

3131  
TURTLE CREEK



DESIGNED *with*  
SOPHISTICATION  
*in mind*



3131 Turtle Creek is a Class A Office building situated in one of the most prestigious neighborhoods in Dallas. The asset was recently Repositioned and Renovated to modernize the interior and exterior of the Building.

## BUILDING HIGHLIGHTS INCLUDE:

- 13 Stories
- 3/1000 Garage Parking
- 24/7 Security
- On-Site Property Manager & Engineer
- On-Site One-Stop Concierge and Driver



# DESIGNED *with* WELLNESS *in mind*



3131 TURTLE CREEK



## GET A JUMP ON YOUR DAY

Situated along the Katy Trail,  
3131 Turtle Creek offers Tenants the  
ability to work where you can be active.



Direct Katy Trail Access



Private Locker Rooms with Showers



Bike Lockers



Golf Simulator



Group Fitness Classes

# AMENITIES AT YOUR FINGERTIPS

Life gets busy, but you don't have to. With an on-site personal driver and high-end tailored meals from Eatzi's and Empire Bakery, 3131 Turtle Creek offers a high-level of service and convenience.



DESIGNED *with*  
CONVENIENCE  
*in mind*

# DESIGNED *with* PRODUCTIVITY *in mind*

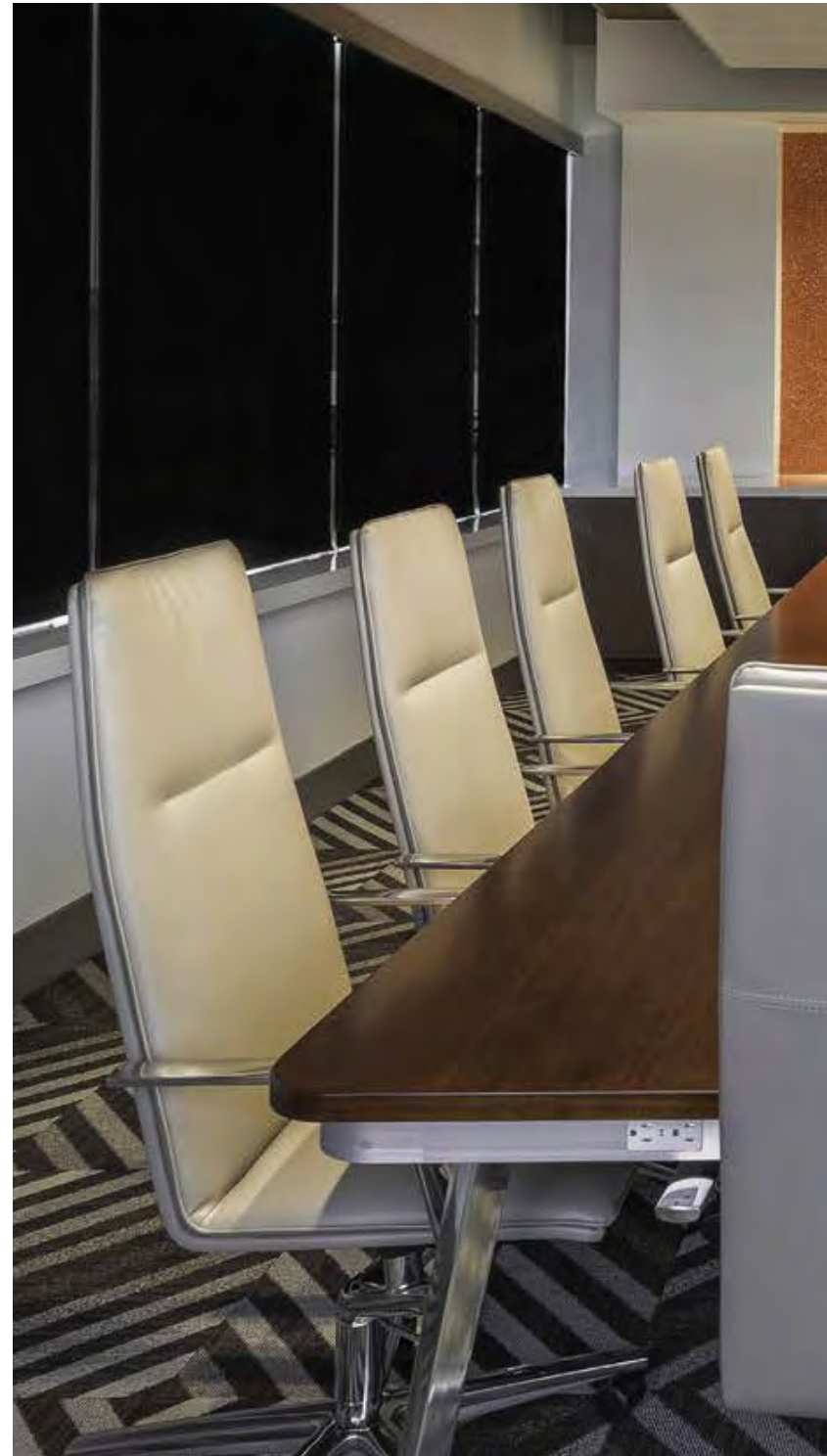
Utilize our on-site Wi-Fi Lounge and Conference Room for all of your business needs. The Wi-Fi Lounge gives your employees an on-site escape from their office while maintaining their productivity.






