

PrimeLending

3500

3500

OAK LAWN

3500 OAK LAWN AVE | DALLAS, TX 75219

A

Westdale

PROPERTY



RENTABLE BUILDING AREA
101,561 SF

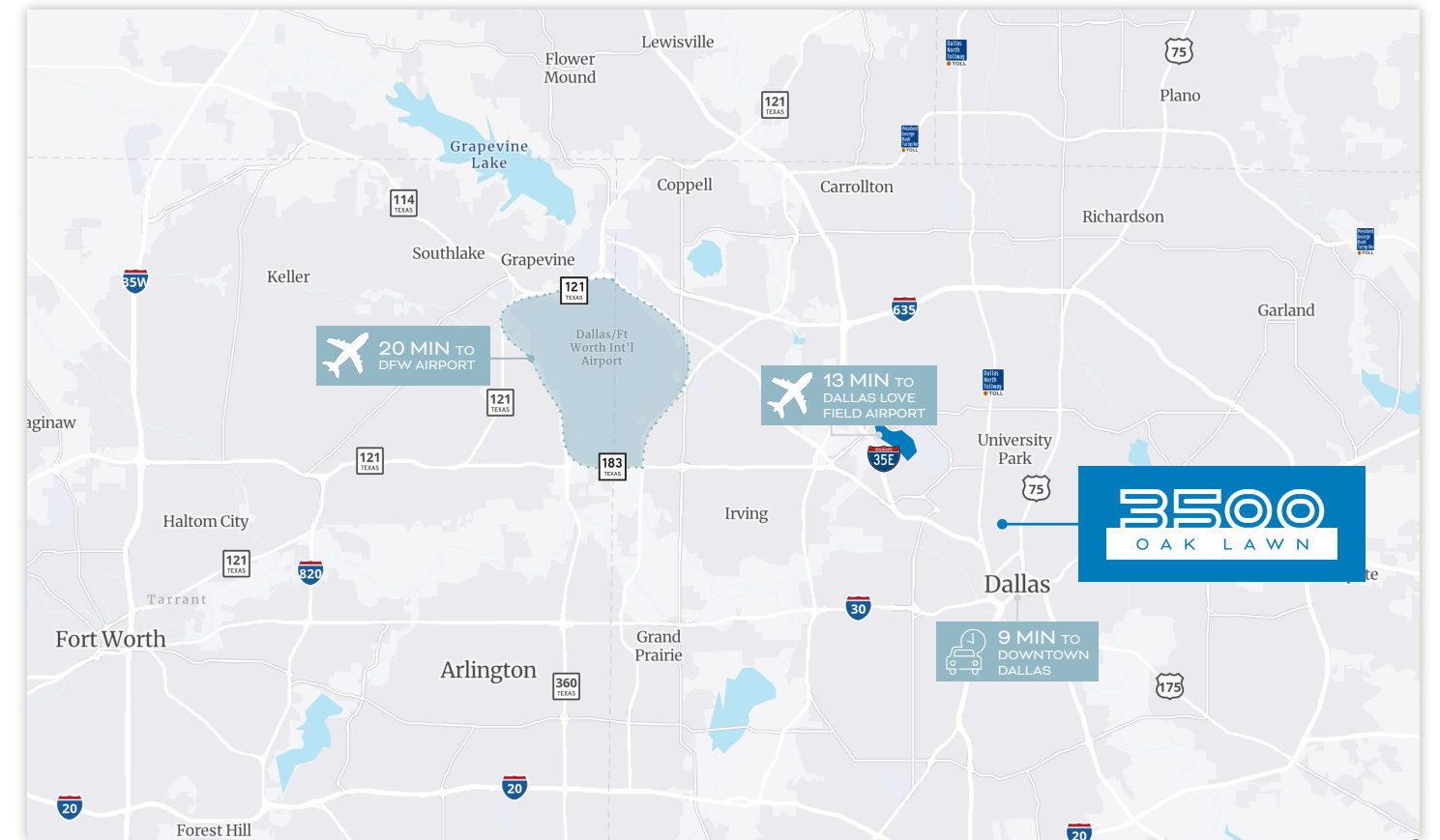
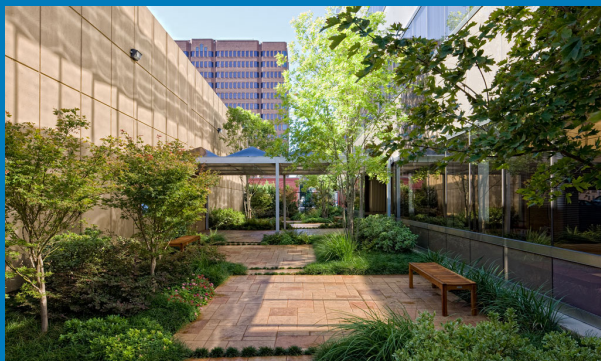
STORIES
7

