

# FOR LEASE

3311 Oak Lawn Avenue, Dallas, TX 75219



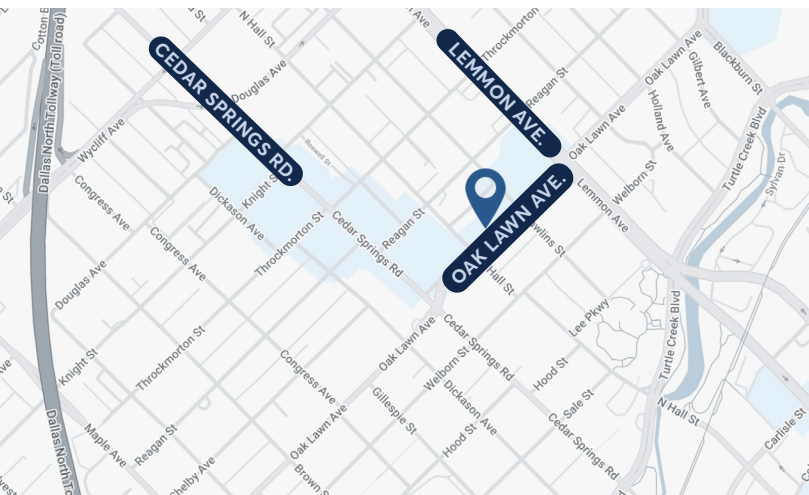
## *Uptown Office above Retail*

### BUILDING FACTS

- Size: 50,340 RSF
- Availability: 2,308 RSF – 7,291 RSF
- Walkability Score: 96 (Walker's Paradise)

### BUILDING HIGHLIGHTS

- Full third floor available
- Covered and surface parking
- Signage opportunity on Oak Lawn Ave.



## *One-Block Walkability to Oak Lawn's Best Restaurants*



**THIRTY-FOUR**  
COMMERCIAL

**LEASING INFORMATION | 214.974.4334**

**Bryce Jackson**  
[bryce.jackson@thirty-four.com](mailto:bryce.jackson@thirty-four.com)

**Wyatt Anderson**  
[wyatt.anderson@thirty-four.com](mailto:wyatt.anderson@thirty-four.com)

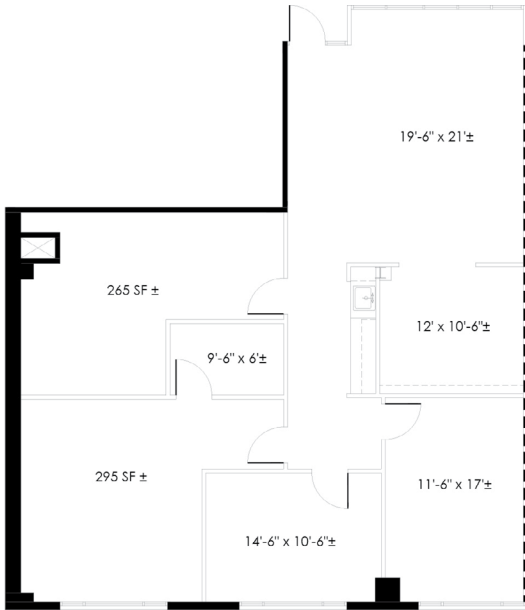
**Quinn Hanford**  
[quinn.hanford@thirty-four.com](mailto:quinn.hanford@thirty-four.com)

# FOR LEASE

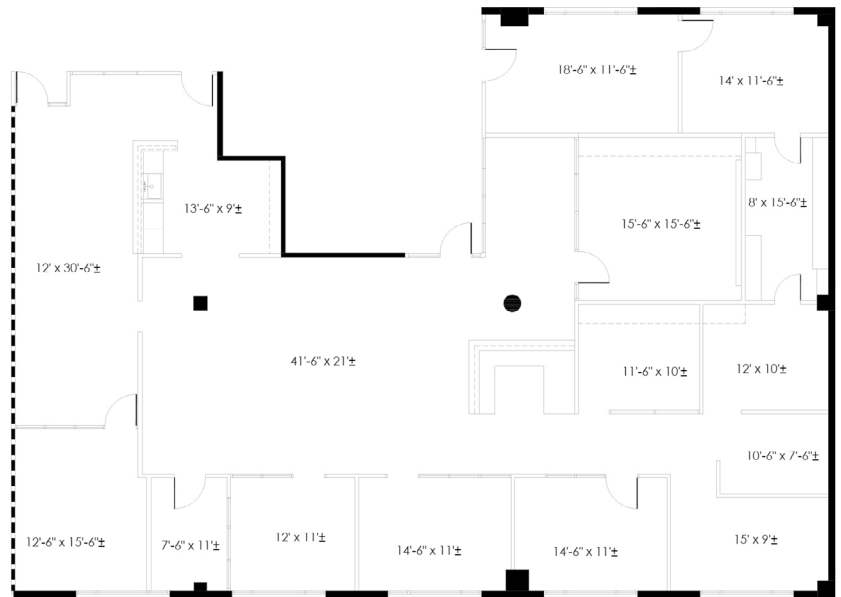
3311 Oak Lawn Avenue, Dallas, TX 75219



## Floorplans 3<sup>RD</sup> FLOOR: 7,291 RSF CONTIGUOUS



**SUITE 300: 2,308 SF**



**SUITE 325-350: 4,983 SF**



**THIRTY-FOUR**  
COMMERCIAL

**LEASING INFORMATION | 214.974.4334**

**Bryce Jackson**  
[bryce.jackson@thirty-four.com](mailto:bryce.jackson@thirty-four.com)

**Wyatt Anderson**  
[wyatt.anderson@thirty-four.com](mailto:wyatt.anderson@thirty-four.com)

**Quinn Hanford**  
[quinn.hanford@thirty-four.com](mailto:quinn.hanford@thirty-four.com)