



# 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

\$40.00 - \$44.00 NNN per Rentable Square Foot, Net of Electricity (estimated to be \$1.25/RSF for 2025) & (estimated to be \$1.39 for 2026)

### EXPENSES

2026 expenses estimated to be \$16.16/RSF excluding electricity (CAM: \$10.14/RSF; Taxes: \$6.02/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 in the heart of Turtle Creek, 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 Village and Katy Trail. 3811 Turtle Creek features exceptional common areas and best in class amenities. 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	\$40.00 NNN + E Available with 30 days notice
Suite 450	4,691 RSF	\$40.00 NNN + E Available 10/01/26
Suite 550	5,369 RSF	\$40.00 NNN + E Available 10/01/26
Suite 1550	6,054 RSF	\$44.00 NNN + E Partial Whitebox
Suite 2000	14,670 RSF	\$44.00 NNN + E Available 10/01/2026



**WiredScore**  
GOLD



## FOR LEASING INFORMATION CONTACT:

**KIM BROOKS**  
972.361.1122  
kim.brooks@transwestern.com

**JUSTIN MILLER**  
972.361.1134  
justin.miller@transwestern.com

**SCOTT WALKER**  
972.774.2504  
scott.walker@transwestern.com