1333 OAK LAWN AVE, DALLAS, TX 75207



THE CAPITAL

DESIGN DISTRICT



INSPIRATION OF THE DESIGN DISTRICT AT YOUR FINGERTIPS.

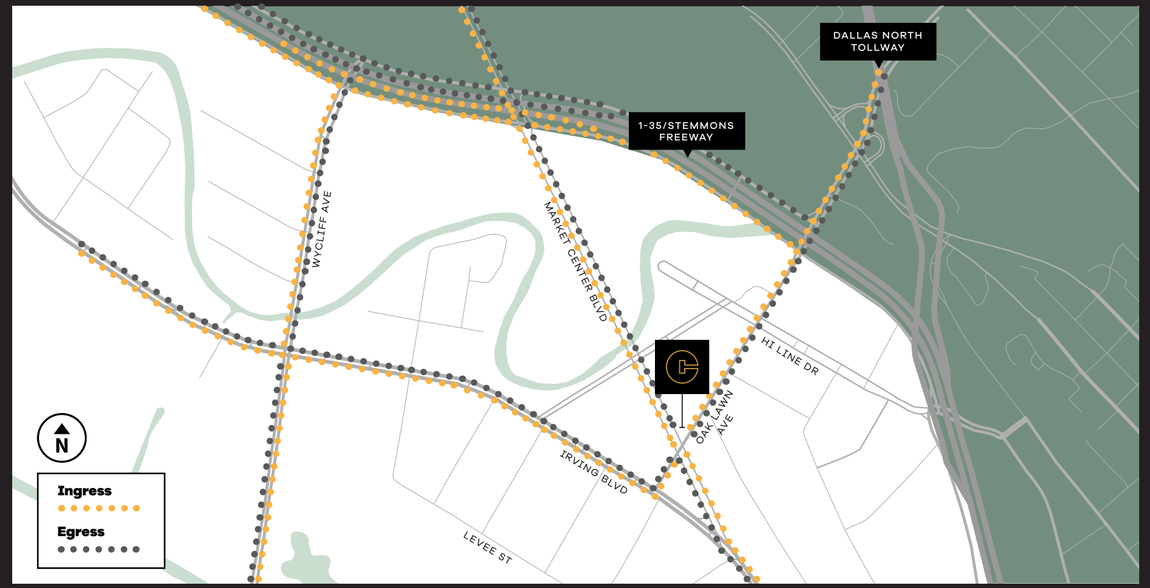
DALLAS' NEWEST OFFICE EXPERIENCE.





LOCATION

ACCESSIBILITY & DRIVE TIMES



2 Minutes
to Uptown

3 Minutes
to I-35

10 Minutes
to Dallas Love Field

3 Minutes
to Dallas N Tollway

7 Minutes
to Downtown Dallas

17 Minutes
to DFW Intl. Airport



ABOUT THE BUILDING

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
ON-SITE RESTAURANT WITH PATIO

8,822
SQUARE FEET
AMENITY SPACE



THE BUILDING

STACKING PLAN

ON-SITE RESTAURANT

maroma



FLOOR 10
22,670 RSF

FLOOR 9
13,355 RSF
AMENITY FLOOR

FLOOR 8
29,946 RSF

FLOOR 7
29,946 RSF

FLOOR 6
29,946 RSF

P5

P4

P3

P2

LOBBY
4,976 SF RESTAURANT

+

130,838 RSF
TOTAL SQUARE FOOTAGE

+

125,863 RSF
OFFICE SQUARE FOOTAGE

+

8,822 RSF
AMENITY SPACE



THE CAPITAL CULTIVATES A SENSE OF COMMUNITY TO INSPIRE IDEAS & FOSTER RELATIONSHIPS.

