

3535 TRAVIS

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ONE-OF-A-KIND AVAILABILITIES

Offering exceptional office space solutions in the heart of Dallas's premier retail and office submarket, 3535 Travis provides the visibility, accessibility and surrounding amenity base that tenants desire.

3535 Travis is a 116,309 square foot, three story office building on Lemmon Avenue overlooking the Katy Trail. Attractive address to both upscale Turtle Creek/Park Cities clientele and in-demand uptown employee base alike.

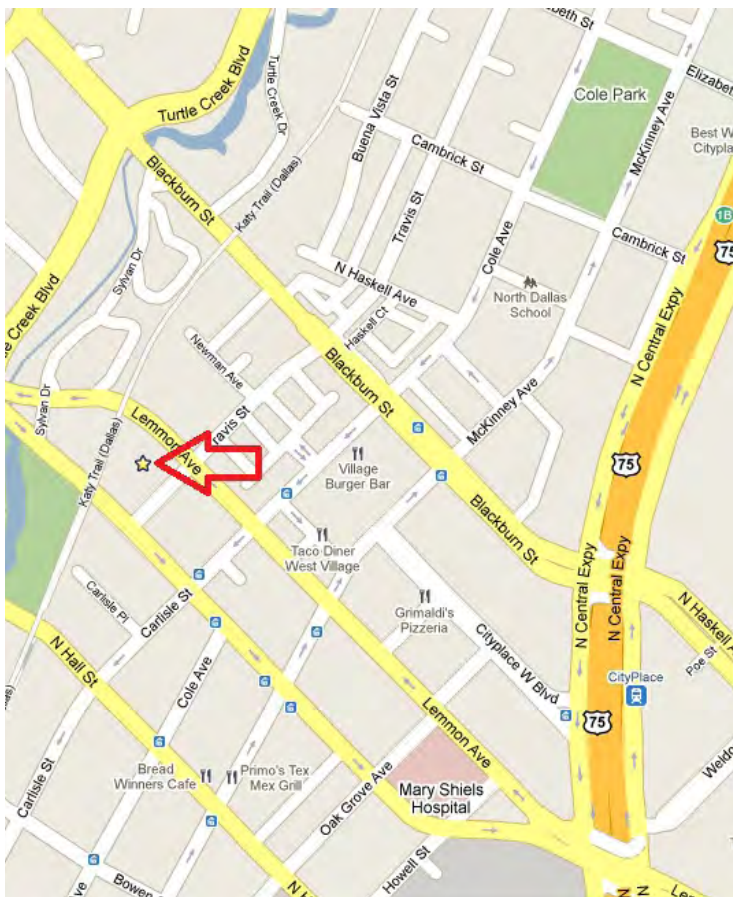
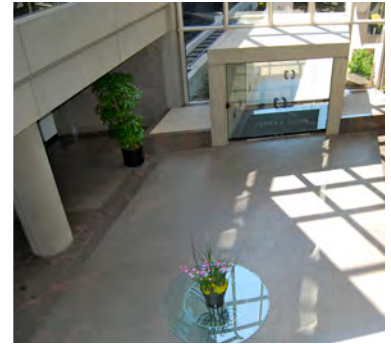
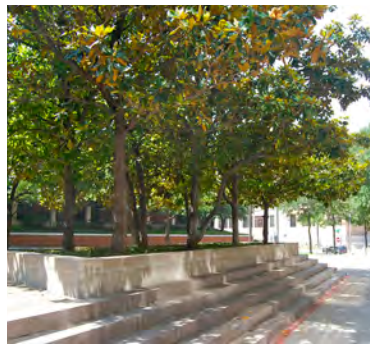
UPSCALE TURTLE CREEK CENTER ADDRESS

- Move-in ready suites located in the heart of Uptown between Dallas CBD and some of Dallas's finest neighborhoods
- Walking distance to abundant restaurant, retail and entertainment options
- Strategically located minutes away from Central Expressway, Woodall Rogers, and the Dallas North Tollway, providing convenient access to all major road systems, nearby residential neighborhoods and airports.

FIRST CLASS AMENITIES PACKAGE

Located in the heart of the upscale Uptown/Turtle Creek market, 3535 Travis offers a wide variety of unmatched tenant amenities:

- Move-in ready suites available
- Ample covered parking in multi-level secure garage
- Immediate access to the Katy Trail
- Courtesy officer
- On-site deli
- On-site storage available
- Multiple telecom service providers
- Prestigious tenant base of professional and personal services
- Monument and Katy Trail signage available



SUPERIOR BUILDING FEATURES

ADDRESS	3535 Travis Street
SUBMARKET	Uptown/Turtle Creek
SIZE	116,309 SF
TYPICAL FLOOR SIZE	39,296
STORIES	Three
ELEVATORS	Two
PARKING	3.0:1000; 389 covered spaces
BUILT	1984

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ADDITIONAL INFORMATION

For leasing information please contact:

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