

1333 OAK LAWN AVE, DALLAS, TX 75207

T H I R T E E N

T H I R T Y

T H R E E



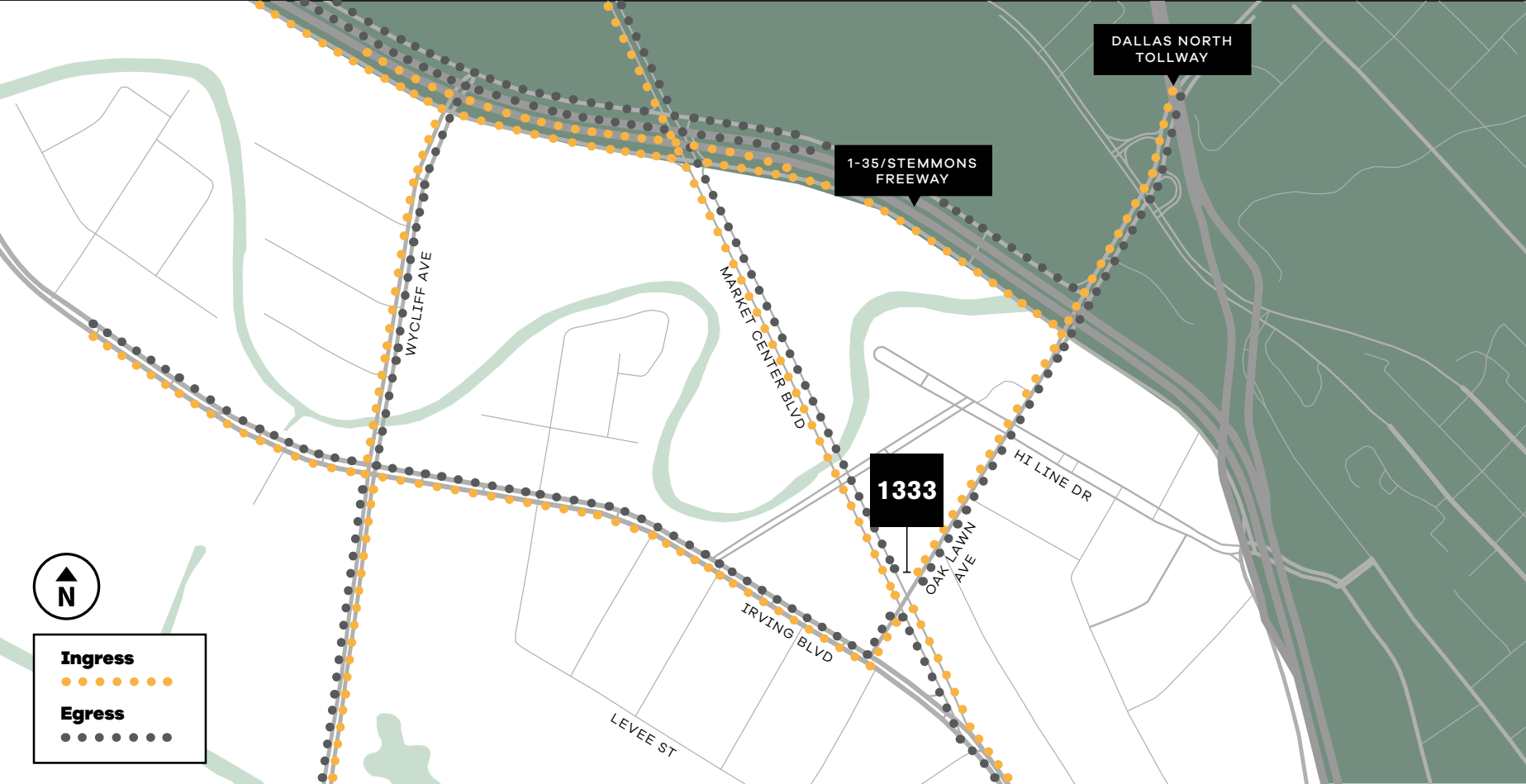
INSPIRATION
OF THE DESIGN
DISTRICT AT YOUR
FINGERTIPS.

