



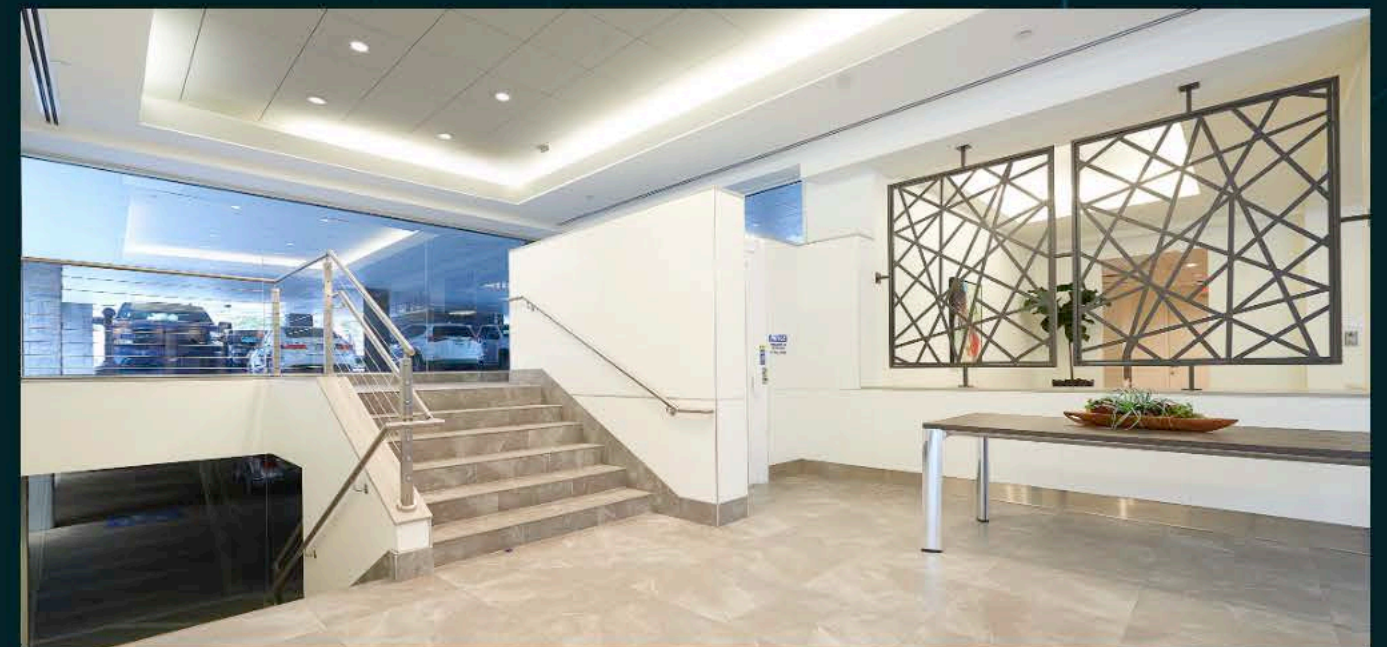
3333  
**WELLBORN**

get started 

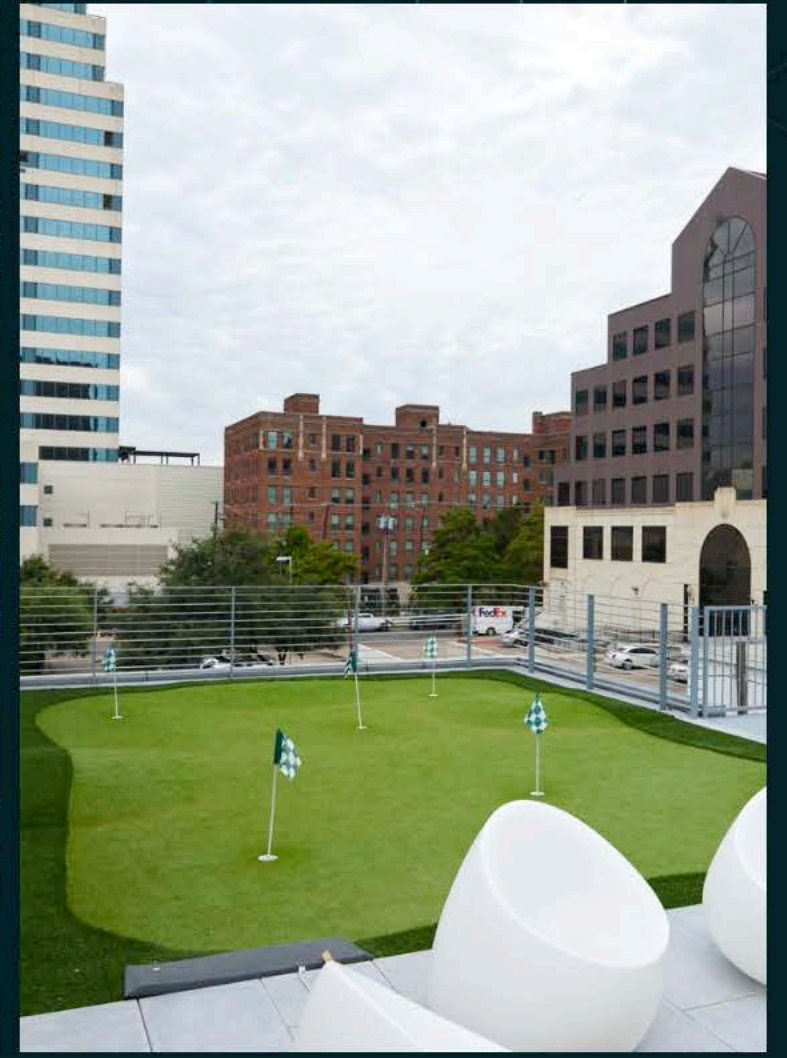
Dallas, TX. 75219

# BUILDING OVERVIEW

- 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
- Convenient bike storage
- On-site building ownership

