



BLUFFVIEW TOWERS

3860 & 3890 W. NW Hwy Dallas TX



Bluffview Towers offers local businesses office space within minutes of Dallas' most desirable neighborhoods, including Preston/Midway Hollow, Bluffview, & Park Cities. The property provides Tenants a "home office feel as well as a short commute.



PROPERTY HIGHLIGHTS

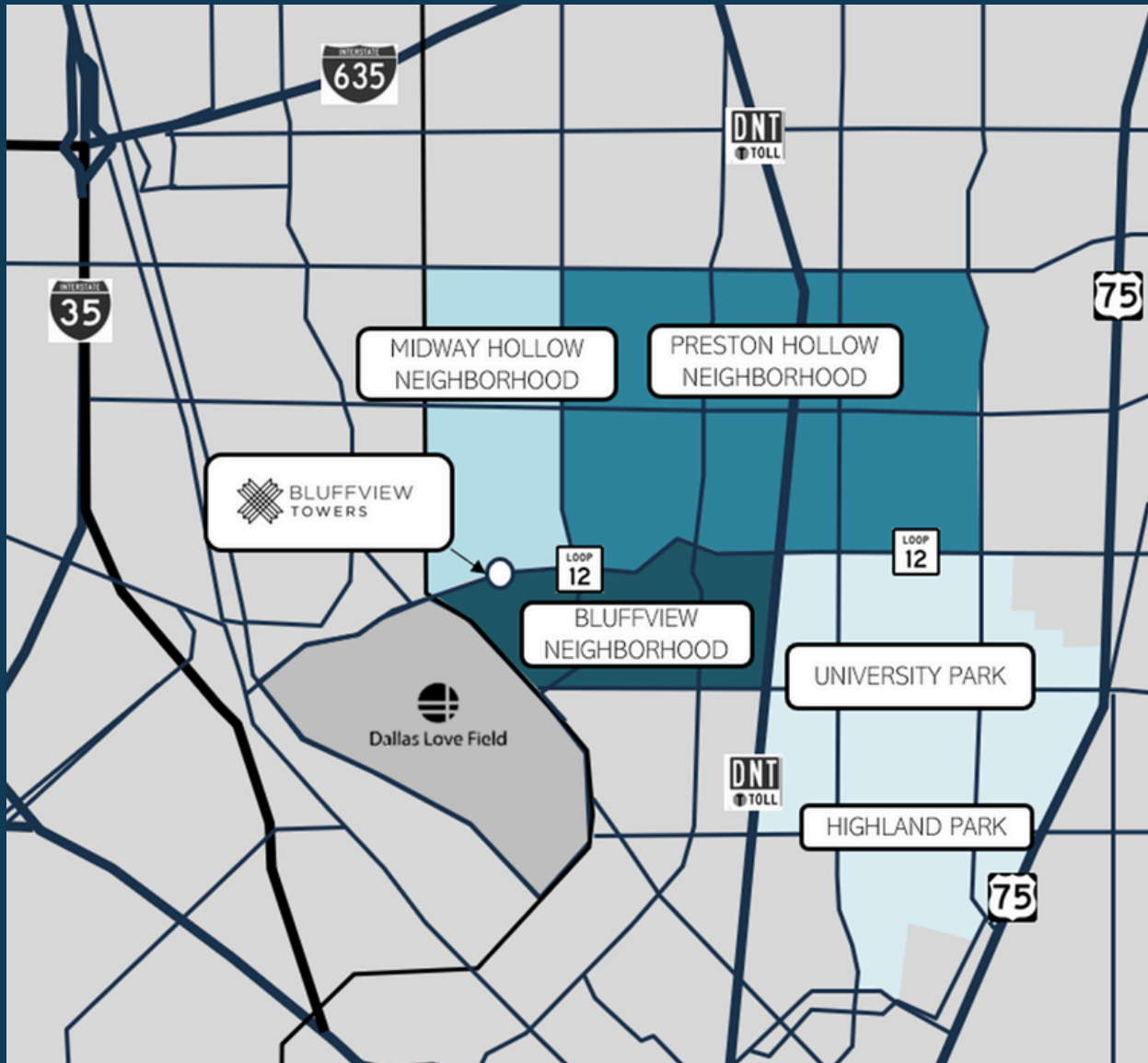
Two Office Towers Totaling 196,000 SF
Typical Floorplate: +/- 18,000 SF
Year Built / Renovated: 1983 / 2022
Spec Suites: 1,000 - 5,300 SF

On-site Property Management
24/7 Security
Parking 3.7:1,000 Ratio
Unreserved Parking: \$0.00 / mo.
Reserved Parking: \$100.00 / mo.

