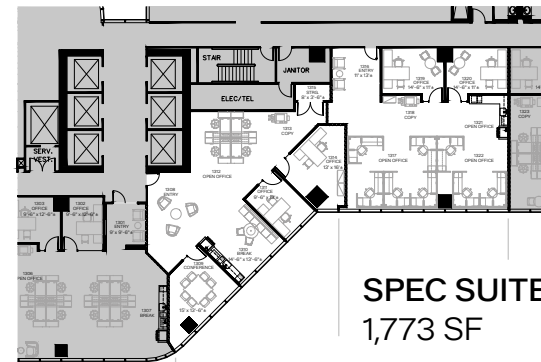
FLOOR 1

2,908 SF - 5,893 SF



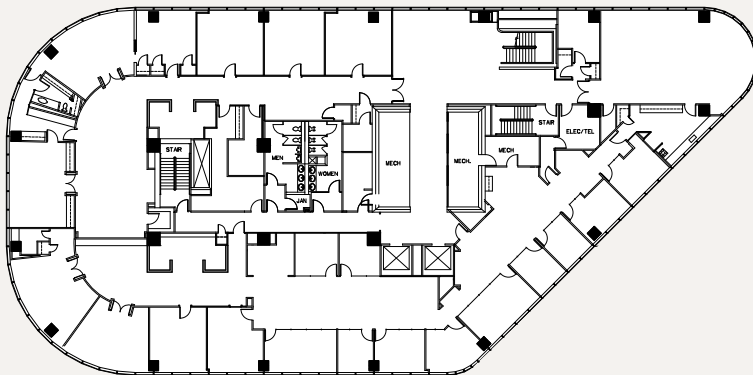
FLOOR 13 SPEC SUITES

1,906 SF - 3,679 SF



SUITE 2000

15,345 SF up to 46,225 SF
Between Floors 20, 19 & 18



Big Block Availability

Your New HQ
With a View



Contiguous Block Up To 45,000 SF Available. Top-of-Building Signage Available with Visibility Along Stemmons Freeway.



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Hammes | **Lincoln**

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