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**



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



THE BUILDING

STACKING PLAN



FLOOR 10
22,670 RSF

+

FLOOR 9
13,355 RSF
AMENITY FLOOR

130,838 RSF

TOTAL SQUARE FOOTAGE

FLOOR 8
29,946 RSF

+

FLOOR 7
29,946 RSF

125,863 RSF

OFFICE SQUARE FOOTAGE

FLOOR 6
29,946 RSF

P5

P4

P3

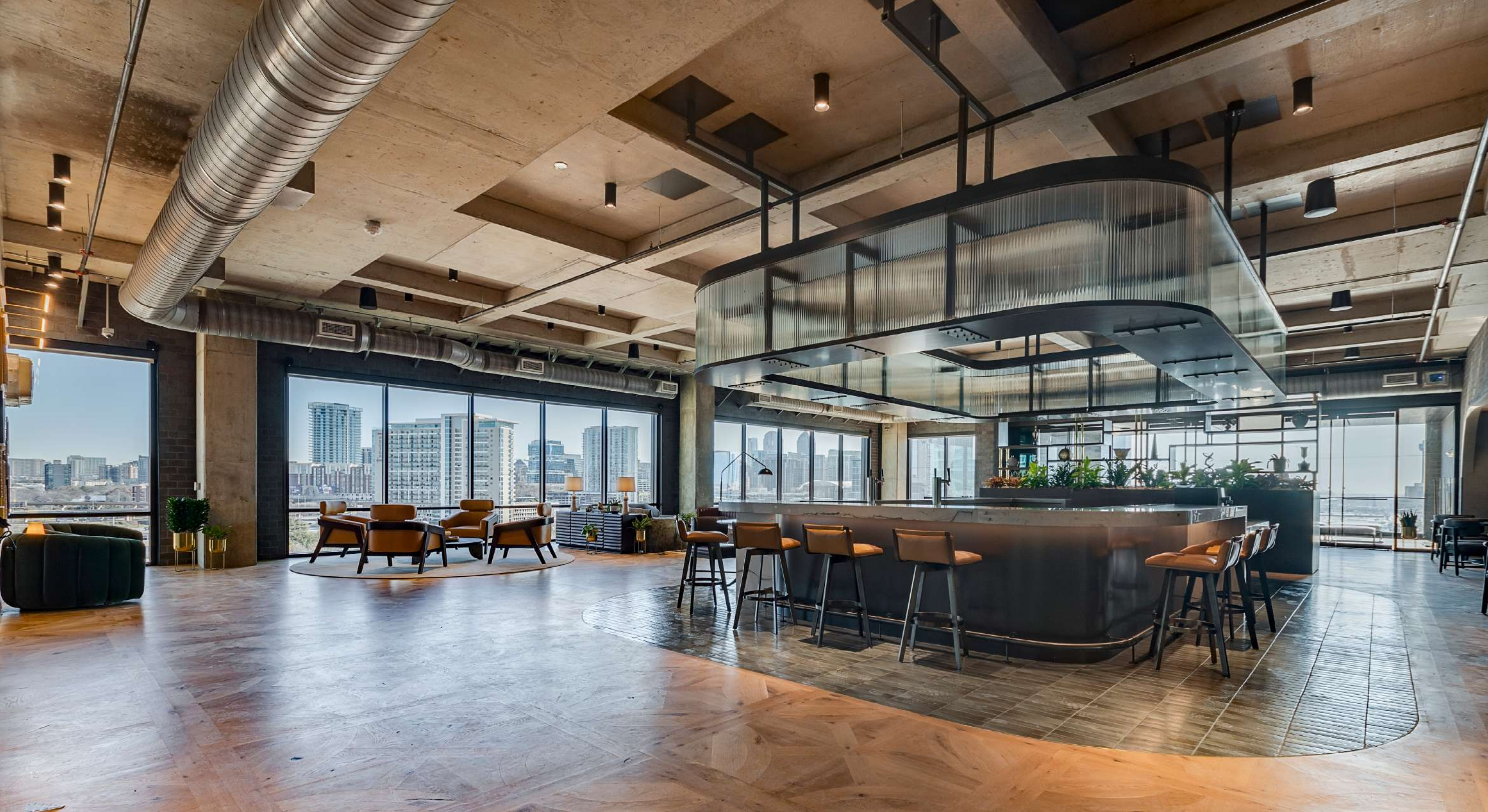
+

P2

8,822 RSF

AMENITY SPACE

LOBBY
4,976 SF RETAIL



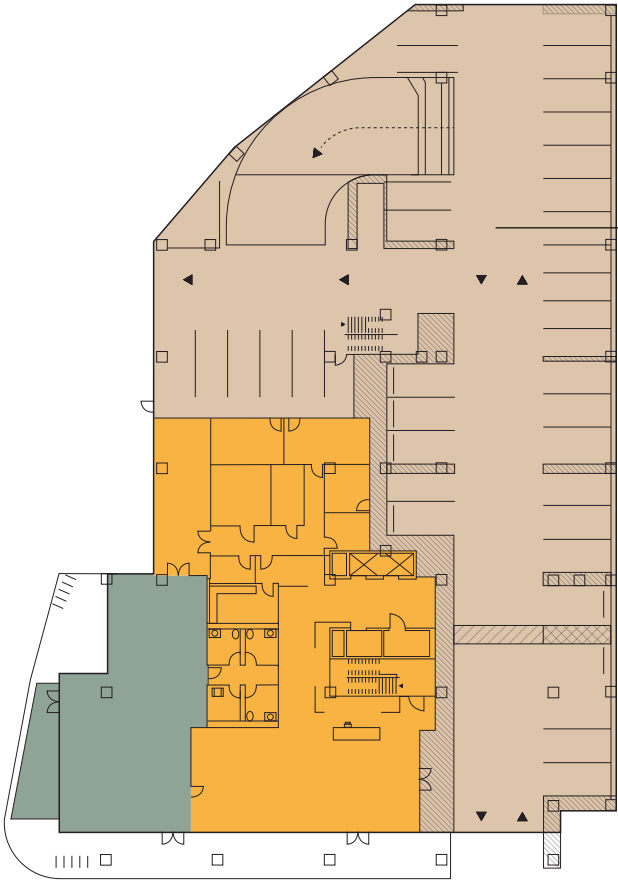
THIRTEEN THIRTY
THREE CULTIVATES
A SENSE OF
COMMUNITY
TO INSPIRE
IDEAS & FOSTER
RELATIONSHIPS.