FLOOR PLANS

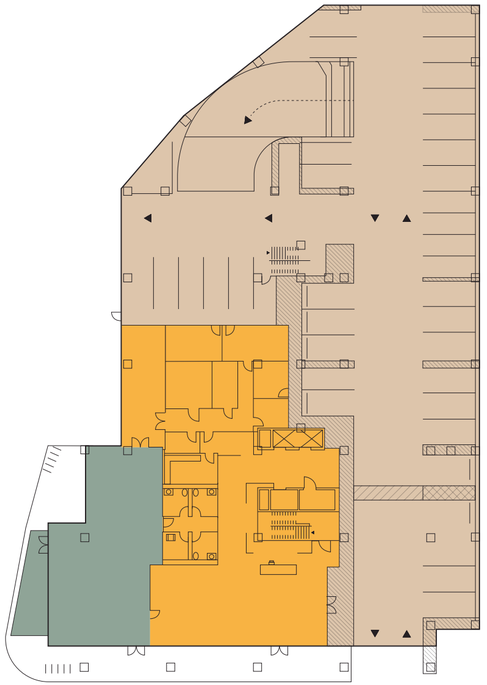
OFFICE

LEGEND

- PARKING
- RENTABLE OFFICE SPACE
- LOBBY
- MAROMA RESTAURANT

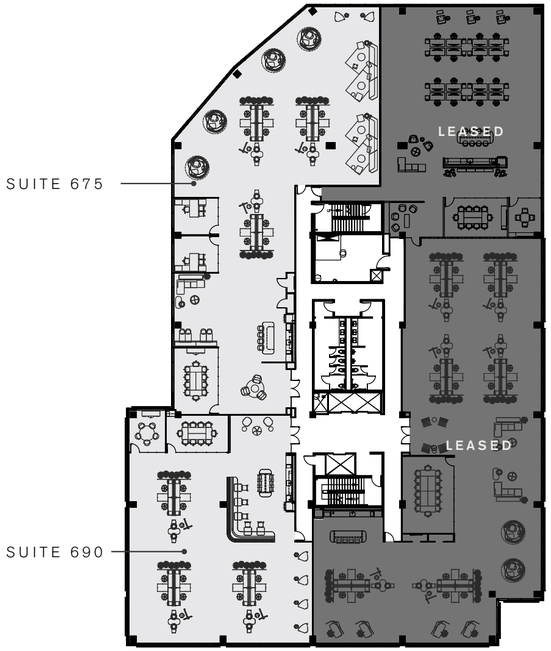
GROUND FLOOR

4,976 RSF



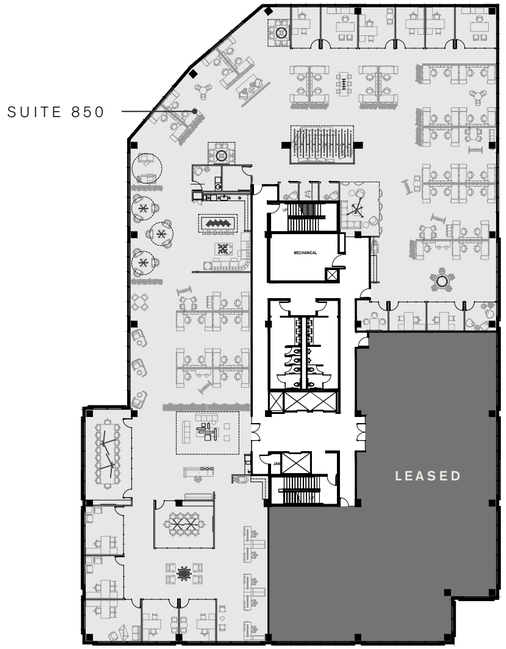
FLOOR 6 (SPECS)