BUILDING CLASS
A

YEAR BUILT
1980

PARKING RATIO
3:1,000

TYPICAL FLOOR SIZE
12,794 SF



3500 OAK LAWN is located at the corner of Oak Lawn Avenue and Lemmon Avenue, major uptown thoroughfares. The property is within walking distance to numerous restaurants and is conveniently located on a DART bus line.

BUILDING HIGHLIGHTS

- Renovated lobby and common areas
- Walking distance to over 25 restaurants
- Free Wi-Fi in lobby and courtyard
- On-site security
- Covered parking garage with easy building access
- Outdoor tenant lounge



Nearby Amenities

Turtle Creek Village

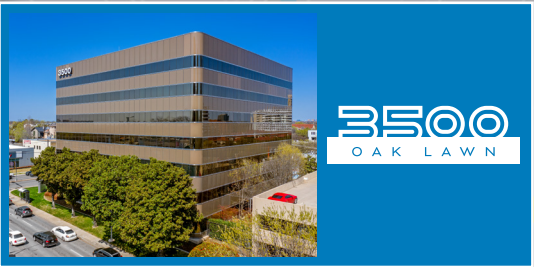
- Restaurants:**
 - East Hampton Sandwich Co
 - CAVA
 - Neighborhood Services
 - Mister O1 Extraordinary Pizza
 - Sams Burger House
 - Starbucks
 - Jalisco Norte
 - Twin Turtles Café
 - Chocolate secrets
 - Malibu Poke
- Drip Coffee
 - Al Biernet's
 - Tulum
 - Eddie V's Prime Seafood
- Retail:**
 - World Market
 - Living Modern Furnishings & Design