FLOOR PLANS

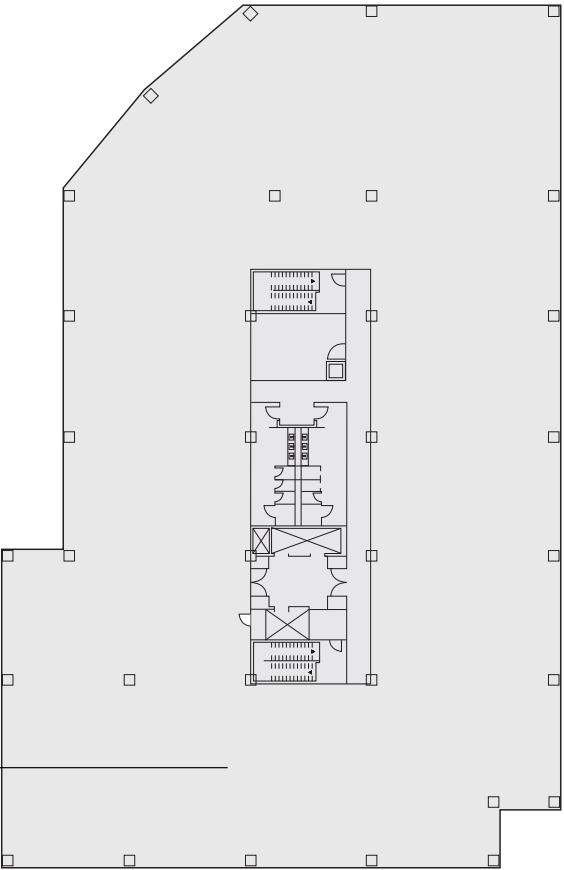
OFFICE +
AMENITIES

LEGEND

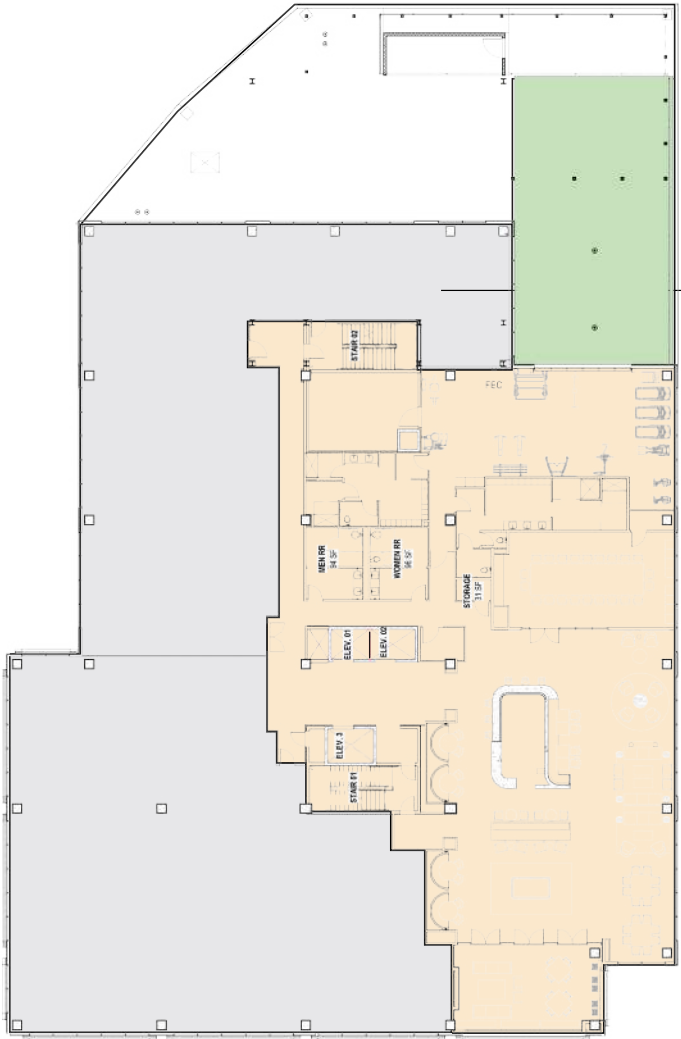
- PARKING