6,090 - 8,411 RSF



SUITE 850

21,945 RSF

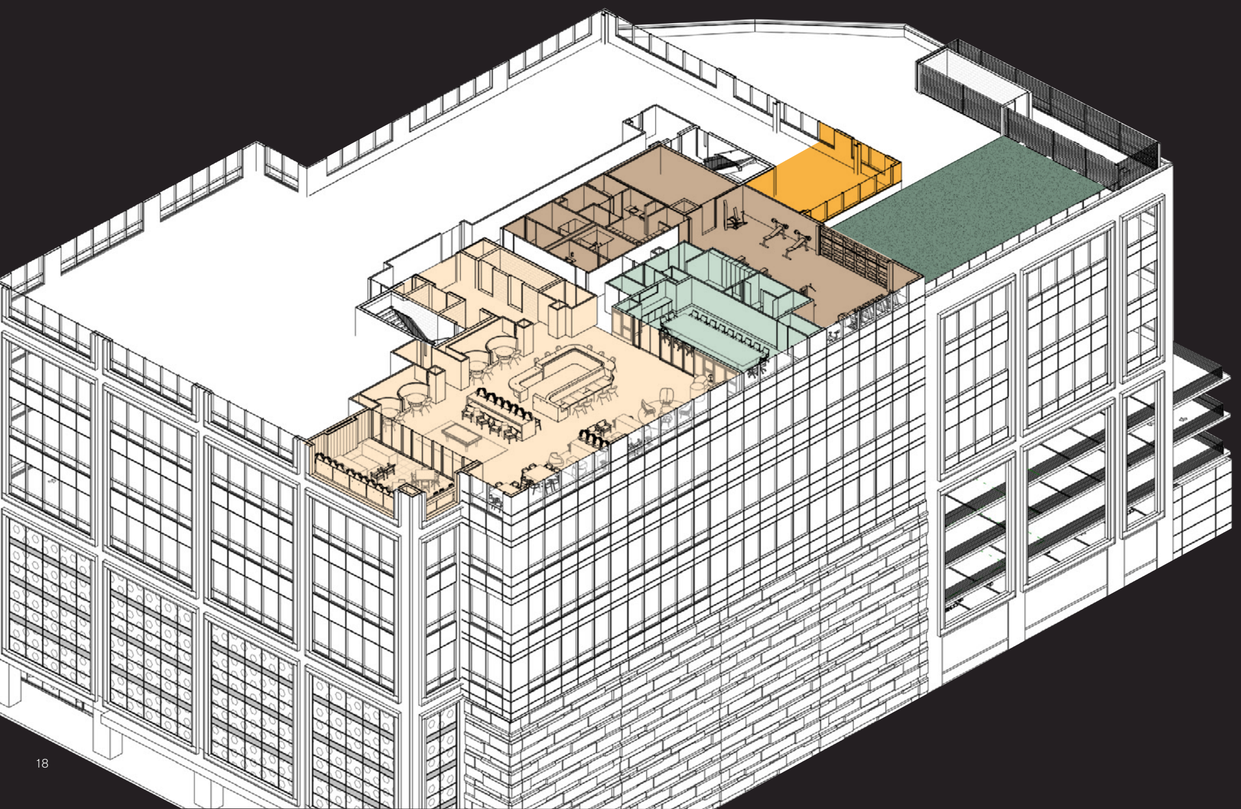




CONFERENCE IN STYLE.

AMENITY FLOOR

COMMUNITY LOUNGE
CONFERENCE
TENANT SPACE
FITNESS + LOCKER ROOMS
PICKLEBALL COURT
GOLF SIMULATOR







NEXT LEVEL AMENITIES.



ALLOW EMPLOYEES TO EXPERIENCE FIRST CLASS WELLNESS.