West Village

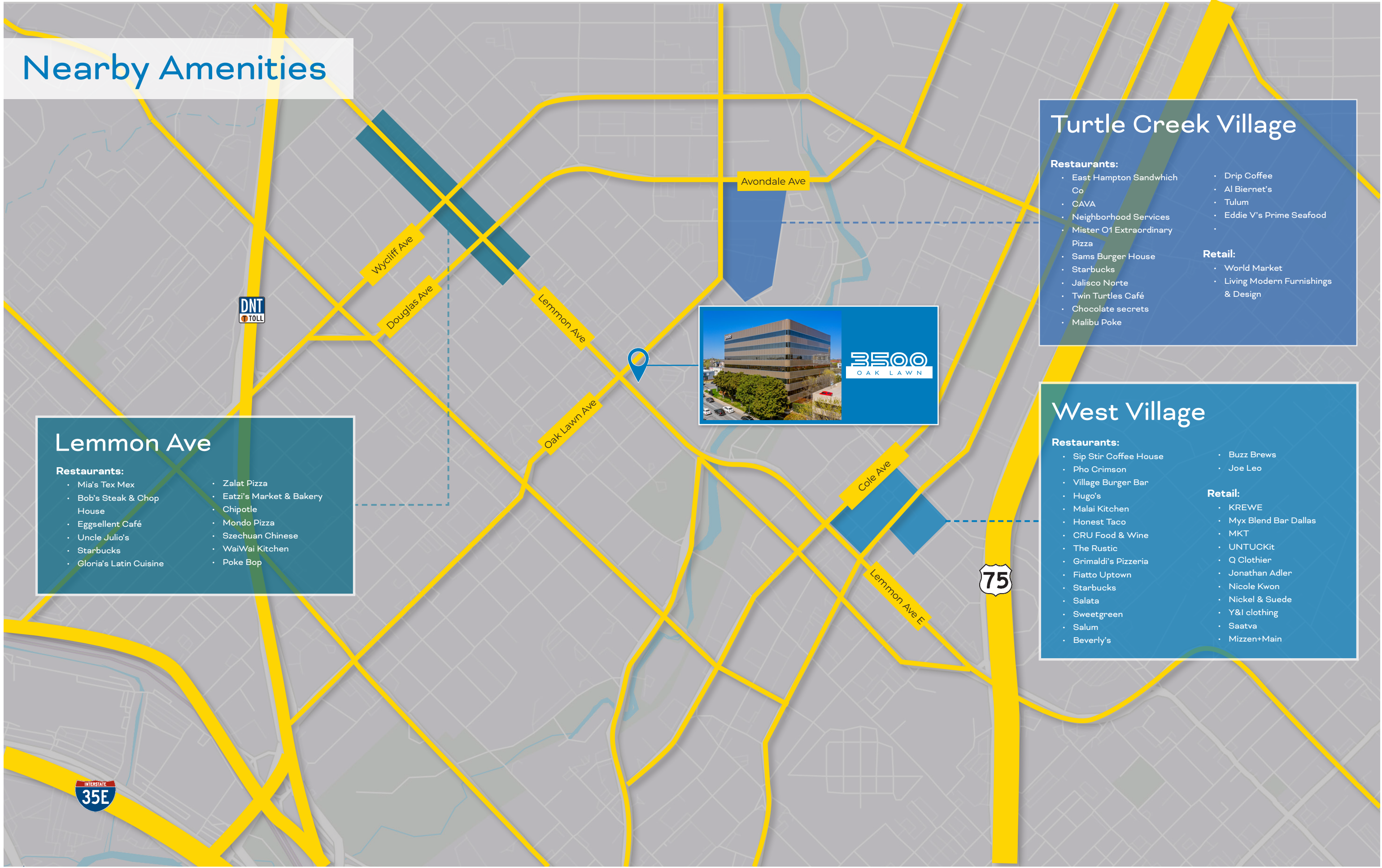
- Restaurants:**
 - Sip Stir Coffee House
 - Pho Crimson
 - Village Burger Bar
 - Hugo's
 - Malai Kitchen
 - Honest Taco
 - CRU Food & Wine
 - The Rustic
 - Grimaldi's Pizzeria
 - Fiatto Uptown
 - Starbucks
 - Salata
 - Sweetgreen
 - Salum
 - Beverly's
- Buzz Brews
 - Joe Leo
- Retail:**
 - KREWE
 - Myx Blend Bar Dallas
 - MKT
 - UNTUCKit
 - Q Clothier
 - Jonathan Adler
 - Nicole Kwon
 - Nickel & Suede
 - Y&I clothing
 - Saatva
 - Mizzen+Main