-
- TENANT AMENITIES

 RENTABLE OFFICE SPACE RESTAURANT

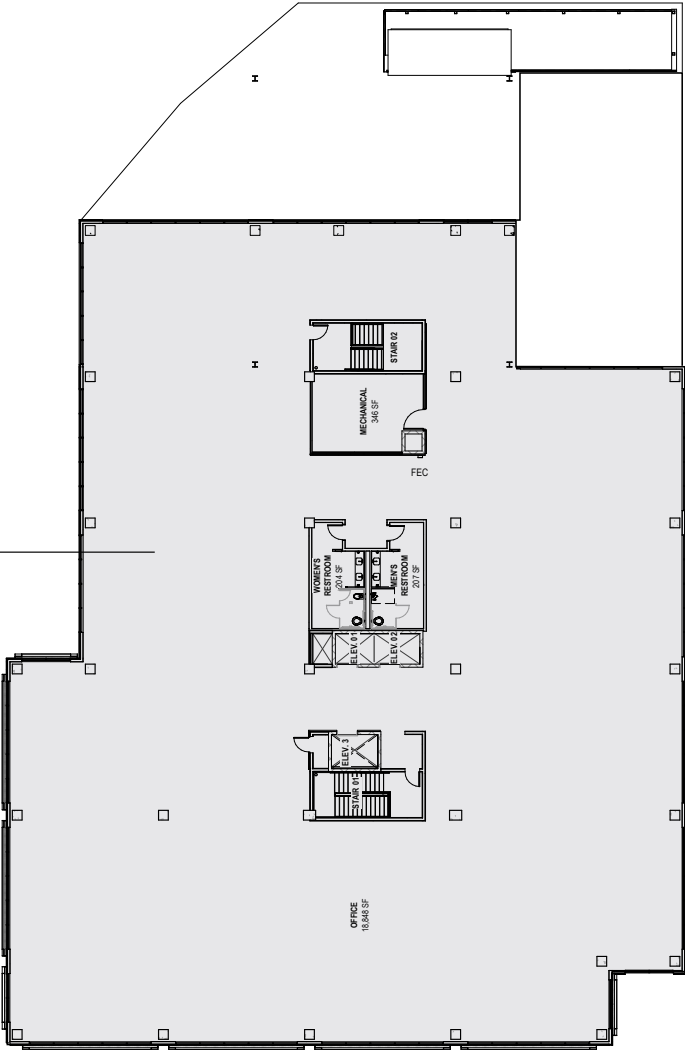
GROUND FLOOR
+
4,976 RSF



FLOORS 6-8
