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

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 625	**7,169 SF**
Spec Suite 675	**7,120 SF**
Spec Suite 690	**5,972 SF**
Floor 8	**21,945 SF**
Floor 9	**5,876 SF**
Floor 10	**10,972 SF**

FOR LEASING INFORMATION:

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OWNED BY: HFI QIP

LEASED BY: TRANSWESTERN RUE