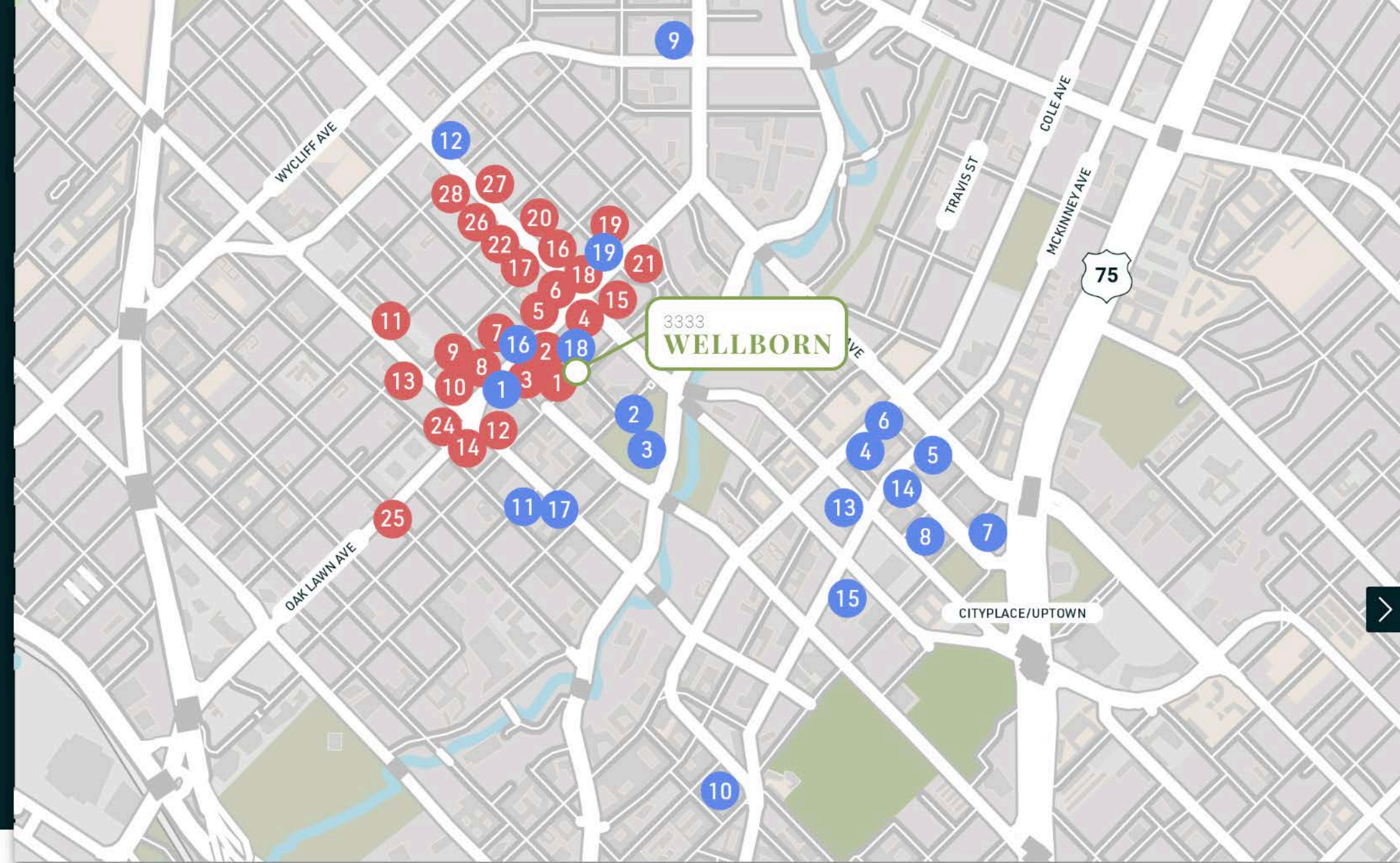


# Outdoor **AMENITIES**



# DRIVE TIMES

- 8 min to downtown Dallas
- 10 min to American Airlines Center
- 12 min to NorthPark
- 12 min to Love Field
- 25 min to DFW Airport



## RESTAURANT & RETAIL

- |                             |                                |
|-----------------------------|--------------------------------|
| 1. Goody Goody Liquor       | 11. Crickle's and Co.          |
| 2. La La Land Kind Cafe     | 12. Enoteca Italia             |
| 3. Si Lom Thai Asian Fusion | 13. Taqueria La Ventana        |
| 4. Subway                   | 14. Union                      |
| 5. Eatzi's Market & Bakery  | 15. Pappadeaux Seafood Kitchen |
| 6. Pizza Hut                | 16. Panera Bread               |
| 7. Parigi Restaurant        | 17. Smoothie King              |
| 8. Village Baking Co        | 18. A&J Bakery                 |
| 9. Snooze, an A.M. Eatery   | 19. Luckys Café                |
| 10. Sushi Axiom             | 20. La Madeleine               |

- |                             |
|-----------------------------|
| 21. Rusty Taco              |
| 22. Taco Cabana             |
| 23. Scardello               |
| 24. The Landmark Restaurant |
| 25. Starbucks               |
| 26. Great American Hero     |
| 27. Wendy's                 |
| 28. Starbucks               |

## OTHER AMENITIES

- |                                        |                              |
|----------------------------------------|------------------------------|
| 1. Lift House Fitness                  | 11. Spiral Fitness           |
| 2. Arlington Hall at Turtle Creek Park | 12. TITLE Boxing Club        |
| 3. Turtle Creek Park                   | 13. CVS                      |
| 4. West Village                        | 14. CorePower Yoga           |
| 5. Pure Barre                          | 15. Walgreens                |
| 6. SoulCycle Uptown                    | 16. Simply Fit               |
| 7. Class Studios                       | 17. Posture Company Studio   |
| 8. Diesel Fitness                      | 18. Pilates Studio of Dallas |
| 9. Equinox Highland Park               | 19. Sculpt Body Studio       |
| 10. Trophy Fitness Uptown              |                              |

# CONTACT LEASING



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