Locker Room



Gym



Tenant Lounge



Tenant Lounge



Maroma – On-Site Restaurant



Lobby

THE DESIGN DISTRICT

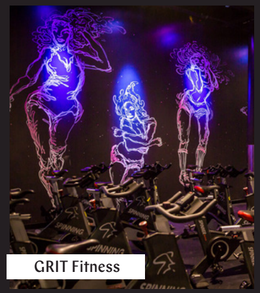

Ascension Coffee

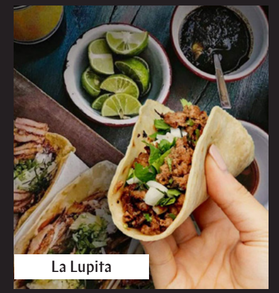

Culinary Dropout

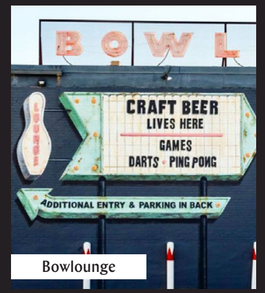

Maroma


Town Hearth

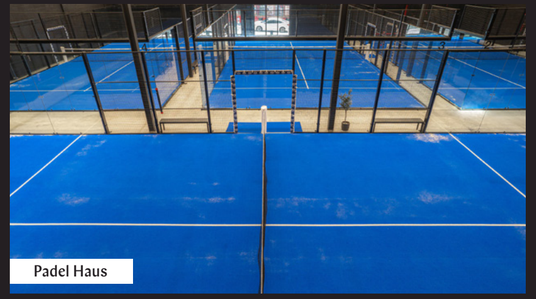

The Mexican

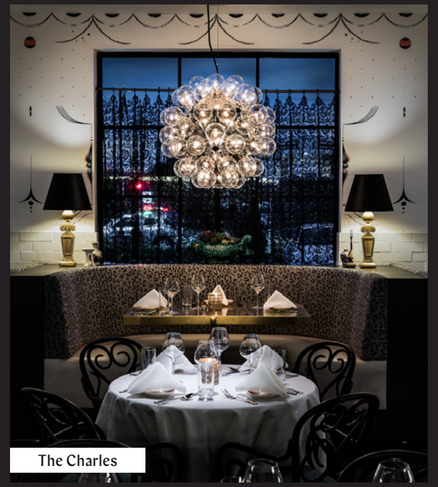

GRIT Fitness


La Lupita

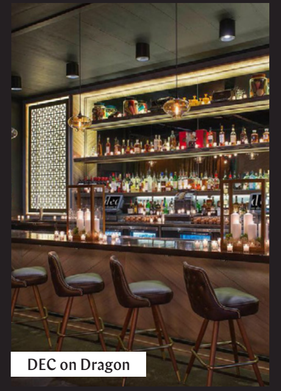


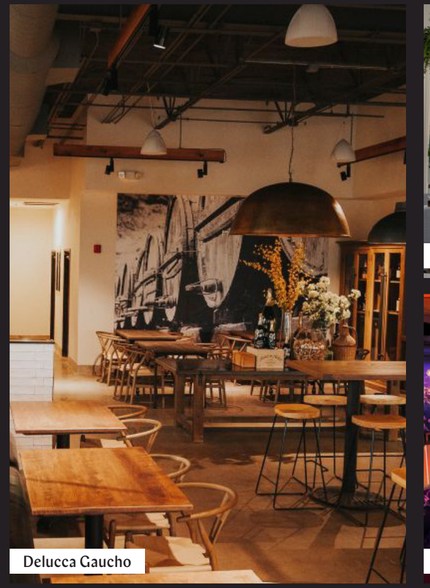
Bowlounge


Padel Haus

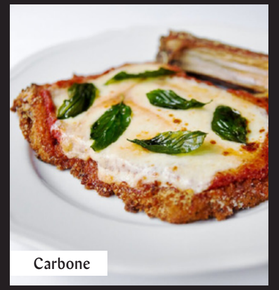

The Charles


Hilton Anatole


DEC on Dragon


Delucca Gaucho


Commons Club


Carbone


AM/FM


The Echo

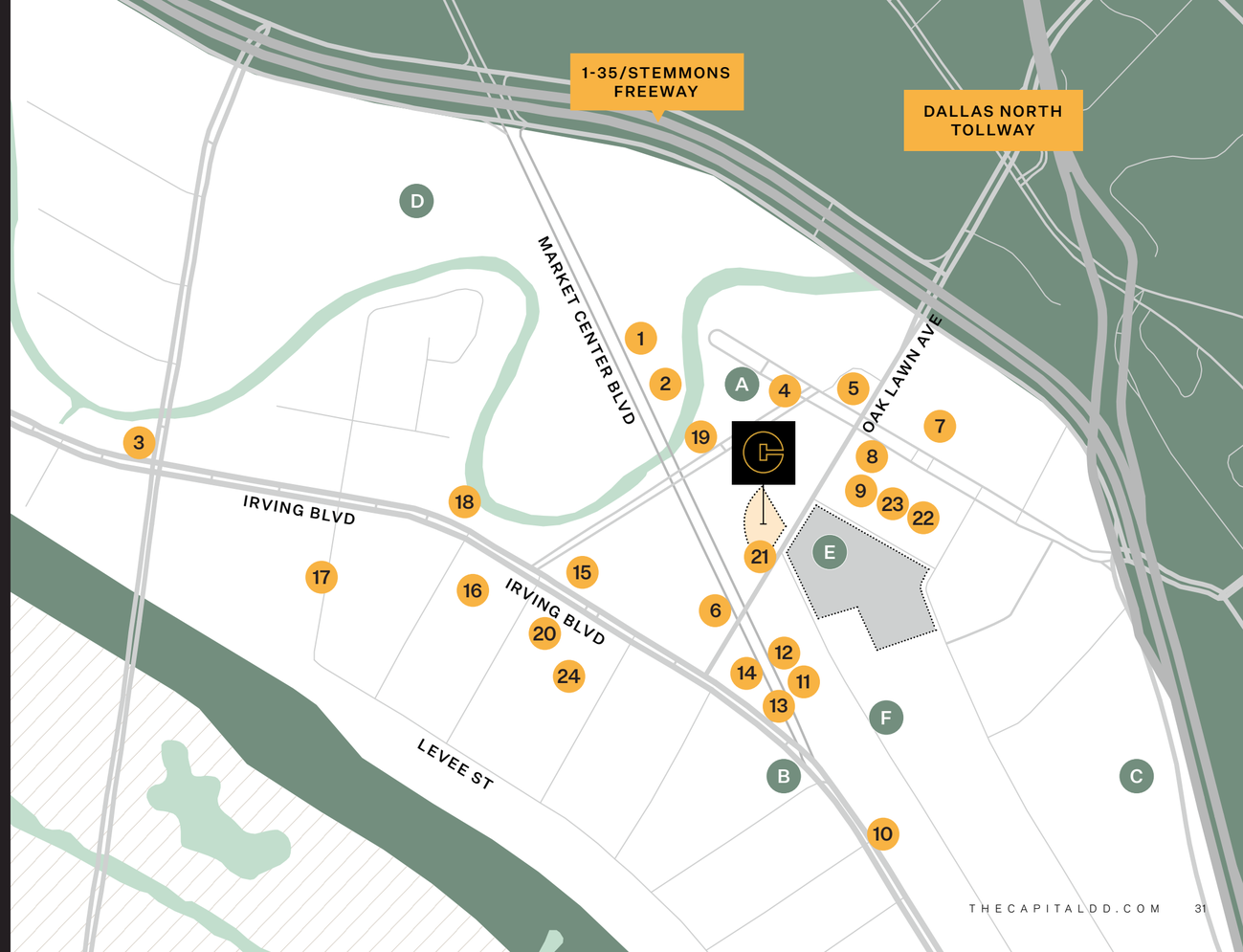
AROUND THE DESIGN DISTRICT

FOOD & BEVERAGE

01 AM/FM
02 RODEO GOAT
03 SLOW BONE BBQ
04 COMMONS CLUB
05 ASCENSION COFFEE
06 LA LUPITA
07 DELUCCA
08 TANGO ROOM
09 CARBONE
10 EL CARLOS
11 BAR CHARLES
12 THE CHARLES
13 TOWN HEARTH
14 PIE TAP
15 FLYING FISH
16 BOWLOUNGE
17 TRIUMPH COFFEE
18 MAMA'S DAUGHTERS' DINER
19 THE MEXICAN
20 CULINARY DROPOUT
21 MAROMA
22 ABA
23 MAMAN
24 PUERTO COCINA & BAR

STAY & VISIT

A VIRGIN HOTEL
B DALLAS CONTEMPORARY
C THE ECHO LOUNGE & MUSIC HALL
D HILTON ANATOLE
E THE SEAM
F PADEL HAUS



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



ABOUT THE OWNERSHIP

HFI

HFI Capital Management (HFI), based in Dallas, Texas, is the family office of Kenneth A. Hersh, the Co-founder and former CEO of NGP Energy Capital Management and former CEO of the George W. Bush Presidential Center. HFI invests across the economy with an emphasis on the industrial, energy, real estate, technology and sports & entertainment sectors. HFI focuses on locating quality assets in growing markets.

HFI provides flexible investment capital without the restrictions often found with institutional private equity. We are able to move quickly and either invest alone or with like-minded partners who desire to build quality assets and companies managed by outstanding management teams. For more information, please visit www.hershfi.com.

QIP

Quadrant Investment Properties is a Dallas based real estate investment firm that focuses on adaptive reuse and development projects in activated urban centers. We define each project we undertake by identifying the community that will thrive within the environment and the unique qualities that will be required to attract the targeted audience. Our approach incorporates thoughtful design, integrated technology, proactive management and creative problem solving to achieve success in creating projects that foster inspiration.



EXPERIENCE WORK IN A NEW LIGHT.

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THECAPITALDD.COM

THE CAPITAL
DESIGN DISTRICT

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