



Thirty-Four Commercial – HVAC Building Engineer

Job Description

We're seeking a skilled and service-oriented HVAC Building Engineer to join our Engineering Services team. This on-site role supports the operations of an approximately 225,000-square-foot Class A office property in Dallas. The ideal candidate will be hands-on, technically proficient, and proactive — capable of maintaining building systems to the highest standards of safety, efficiency, and tenant satisfaction.

Location: Dallas, TX

Position Type: Full-time (on-site)

Reports To: Chief Engineer

Key Responsibilities:

- Operate, maintain, and repair HVAC systems including WSHPs, chillers, RTUs, VAVs, boilers, AHUs, cooling towers, and related control systems
- Oversee all aspects of building operations, including mechanical, electrical, and plumbing systems
- Implement and manage preventive maintenance programs to ensure reliability and performance of building equipment
- Conduct regular property inspections to identify maintenance needs and ensure compliance with safety standards
- Support the commissioning of new equipment and verify operational readiness
- Foster strong relationships with tenants and respond promptly to service requests and concerns
- Ensure compliance with all local codes, safety standards, and regulatory requirements
- Participate in after-hours on-call rotation for emergency response
- Collaborate with vendors, contractors, and property management teams to complete maintenance projects efficiently and cost-effectively
- Monitor and manage operating expenses to align with budget goals
- Support fire life safety initiatives and promptly report or remediate hazards

Qualifications:

- 5+ years of experience in commercial building operations (office environment preferred)
- Strong knowledge of mechanical, electrical, and plumbing systems
- EPA Universal Certification and/or HVAC license preferred
- Demonstrated ability to diagnose and repair complex HVAC and controls systems
- Excellent communication and customer service skills
- Detail-oriented, organized, and capable of managing multiple priorities
- Ability to lift up to 50 lbs. and perform physical maintenance tasks as needed
- Proficient with work order management systems and basic computer applications



Core Values:

- **Ethical Behavior:** Acts with integrity and professionalism in all aspects of work
- **Operational Excellence:** Consistently delivers high-quality service and takes pride in maintaining premier properties
- **Performance Accountability:** Owns results and contributes to the success of the broader team

For any inquiries, contact careers@thirty-four.com or email your resume to apply for this role.

About Us:

Thirty-Four Commercial is a boutique, full-service commercial real estate firm in Dallas, TX. We specialize in leasing and managing new developments, office, retail, and industrial assets. From dirt to disposition, our experts engage market-leading property and project management, providing white-glove service to all clients ranging from institutions to family-owned properties.

Why Thirty-Four?

- Be a key player in a dynamic and growing company.
- Collaborative and supportive work environment.
- Competitive salary and benefits package.