

# 3811 TURTLE CREEK

## 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

89

## BASE RENTAL RATE

\$25.00 - \$31.00 NNN per Rentable Square Foot, Net of Electricity (estimated to be \$1.38 RSF for 2019)

## EXPENSES

2019 expenses estimated to be \$13.80/RSF excluding electricity (CAM: \$7.49/RSF; Taxes: \$6.31/RSF)

## BUILDING HOURS

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

## PARKING

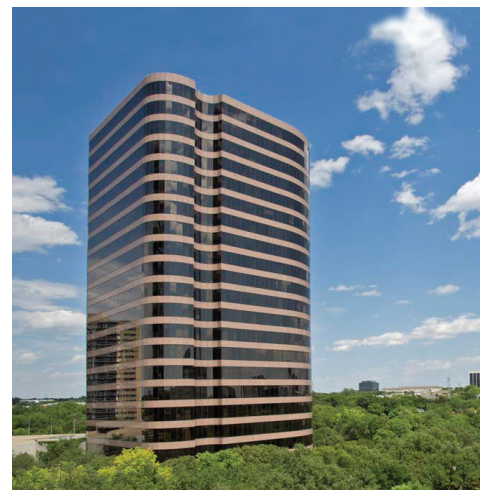
3.17/1,000 parking ratio  
Unreserved covered parking available for a monthly charge of \$50.00 per space. Executive non-reserved parking available for a monthly charge of \$125.00 per space. VIP reserved parking available for a monthly charge of \$250.00 per space.

## 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 and card key access to the garage and to the building. 3811 Turtle Creek has achieved the BOMA 360 designation, WiredScore Gold designation and LEED Gold designation. The building was also awarded an Energy Star label in 2013 for its operating efficiency.



## VACANCIES

Suites 300	8,074 RSF	\$25.00 NNN + E
Suite 410	2,176 RSF Available 7/1/19	\$25.00 NNN + E
Suite 875	1,569 RSF Available 5/1/19	\$29.00 NNN + E
Suite 1200	15,102 RSF Available 4/1/19	\$30.00 NNN + E
Suite 1350	8,185 RSF Available 4/1/19	\$30.00 NNN + E
Suite 1440	1,457 RSF	\$30.00 NNN + E
Suite 1460	1,239 RSF	\$30.00 NNN + E
Suite 2125	3,042 RSF Available 7/1/19	\$31.00 NNN + E

## FOR LEASING INFORMATION CONTACT:

### KIM BROOKS

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### JUSTIN MILLER

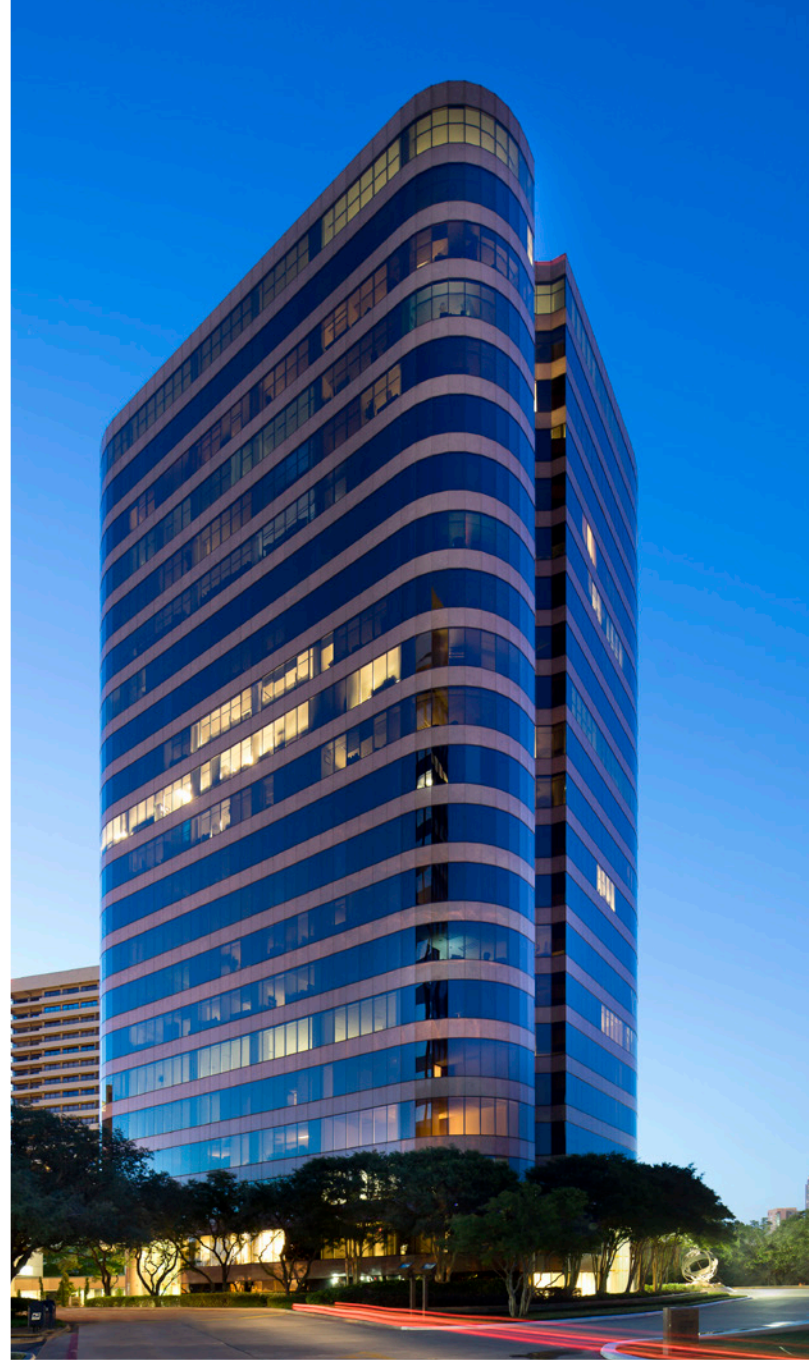
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### SCOTT WALKER

