



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

93

BASE RENTAL RATE

\$29.00 - \$32.00 NNN per Rentable Square Foot, Net of Electricity (estimated to be \$1.08/RSF for 2020)

EXPENSES

2020 expenses estimated to be \$14.67/RSF excluding electricity (CAM: 7.99/RSF; Taxes: \$6.68/RSF)

BUILDING HOURS

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

PARKING

3.17/1,000 parking ratio

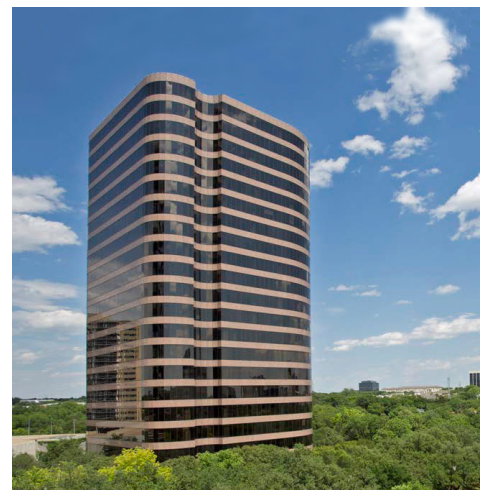
Unreserved covered parking available for a monthly charge of \$50.00 per space. Executive non-reserved parking available for a monthly charge of \$125.00 per space. VIP reserved parking available for a monthly charge of \$250.00 per space.

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

Suite 300	8,073 RSF	\$29.00 NNN + E
Suite 360	1,547 RSF	\$29.00 NNN + E Available 9/30/20
Suite 410	2,176 RSF	\$29.00 NNN + E Spec Suite
Suite 650	3,324 RSF	\$30.00 NNN + E
Suite 730	1,563 RSF	\$31.00 NNN + E
Suite 825	2,555 RSF	\$31.00 NNN + E
Suite 875	1,569 RSF	\$31.00 NNN + E
Suite 1200	8,080 RSF	\$31.00 NNN + E Whitebox Contiguous up to 15,102 RSF
Suite 1250	4,345 RSF	\$31.00 NNN + E Spec Suite Contiguous up to 15,102 RSF
Suite 1275	2,678 RSF	\$31.00 NNN + E Spec Suite Contiguous up to 15,102 RSF
Suite 1830	2,289 RSF	\$32.00 NNN + E Available 8/1/20
Suite 1950	4,954 RSF	\$32.00 NNN + E

FOR LEASING INFORMATION CONTACT:

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