Wi-Fi Lounge



Conference Room





 **DALLAS LOVE FIELD**  
 10 minutes away  
 **DFW AIRPORT**  
 20 minutes away  
 **HIGHLAND PARK / UNIVERSITY PARK / PRESTON HOLLOW**  
 5-15 minutes away

**3131**  
 TURTLE CREEK

**TWO TURTLE CREEK**

**WEST VILLAGE**

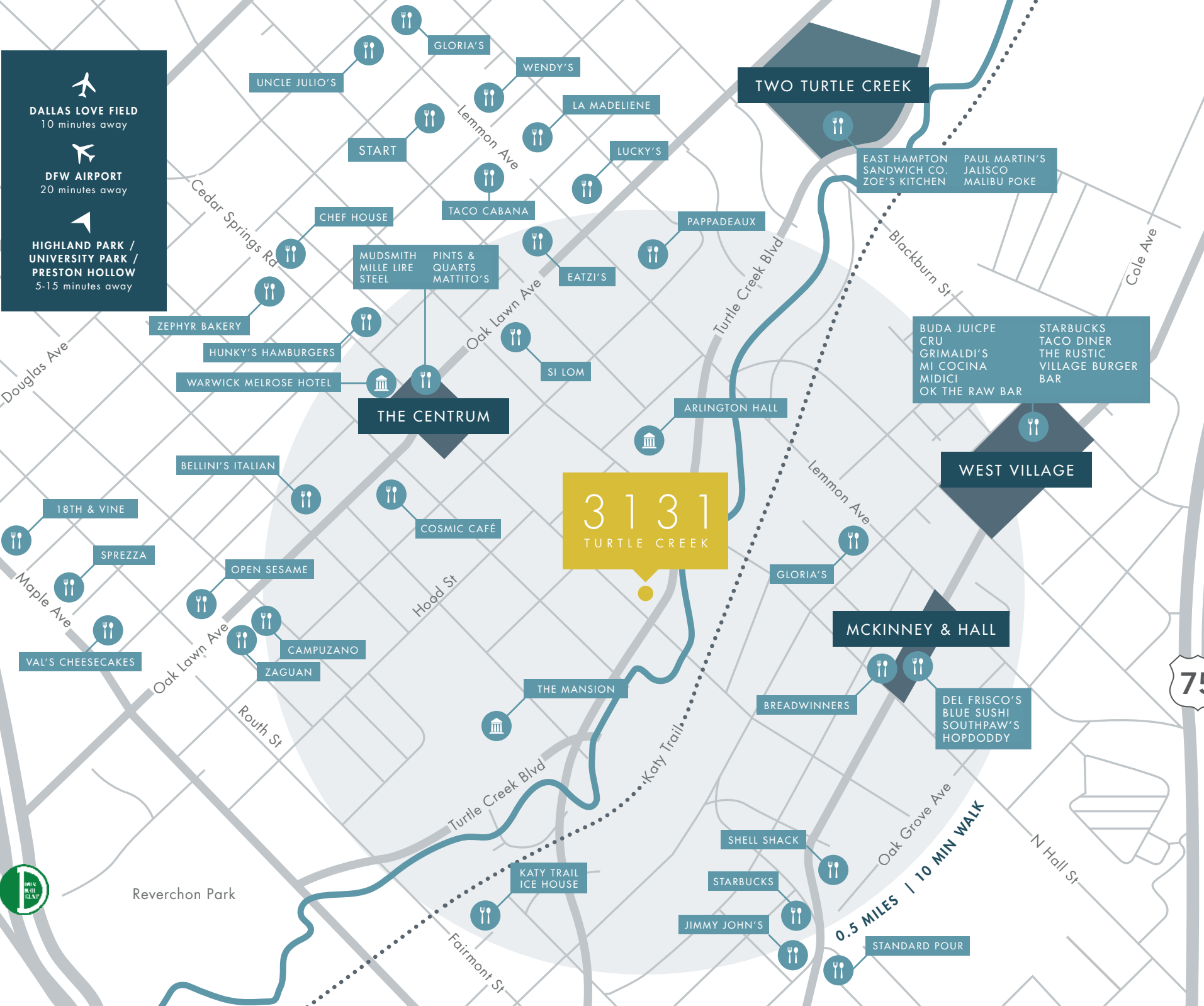
**MCKINNEY & HALL**

**THE CENTRUM**

Reverchon Park



0.5 MILES | 10 MIN WALK  
 STANDARD POUR



# IN THE MIDDLE OF IT ALL!

Our central Uptown location provides a variety of restaurants optionality within a 10 minute walk or 2 minute drive. 110 restaurants within 0.5 mile radius.



