

3811 TURTLE CREEK

a **KBS** property

BUILDING ADDRESS

3811 Turtle Creek Boulevard, Dallas, Texas 75219

OWNER

EOS Properties at Turtle Creek, LLC / KBS Realty Advisors

YEAR BUILT/RENOVATED

1985 / 2014-2015

BUILDING SIZE

21 stories; 300,961 Rentable Square Feet

COMMON AREA FACTOR

20.93%

WALK SCORE

93

BASE RENTAL RATE

\$35.00 - \$38.00 NNN per Rentable Square Foot, Net of Electricity (estimated to be \$1.25/RSF for 2025)

EXPENSES

2025 expenses estimated to be \$16.01/RSF excluding electricity (CAM: \$9.67/RSF; Taxes: \$6.34/RSF)

BUILDING HOURS

7:00 - 6:00 pm, Monday - Friday and 8:00 - 1:00 pm, Saturday

PARKING

3.17/1,000 parking ratio
Unreserved covered parking available for a monthly charge of \$50.00 per space. Executive non-reserved parking available for a monthly charge of \$125.00 per space. VIP reserved parking available for a monthly charge of \$250.00 per space.

TELECOMMUNICATIONS

Birch Communications
Logix Communications
TW Telecom
Time Warner Cable Business Class
DirecTV

AMENITIES

Situated just west of North Central Expressway, 3811 Turtle Creek Tenants enjoy excellent views, numerous nearby restaurants and a wide variety of shops. The building is located within walking distance of Turtle Creek and Katy Trail. 3811 Turtle Creek features exceptional common areas and a shared telecommunications system. The building has on-site management, on-site security, an on-site fitness center, deck parking, conference center, outdoor patio/work area, café and card key access to the garage and to the building. 3811 Turtle Creek has achieved the BOMA 360 designation, WiredScore Gold designation, LEED Gold designation and UL Healthy Building Certified. The building was also awarded an Energy Star label in 2013 for its operating efficiency.

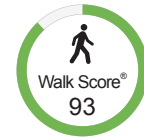


VACANCIES

Suite 340	1,314 RSF	\$35.00 NNN + E
Suite 400	3,901 RSF	\$35.00 NNN + E Contiguous up to 6,077 RSF
Suite 410	2,176 RSF	\$35.00 NNN + E
Suite 450	4,691 RSF	\$35.00 NNN + E
Suite 550	5,369 RSF	\$35.00 NNN + E
Suite 560	1,438 RSF	\$35.00 NNN + E
Suite 650	2,983 RSF	\$37.00 NNN + E Whitebox
Suite 975	3,804 RSF	\$38.00 NNN + E Available 03/01/2025
Suite 980	999 RSF	\$38.00 NNN + E
Suite 1420	1,575 RSF	\$38.00 NNN + E
Suite 1500	15,114 RSF	\$38.00 NNN + E Available 01/01/2025
Suite 1830	2,289 RSF	\$38.00 NNN + E Available 02/01/2025
Suite 1850	3,535 RSF	\$38.00 NNN + E Contiguous up to 5,824 RSF



WiredScore
GOLD



FOR LEASING INFORMATION CONTACT:

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