Lemmon Ave

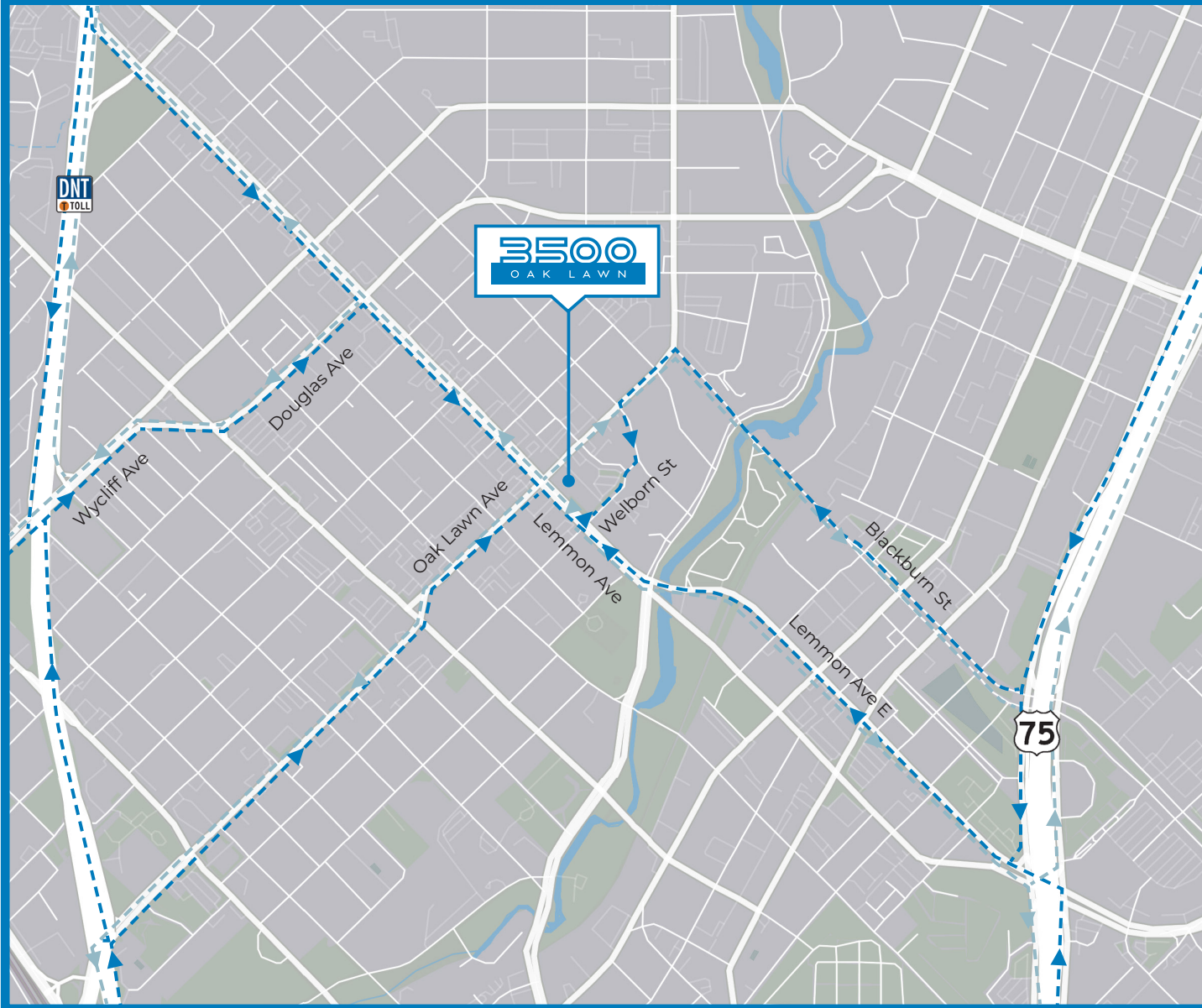
- Restaurants:**
 - Mia's Tex Mex
 - Bob's Steak & Chop House
 - Eggsellent Café
 - Uncle Julio's
 - Starbucks
 - Gloria's Latin Cuisine
- Zalat Pizza
 - Eatzi's Market & Bakery
 - Chipotle
 - Mondo Pizza
 - Szechuan Chinese
 - WaiWai Kitchen
 - Poke Bop



3500
OAK LAWN



All Access



Fact Sheet

BUILDING

3500 Oak Lawn Ave
Dallas, TX 75219

Building Square Footage: 101,561 RSF
Typical Floor Plate: 12,794 RSF
Floors: 7
Building Hours:
Monday-Friday 7am-6pm

LEASING COMPANY INFORMATION

Colliers

Jack Beare
214 217 4861
jack.beare@colliers.com

Cole Moreano
214 217 9327
cole.moreano@colliers.com

PROPERTY MANAGEMENT

On-site: No
Name of Property Management Company:
Westdale Properties

YEAR BUILT

Built: 1980

PARKING

3.0/1,000 Parking ratio
Parking Rate:
Unreserved: Free
Reserved: \$100/Month plus applicable taxes
Covered: Yes
Visitor parking: Yes