+
29,946 RSF



FLOOR 9
+
13,355 RSF



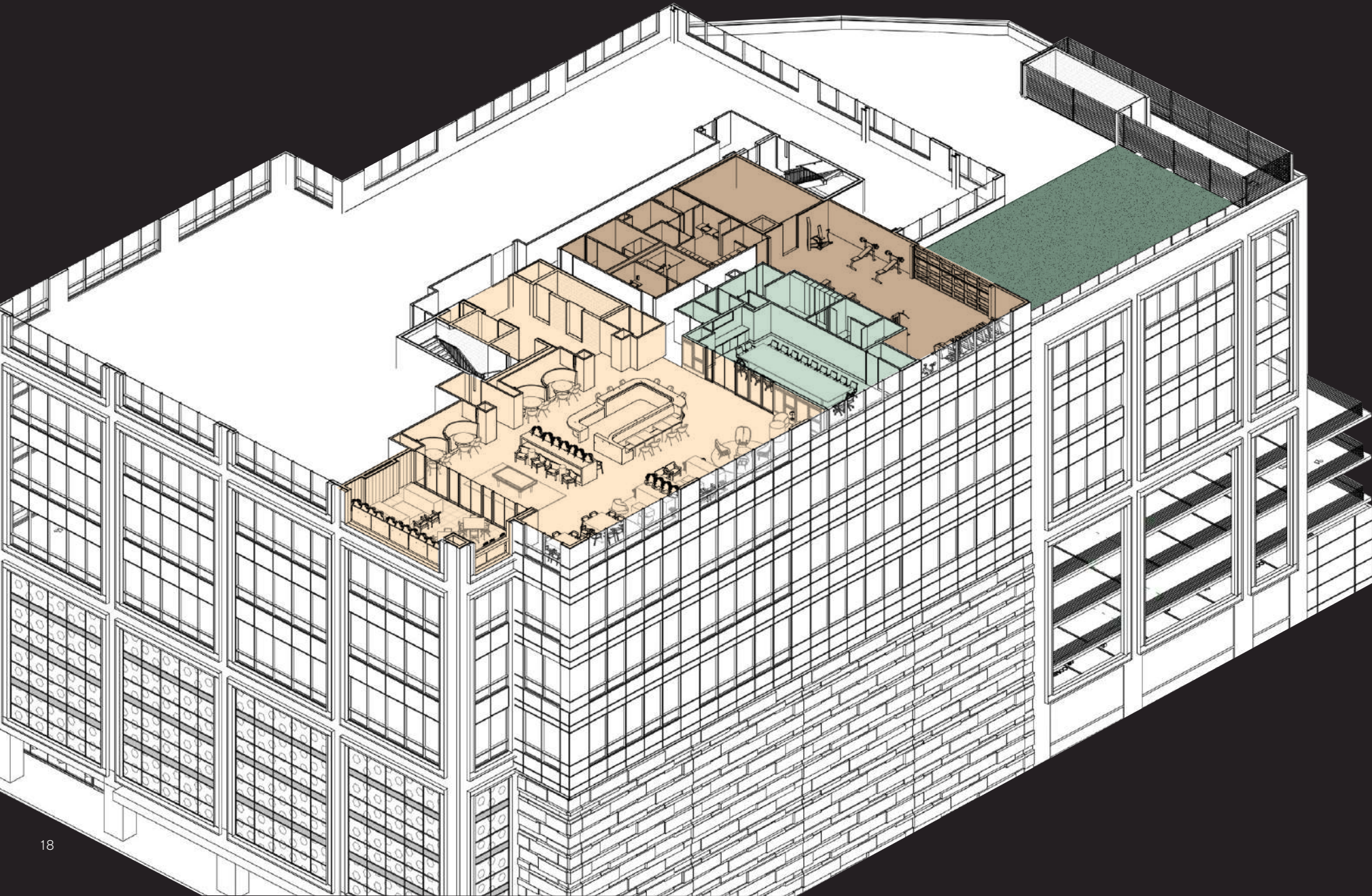
FLOOR 10
+
22,670 RSF



CONFERENCE
IN STYLE.

