

1333 OAK LAWN AVE, DALLAS, TX 75207



THE CAPITAL
DESIGN DISTRICT

OFFICE IN THE
HEART OF
THE DESIGN
DISTRICT.



DELIVERED 2024

10

STORIES
5 STORIES OF
CLASS A OFFICE

3/1,000

PARKING RATIO

125,863

RENTABLE SQUARE FEET
OF CLASS A OFFICE

1

TERRACE
TOTALING 1,877 SF

4,976

SQUARE FEET
RESTAURANT WITH PATIO

8,822

SQUARE FEET
AMENITY SPACE



SPEC SUITES

SPEC SUITES AVAILABLE FROM 6,090 - 14,042 RSF

 **WHITEBOX
SUITE 650**
6,782 SF

 **SPEC
SUITE 675**
7,260 SF

 **SPEC
SUITE 690**
6,090 SF



CONCEPT PLAN

SUITE 650

6,782 SF



SUITE 650

SPEC SUITE

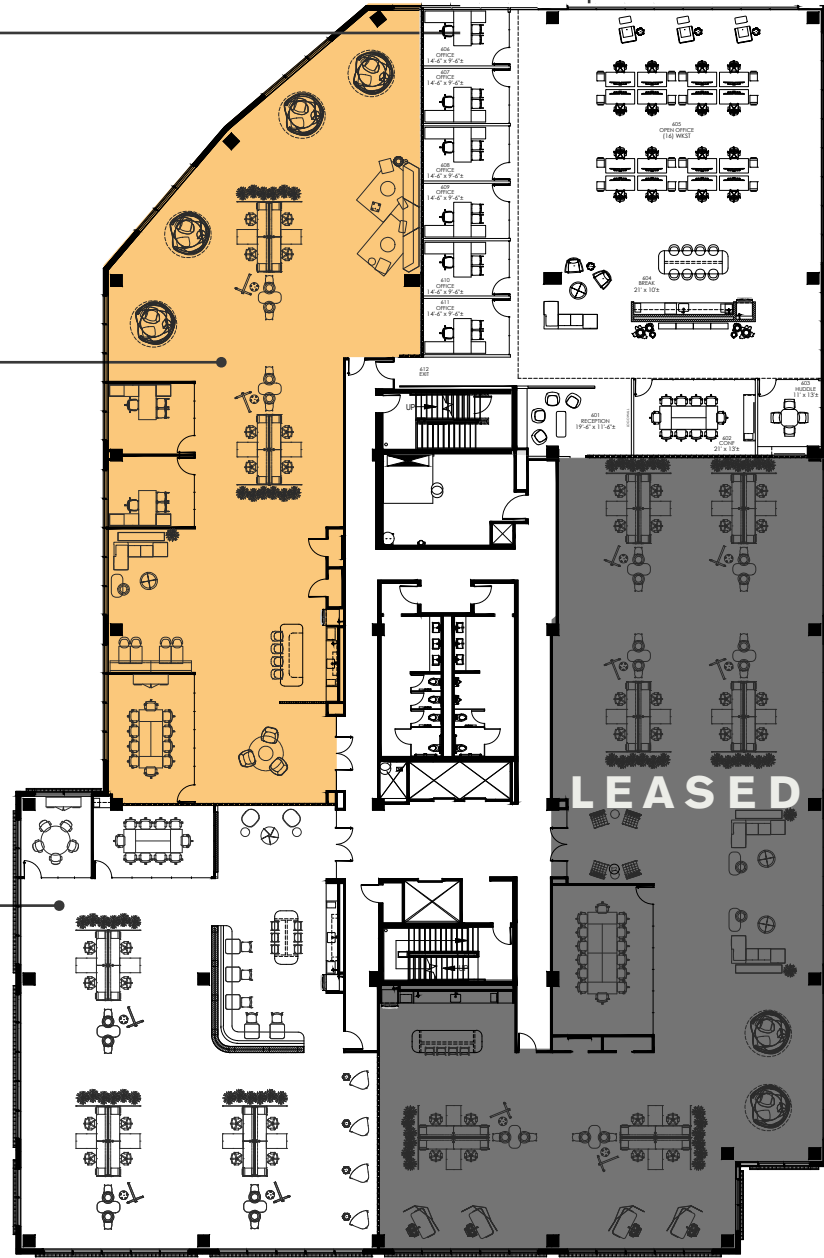
14,042 RSF