110  
RESTAURANTS  
WITHIN  
0.5 MILES

100  
RETAIL OPTIONS  
WITHIN  
0.5 MILES

9  
HOTELS  
WITHIN  
0.5 MILES



DESIGNED *with*  
LIFE *in mind*

# BOUTIQUE *experience* along TURTLE CREEK



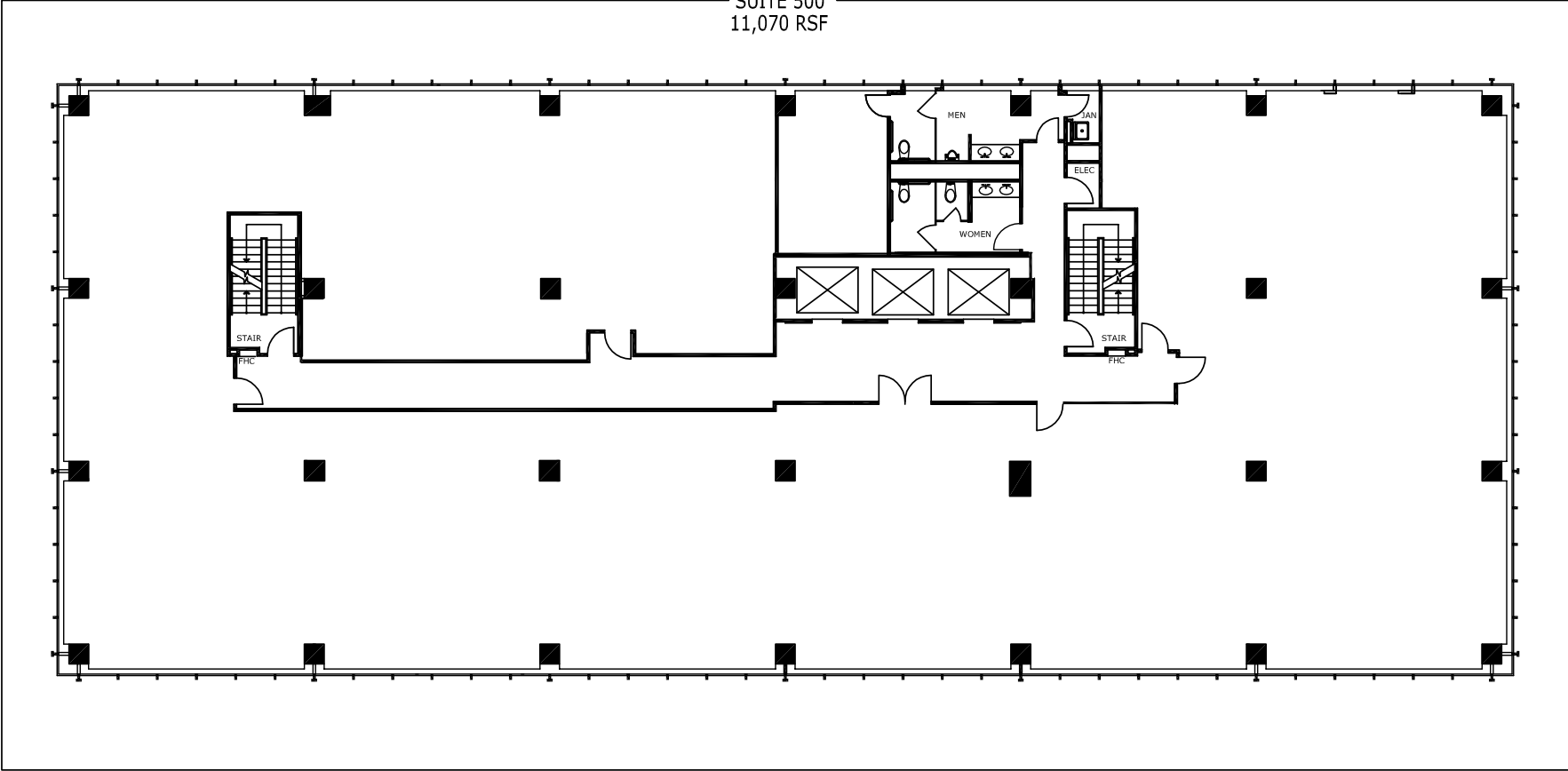
## FLOORPLAN ATTRIBUTES:

- Unique 11,000 RSF Floorplate
- Ego Opportunity for the Small to Mid-Size Tenant
- Average of 2.8 Tenants Per Floor
- CBD Views from Floor's 3 and Up
- Shallow Bay Depths Provide a Higher Proportionate Share of Glass per USF

# TYPICAL FLOOR SIZE

11,000 SF

AVAILABLE  
SUITE 500  
11,070 RSF