AMENITY FLOOR

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



NEXT LEVEL
AMENITIES.



ALLOW
EMPLOYEES TO
EXPERIENCE
FIRST CLASS
WELLNESS.







THE DESIGN DISTRICT



Culinary Dropout



Ascension Coffee



The Charles



Town Hearth



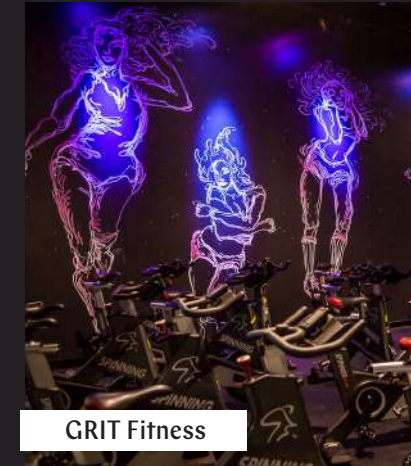
Hilton Anatole



The Mexican



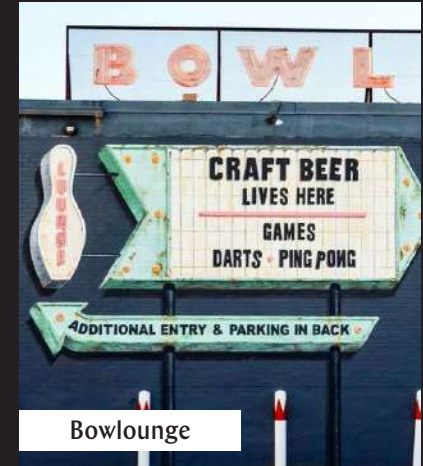
DEC on Dragon



GRIT Fitness



Pakpao



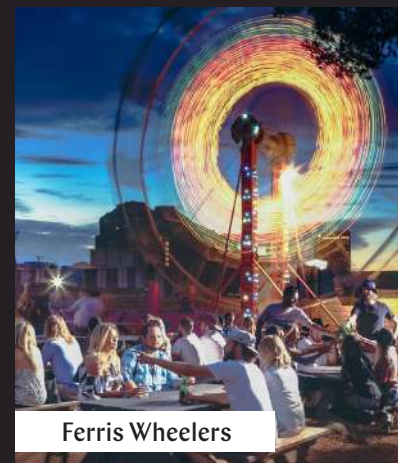
Bowlounge



Dallas Contemporary



Carbone



Ferris Wheelers



Delucca Gaucho



Commons Club



The Echo

AROUND THE DESIGN DISTRICT

FOOD & BEVERAGE

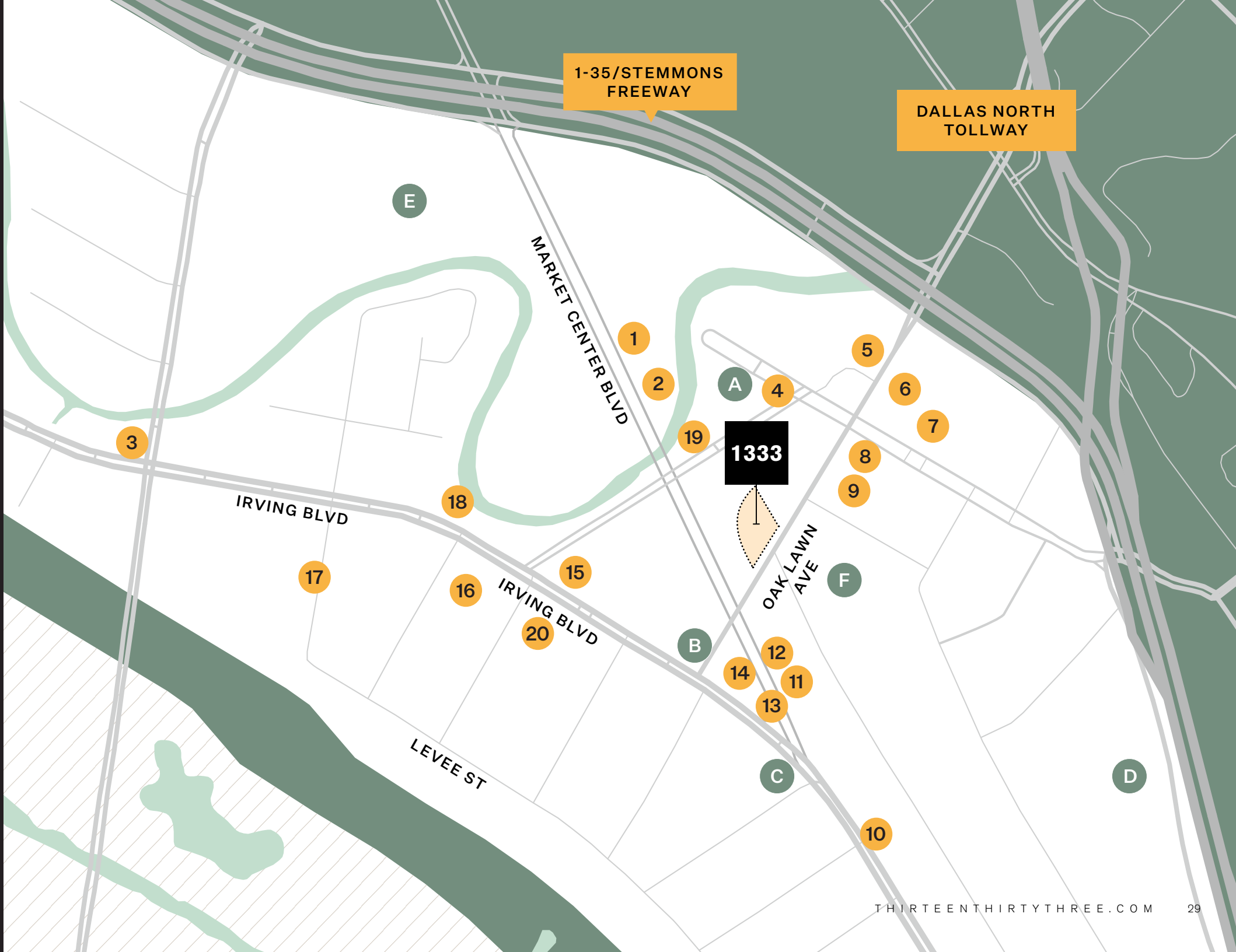
- 01 FERRIS WHEELERS
- 02 RODEO GOAT
- 03 SLOW BONE BBQ
- 04 COMMONS CLUB
- 05 ASCENSION COFFEE
- 06 PAKPAO
- 07 DELUCCA
- 08 TANGO ROOM

- 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

STAY / VISIT

- A VIRGIN HOTEL
- B HAAS MOTO MUSEUM
- C DALLAS CONTEMPORARY
- D THE ECHO LOUNGE & MUSIC HALL
- E HILTON ANATOLE
- F THE SEAM



DESIGN DISTRICT REDEVELOPMENT

THE SEAM

Located directly across the street from Thirteen Thirty Three, 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 SUMMER 2026



CHEF-DRIVEN
DINING



CONTEMPORARY
FASHION



LUSH OUTDOOR
SETTING



LIFESTYLE
DESTINATION



ABOUT THE OWNERSHIP

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.

FCP

FCP® is a privately held real estate investment company that has invested in or financed more than \$8.6 billion in assets since its founding in 1999. FCP invests directly and with operating partners in commercial and residential assets. The firm makes equity and mezzanine investments in income-producing and development properties. Based in Chevy Chase, MD, FCP invests both its commingled, discretionary funds and separate accounts targeted at major real estate markets in the United States. For further information on FCP, please visitwww.fcpdc.com.



EXPERIENCE WORK IN A NEW LIGHT.

FOR LEASING INFORMATION

PAUL WITTORF

214.446.4512
paul.wittorf@transwestern.com

KIM BROOKS

972.361.1122
kim.brooks@transwestern.com

LANEY DELIN

214.237.5020
laney.delin@transwestern.com

COLLIN BURWINKEL

972.774.2531
collin.burwinkel@transwestern.com

OWNED BY: **QIP** **FCP** LEASED BY: **TRANSWESTERN** **RUE**

THIRTEENTHIRTYTHREE.COM

THIRTEEN THIRTY THREE

1333 OAK LAWN AVE, DALLAS, TX 75207