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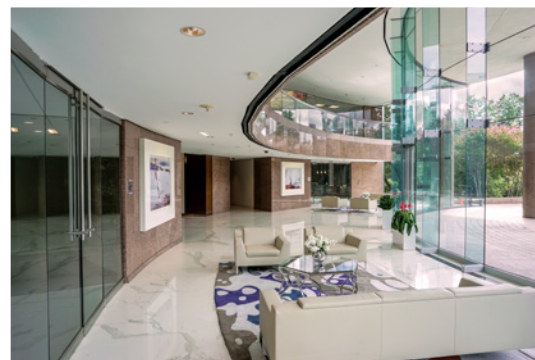


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## SUBURBAN SETTING WITH UPTOWN SOPHISTICATION

### AMENITIES

- Renovated lobby and common area
- New indoor/outdoor tenant lounge and conference center
- wifi throughout lobby and conference center
- Concierge service
- Newly updated fitness center
- Full service deli
- On-site security
- On-site management
- Within walking distance of katy trail



**KBS**

KBS.com

### FOR MORE INFORMATION

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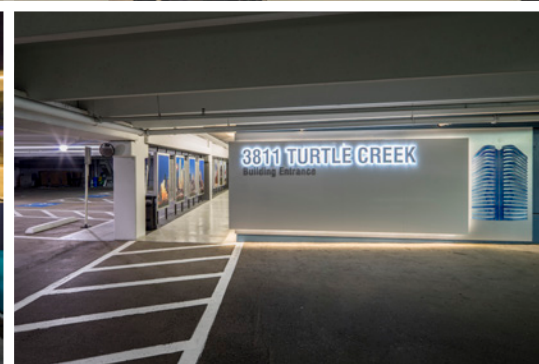
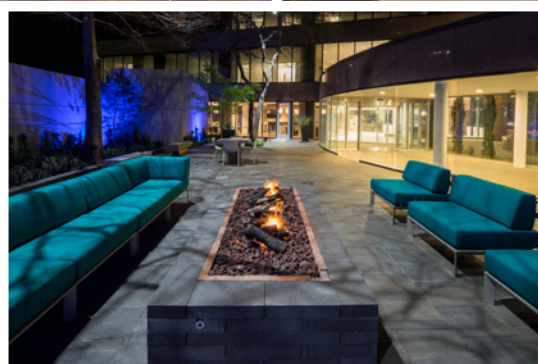
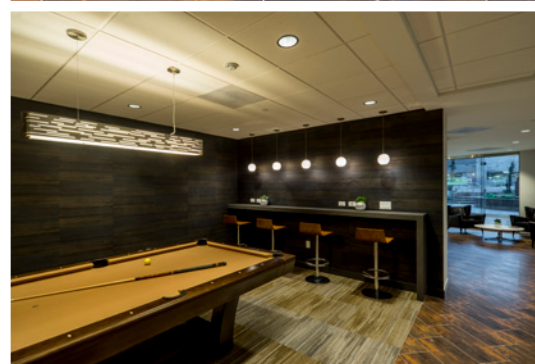
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 **TRANSWESTERN**



**3811 TURTLE CREEK**

LUXURY SUITES WITH  
IMPRESSIVE VIEWS



**KBS**

KBS.com

**FOR MORE INFORMATION**

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