



# THE CAPITAL

## DESIGN DISTRICT



### BUILDING ADDRESS

1333 Oak Lawn Ave, Dallas, TX 75207

### OWNER

HFI Capital Management &  
Quadrant Investment Properties

### ARCHITECT

Designed by Merriman Anderson Architects

### YEAR BUILT

Delivered January 2024

### BUILDING SIZE

128,957 SF

### STORIES

10

### PARKING

3.0/1,000 SF

### NNN

\$18.77/SF

### ELECTRIC

\$2.01/SF

### FOR LEASING INFORMATION:

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### ABOUT

A boutique office designed for the next generation of Dallas leaders. The Capital is a first of its kind offering five floors of Class A office space, a four level parking garage, first floor retail space, on-site restaurant with patio, & a 8,082 SF amenity space with community lounge, 1,877 SF terrace, fitness center, & conferencing space.

### AVAILABILITY

Floor 6	29,946 SF
Spec Suite 600	(Divisible) 16,854 SF
Spec Suite 675	7,120 SF
Spec Suite 690	5,972 SF
Floor 7	29,946 SF
Floor 8	29,946 SF
Floor 9	5,876 SF
Floor 10	10,972 SF

OWNED BY:

**HFI**

**QIP**

LEASED BY:

**TRANSWESTERN**

**RUE**