BUILDING HVAC

Hours of Operation
HVAC After Hours Cost

SECURITY

On Site Security Hours:
7am-6pm

OPERATING EXPENSES

2023: \$12.06
2022: \$12.43
2021: \$12.12

TELECOM PROVIDERS

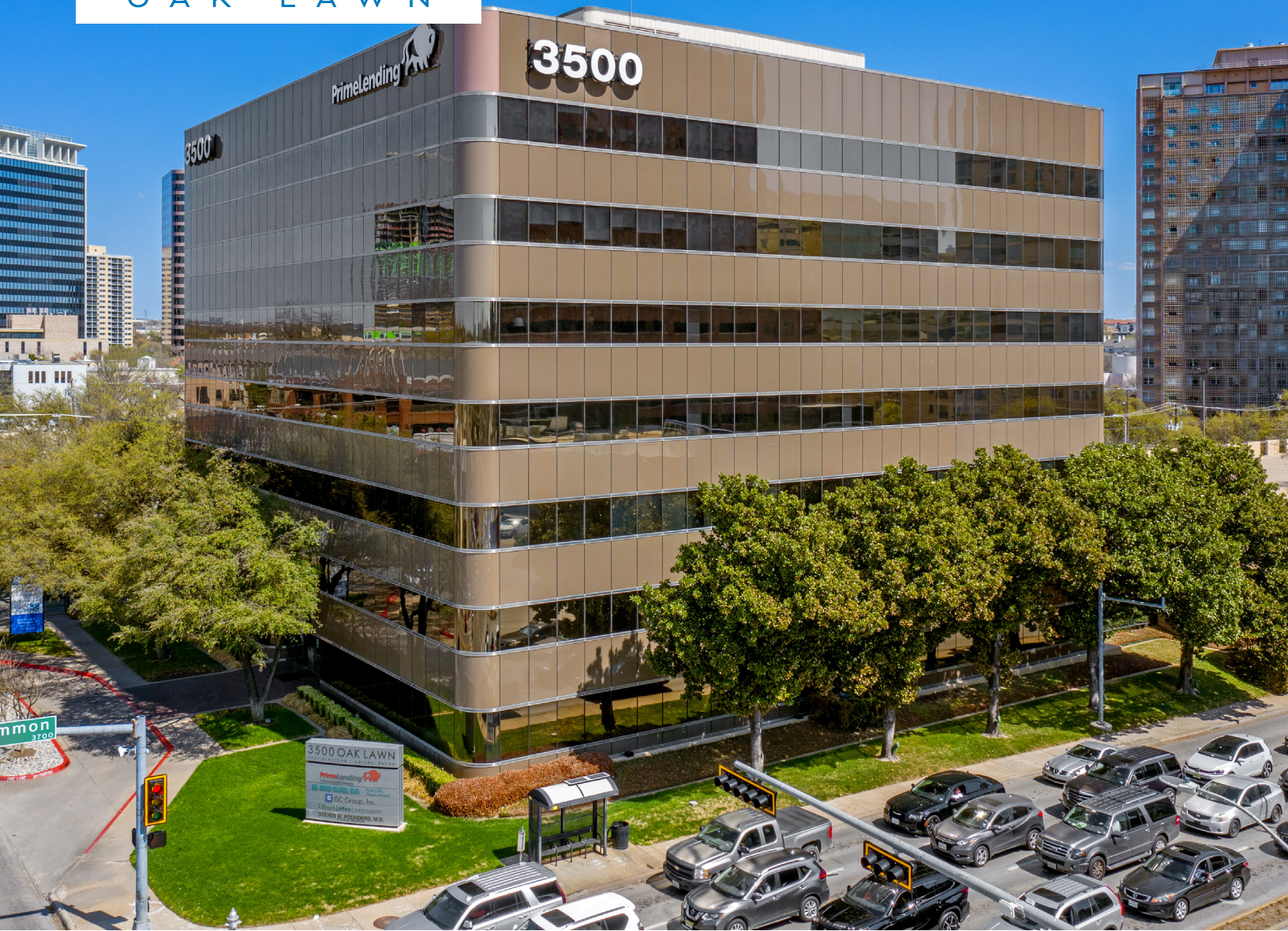
Spectrum, T-Mobile, UPN, At&T

ON-SITE AMENTITIES

On-Site Security
Outdoor Tenant Lounge
Covered Parking

3500

OAK LAWN



CONTACTS

JACK BEARE

Vice President

+1 214 217 4861

jack.beare@colliers.com

COLE MOREANO

Associate Vice President

+1 214 217 9327

cole.moreano@colliers.com

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