



HUNTER LEE

hlee@hpitx.com
(214) 954-3304

BEN CUZEN

bcuzen@hpitx.com
(972) 850-2714

LUKE AVILES

laviles@hpitx.com
(972) 850-2715

3400 CARLISLE

HPI
HPI



BUILDING SPECS

Address: 3400 Carlisle Street - Dallas, TX 75204

Submarket: Uptown/Turtle Creek

Site Area: 1.53 acres

Rentable Area: 76,381 sq. ft.

Typical Floor: 14,000-18,000 sq. ft.

Year Built: 1985

Stories: 5 Stories

Parking Type: Subterranean parking garage

Parking Ratio: 3.4:1,000

Bay Depths: 30-feet

LOCATION HIGHLIGHTS

- ▶ Located in Dallas' Uptown submarket, one of the city's most dynamic and walkable mixed-use environments.
- ▶ Uptown is Dallas' most densely populated high-end retail hub.
- ▶ Positioned one block from McKinney Avenue, Uptown's main street.
- ▶ The McKinney Ave Trolley (M-Line) extends the walkability of the area with free daily travel to and from Downtown Dallas. (Trolley stop located in front of property)
- ▶ Tenants have unparalleled access to nearby uptown amenities, as well as amenities in Turtle Creek, Oak Lawn, and Park Cities areas.
- ▶ Walking distance to Whole Foods, West Village, Katy Trails, and the upcoming Central Market.
- ▶ Excellent ingress and egress to major highways and arterial thoroughfares.
- ▶ Walkability, visibility, and drivability for the area is set to increase as Carlisle St. is being converted into a two-way street.



IH-35

Klyde Warren Park

Woodall Rodgers Fwy

McKinney Trolley Route

US Hwy 75

Katy Trail

3400 CARLISLE

LEMMON AVE

MCKINNEY AVE

COLE AVE

CARLISLE ST

LEMMON AVE

COLE AVE

MAX'S WINE DIVE

GRIMALDI'S COAL BRICK-OVEN PIZZERIA

Mi Cocina

CRU FOOD & WINE BAR

NAZCA KITCHEN

Cork Babouish

TACO DINER mexico city taqueria

West Village UPTOWN | DALLAS

BREWED+PRESSED THE ART OF NOURISHMENT

Eureka!

MALAI KITCHEN

PUBLIC SCHOOL



PATRIZIO
DEL FRISCO'S GRILLE
SOUTHPAWS
hopdoddy
BURGER BAR
BREAD WINNERS
Quarter
Parlay
urban taco
Hook Line & Sinker



HOWARD WANG'S
septimus
A CHINA BRASSERIE

GLORIA'S
LATIN CUISINE

MCKINNEY AVE

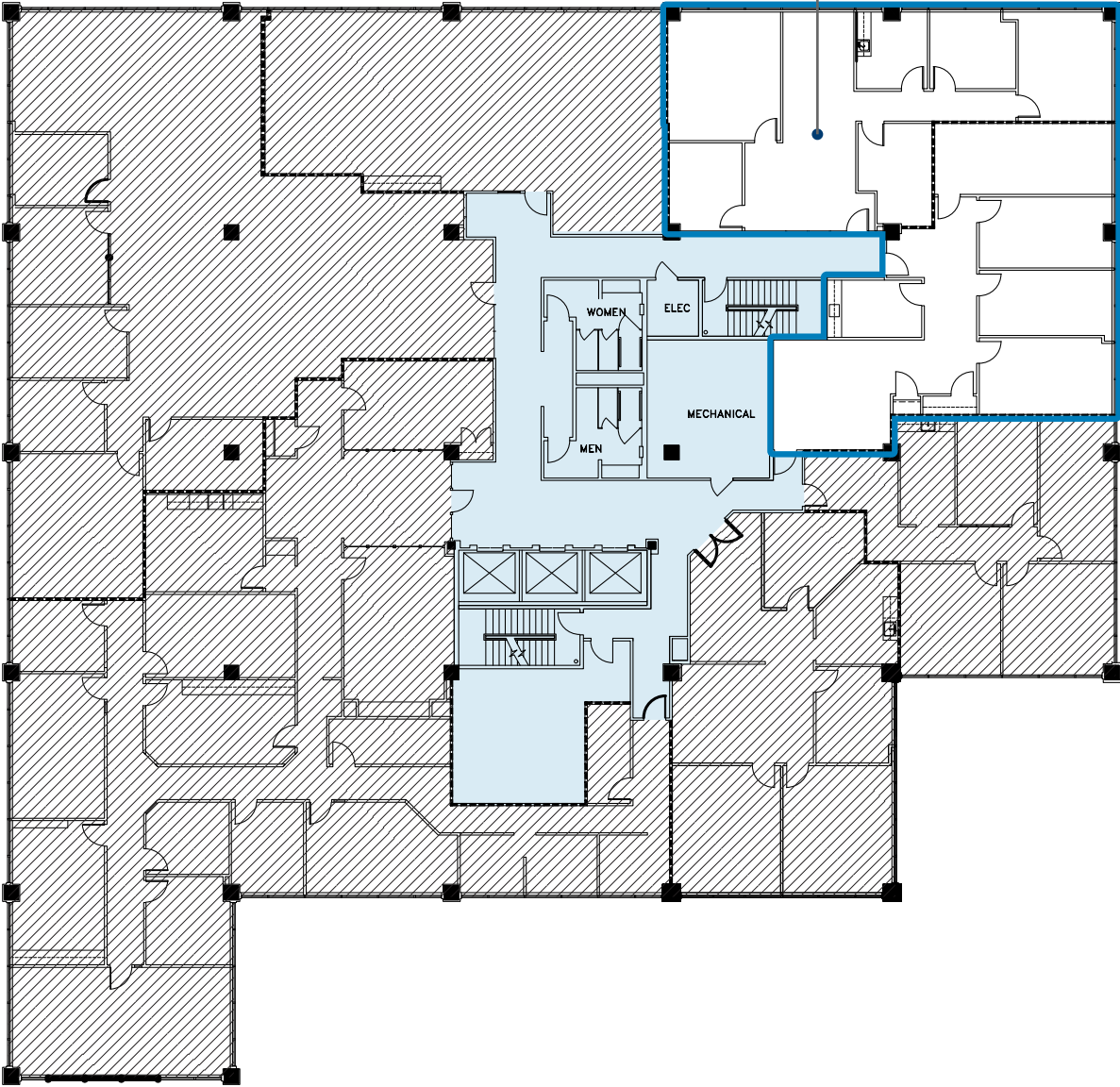
LEMMON AVE

COLE AVE

CARLISLE ST

3RD FLOOR AVAILABILITIES

Suite 320 - 3,424 RSF



5TH FLOOR AVAILABILITIES

Suite 500 - 4,421 RSF

This suite features a large balcony space with expansive views of Downtown Dallas.

