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**BUILDING ADDRESS**

1333 Oak Lawn Ave, Dallas, TX 75207

**OWNER**

Quadrant Investment Properties & FCP

**ARCHITECT**

Designed by Merriman Anderson Architects

**YEAR BUILT**

Delivered January 2024

**BUILDING SIZE**

125,865 SF

**STORIES**

10

**PARKING**

3.0/1,000 SF

**NNN**

\$19.46

**ELECTRIC**

\$2.11

**ABOUT**

A boutique office designed for the next generation of Dallas leaders. Thirteen Thirty Three is a first of its kind offering five floors of Class A office space, a four level parking garage, first floor retail space, on-site restaurant with patio, & a 8,082 SF amenity space with community lounge, 1,877 SF terrace, fitness center, & conferencing space.

**AVAILABILITY**

<b>Floor 6</b>	<b>29,215 SF</b>
<b>Floor 7</b>	<b>29,215 SF</b>
<b>Floor 8</b>	<b>29,215 SF</b>
<b>Floor 9</b>	<b>13,019 SF</b>
<b>Floor 10</b>	<b>22,076 SF</b>

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