



# DWD

3303 Lee Parkway  
3626 North Hall Street  
Dallas, Texas 75219



DOGWOOD  
COMMERCIAL



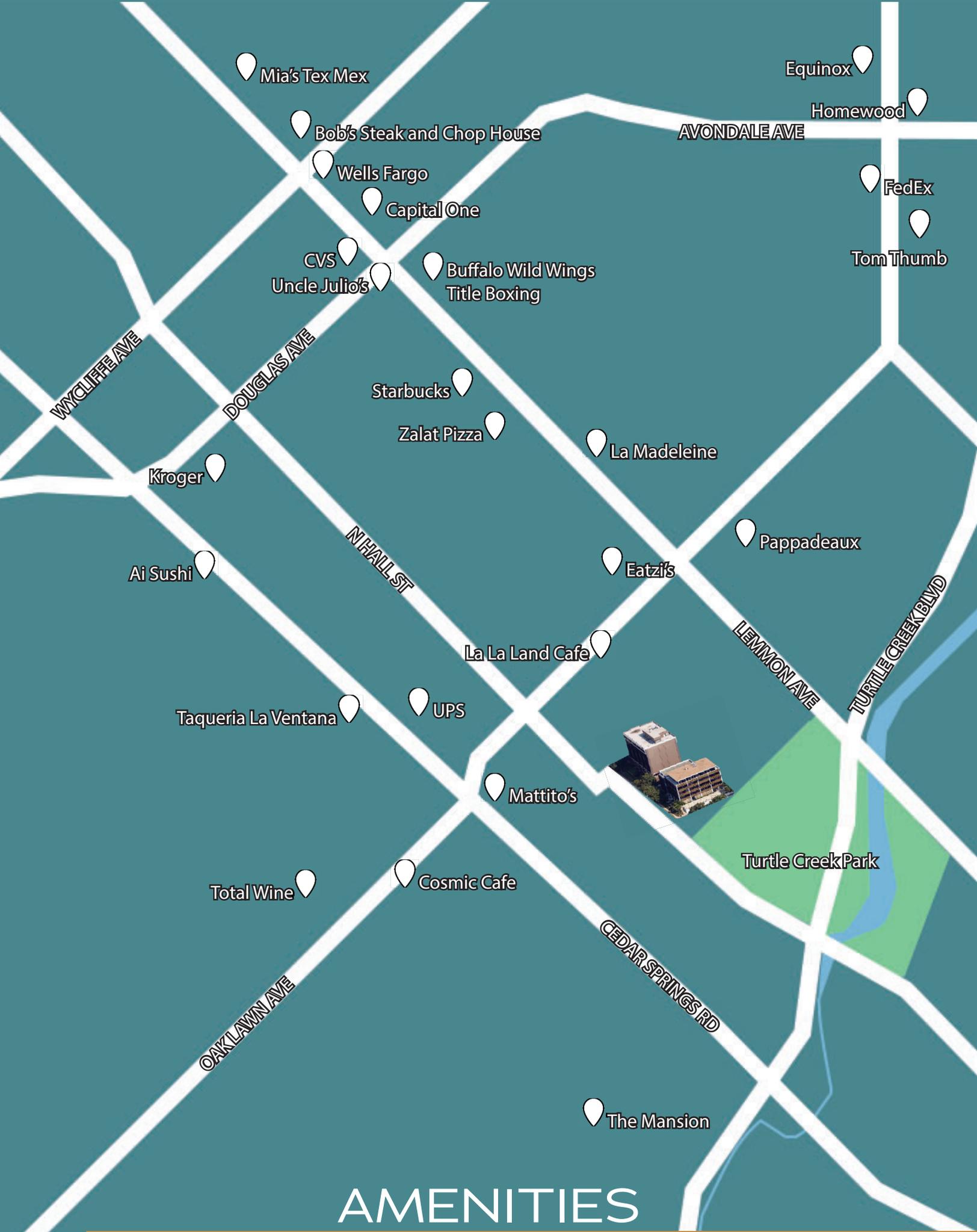
# DYAD I

|                |                                                      |
|----------------|------------------------------------------------------|
| ADDRESS        | 3303 Lee Parkway, Dallas, Texas 75219                |
| SIZE           | 51,173 RSF                                           |
| # OF FLOORS    | 5 Stories                                            |
| YEAR BUILT     | 1964                                                 |
| YEAR RENOVATED | 2023                                                 |
| PARKING        | 1.95/1,000<br>Reserved and Covered Parking Available |
| AVAILABILITY   | 1,767 to 5,124 RSF                                   |

# DYAD II

|                |                                                      |
|----------------|------------------------------------------------------|
| ADDRESS        | 3626 North Hall Street, Dallas, Texas 75219          |
| SIZE           | 73,623 RSF                                           |
| # OF FLOORS    | 9 Stories                                            |
| YEAR BUILT     | 1972                                                 |
| YEAR RENOVATED | 2023                                                 |
| PARKING        | 2.80/1,000<br>Reserved and Covered Parking Available |
| AVAILABILITY   | 1,153 to 8,988 RSF                                   |





Mia's Tex Mex

Equinox

Bob's Steak and Chop House

Homewood

Wells Fargo

AVONDALE AVE

Capital One

FedEx

CVS  
Uncle Julio's

Buffalo Wild Wings  
Title Boxing

Tom Thumb

WYCLIFFE AVE

DOUGLAS AVE

Starbucks

Zalat Pizza

La Madeleine

Kroger

NI HALL ST

Ai Sushi

Eatzi's

Pappadeaux

La La Land Cafe

LEMMON AVE

Taqueria La Ventana

UPS

TURTLE CREEK BLVD

Mattito's



Turtle Creek Park

Total Wine

Cosmic Cafe

OAKLAWN AVE

CEDAR SPRINGS RD

The Mansion

# AMENITIES

- Baboush
- Barry's Bootcamp
- Bisous Bisous Patisserie
- Buda Juice
- Class Studios
- Cru Wine Bar
- Dock Local
- Grimaldi's Pizzeria
- Malai Kitchen
- Mendocino Farms
- Massage Envy
- Namo Sushi Bar
- Pure Barre
- SoulCycle
- Spa Habitat
- Starbucks
- Sweetgreen
- The Joint Chiropractic
- Village Burger Bar



▲ West Village

# NEARBY NEIGHBORHOODS

Uptown ▼



- Bread Winners
- Chipotle
- Dream Cafe
- Flower Child
- Gloria's
- Hopdoddy Burger Bar
- Katy Trail Ice House
- Las Palmas Tex-Mex
- Mi Cocina
- Nick & Sam's Steak House
- Shake Shack
- Sixty Vines
- Snap Kitchen
- SunstoneFIT
- The Rustic
- Trophy Fitness
- Uchi
- Uptown Yoga
- Whole Foods





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