CONTIGUOUS

SUITE 675

7,260 SF

SUITE 690

SUITE 650



SUITE 675



SUITE 675



SUITE 675



SUITE 675



SUITE 675

SPEC SUITES

SUITE 690

6,090 SF



SUITE 690



SUITE 690



SUITE 690



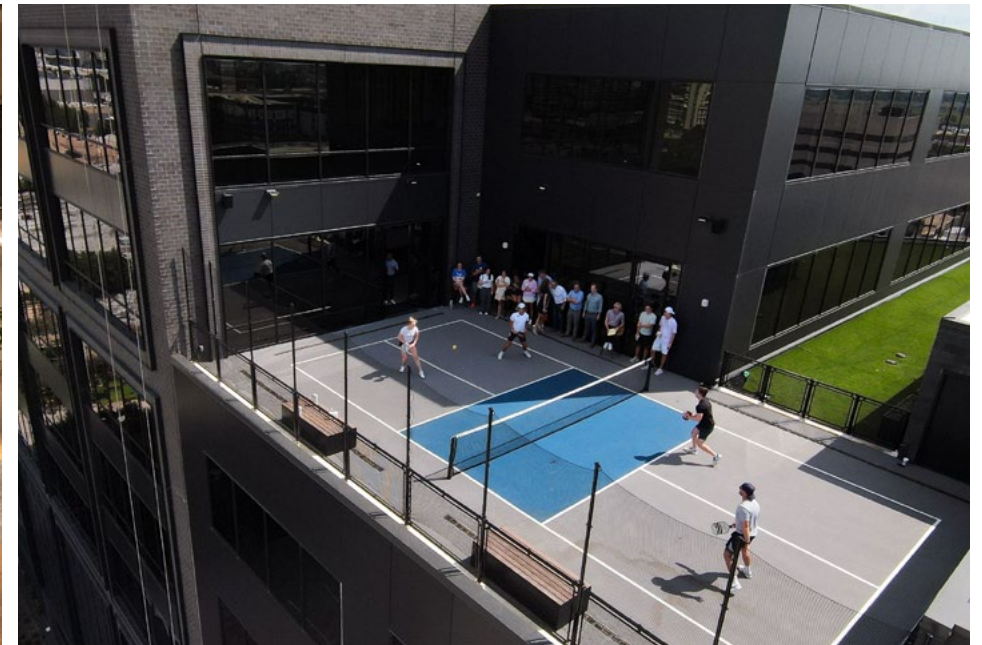
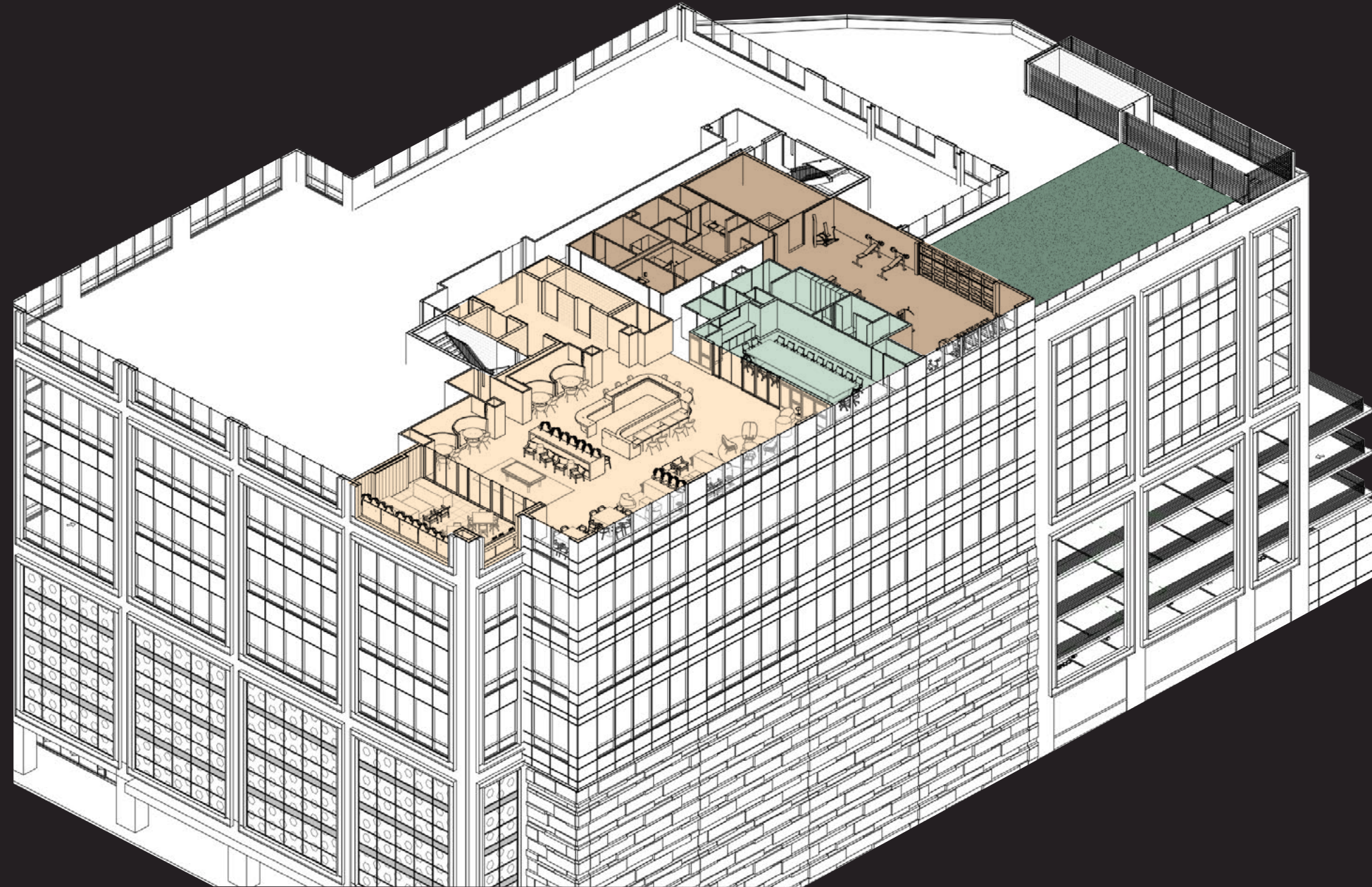
SUITE 690



SUITE 690

NEXT LEVEL AMENITIES.

- COMMUNITY LOUNGE
- FITNESS + LOCKER ROOMS
- CONFERENCE
- PICKLEBALL COURT
- TENANT SPACE



DESIGN DISTRICT REDEVELOPMENT

THE SEAM

Located directly across the street from The Capital, The Seam is a unique 160,000 SF redevelopment project that will transform a 1970s retail plaza into a sophisticated open-air retail and dining destination.

The Seam will undergo a multi-million dollar redevelopment, transforming the district into a sophisticated retail destination with a well-crafted merchandise mix that celebrates the unique energy of the Design District.



OPENING FALL 2026



CHEF-DRIVEN
DINING



CONTEMPORARY
FASHION



LUSH OUTDOOR
SETTING



LIFESTYLE
DESTINATION



EXPERIENCE WORK IN A NEW LIGHT.

FOR LEASING INFORMATION

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OWNED BY:



LEASED BY:



THECAPITALDD.COM



THE CAPITAL
DESIGN DISTRICT

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