Building Hours:
Mon-Fri 7:00am – 6:00pm
Sat 8:00am – 1:00pm

2025 CAPITAL EXPENDITURES

18,000 SF of Spec Suites



DRIVE DISTANCES



HIGHLAND PARK VILLAGE
4 Miles

PRESTON & ROYAL
5 Miles

UPTOWN
8.5 Miles



LOVE FIELD
2 Miles

DFW INTL AIRPORT
13 Miles

PROXIMITY TO RETAIL

1 Mile - Village at Preston Hollow

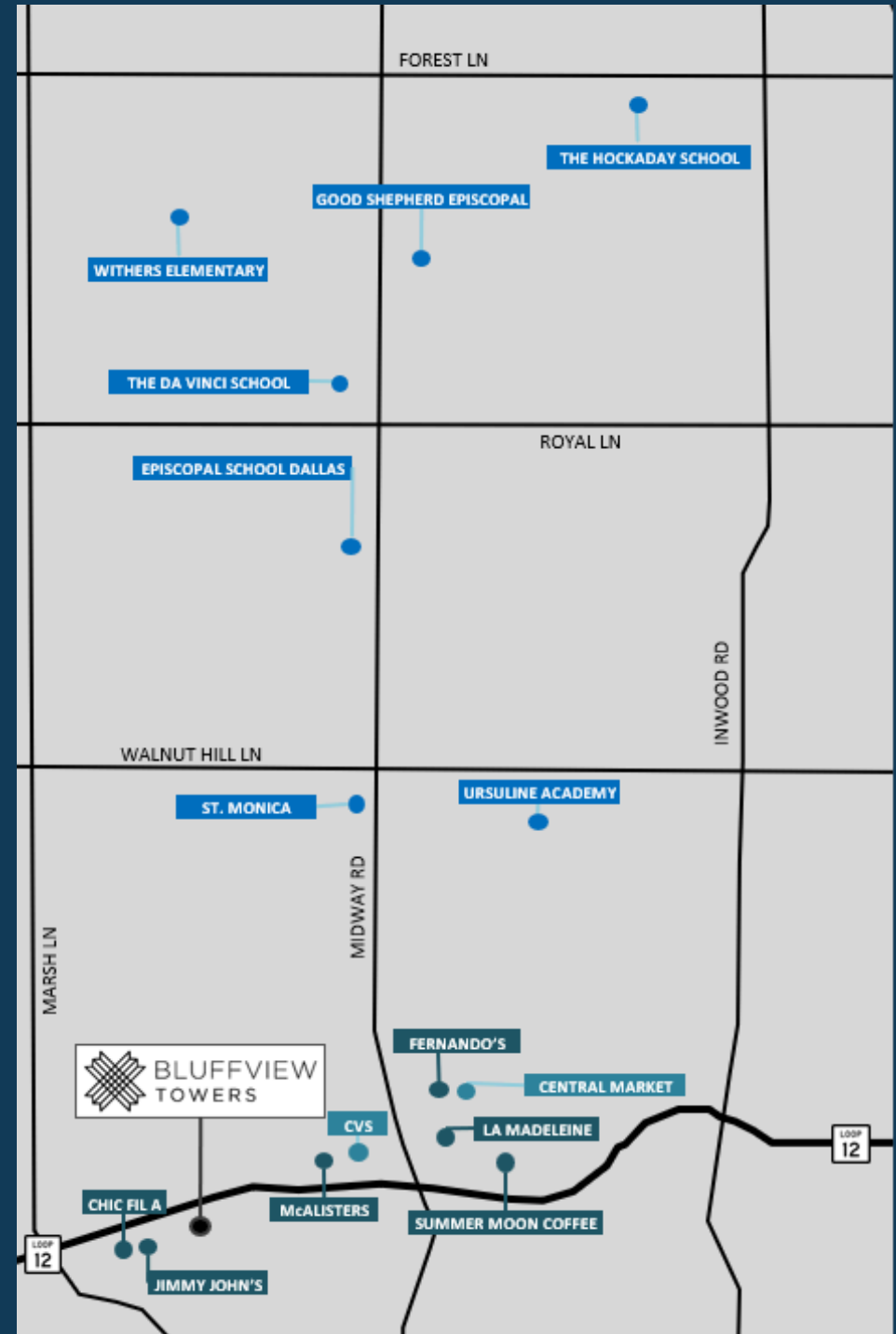
Fernando's Mexican Cuisine
La Madeleine French Bakery Original
Pancake House
Central Market

2 Miles - Inwood Village

Bread Winners Café
Flower Child
St. Bernard's Sports
Trader Joe's

2.5 Miles - Preston Center Plaza

R+D Kitchen
Hillstone
Tom Thumb
Orvis





FOR LEASING INFORMATION:

DILLON BUHRKUHL

President

dbuhrkuhl@pillarcommercial.com

903.245.8920

JAMES WELCH

Leasing Associate

jwelch@pillarcommercial.com

914.589.4524





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