# DESIGNED *with* YOU *in mind*

3131 Turtle Creek understands that all Tenants are not the same. For the discerning user, we offer 3 customizable options for bespoke suites. Choose from mid-century modern, modern traditional or contemporary spec suite options.

3131 TURTLE CREEK



1

MIDCENTURY  
MODERN



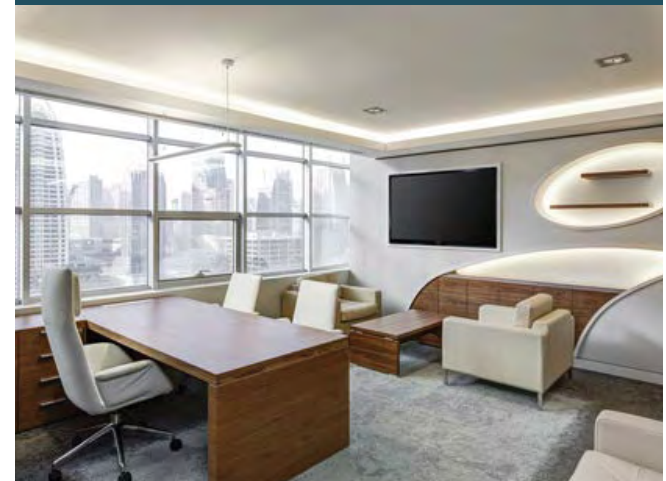
2

MODERN  
TRADITIONAL



3

CONTEMPORARY





3 1 3 1  
TURTLE CREEK

# LEASING INFORMATION

For Leasing Information, Please Contact Us:

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**CBRE**

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