



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

\$17.85/SF

ELECTRIC

\$2.11/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 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

FOR LEASING INFORMATION:

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OWNED BY:



LEASED BY:



TRANSWESTERN

RUE