

# KBS



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**Kim Brooks**

(972) 361-1122

[Kim.Brooks@transwestern.com](mailto:Kim.Brooks@transwestern.com)

**Justin Miller**

(972) 361-1134

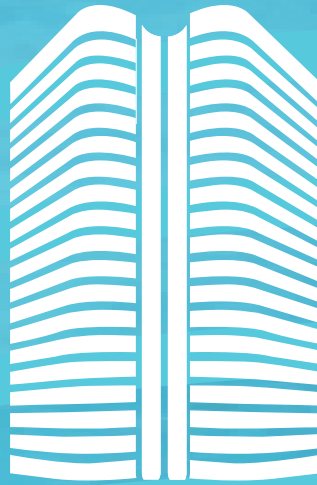
[Justin.Miller@transwestern.com](mailto:Justin.Miller@transwestern.com)

**Scott Walker**

(972) 774-2504

[Scott.Walker@transwestern.com](mailto:Scott.Walker@transwestern.com)





**3811 TURTLE CREEK**

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## Redefining Turtle Creek Office Space

KBS is investing significant capital to reinvigorate and reposition the most iconic building on Turtle Creek as a leader of luxury office space. 3811 Turtle Creek's impressive office space, prominent location, surrounding amenities and outstanding views offer tenants an unmatched office environment.

The new renovation will provide an upgraded feel as tenants and visitors approach the building, drive into the garage and walk into the main lobby. The renovation will include, new landscaping, lighting, updated finishes, new bike rack in the garage, upgraded outdoor area with fire pit, new security station, a tenant lounge area with a bar connected to a building conference room, a new café, updated fitness center, and outdoor patio lounge area.







## Setting The Standard

The new tenant lounge located off the first floor of the lobby provides a space for a quick place to check email, impromptu meeting or grab a drink with a colleague or client. The lounge will also be available for evening meetings or gatherings outside of the office. This dynamic area will be best in class for Turtle Creek and will completely transform the tenant experience.





3811 TURTLE CREEK



## 3811 Turtle Creek Overview

3811 Turtle Creek is located at the corner of Turtle Creek Boulevard and Blackburn and is situated in the heart of the prestigious Uptown/Turtle Creek area, one of the best submarkets in the Dallas/Ft. Worth Metroplex. The building has been institutionally owned and operated since its development. It has achieved the BOMA 360 designation as well as Energy Star rating.

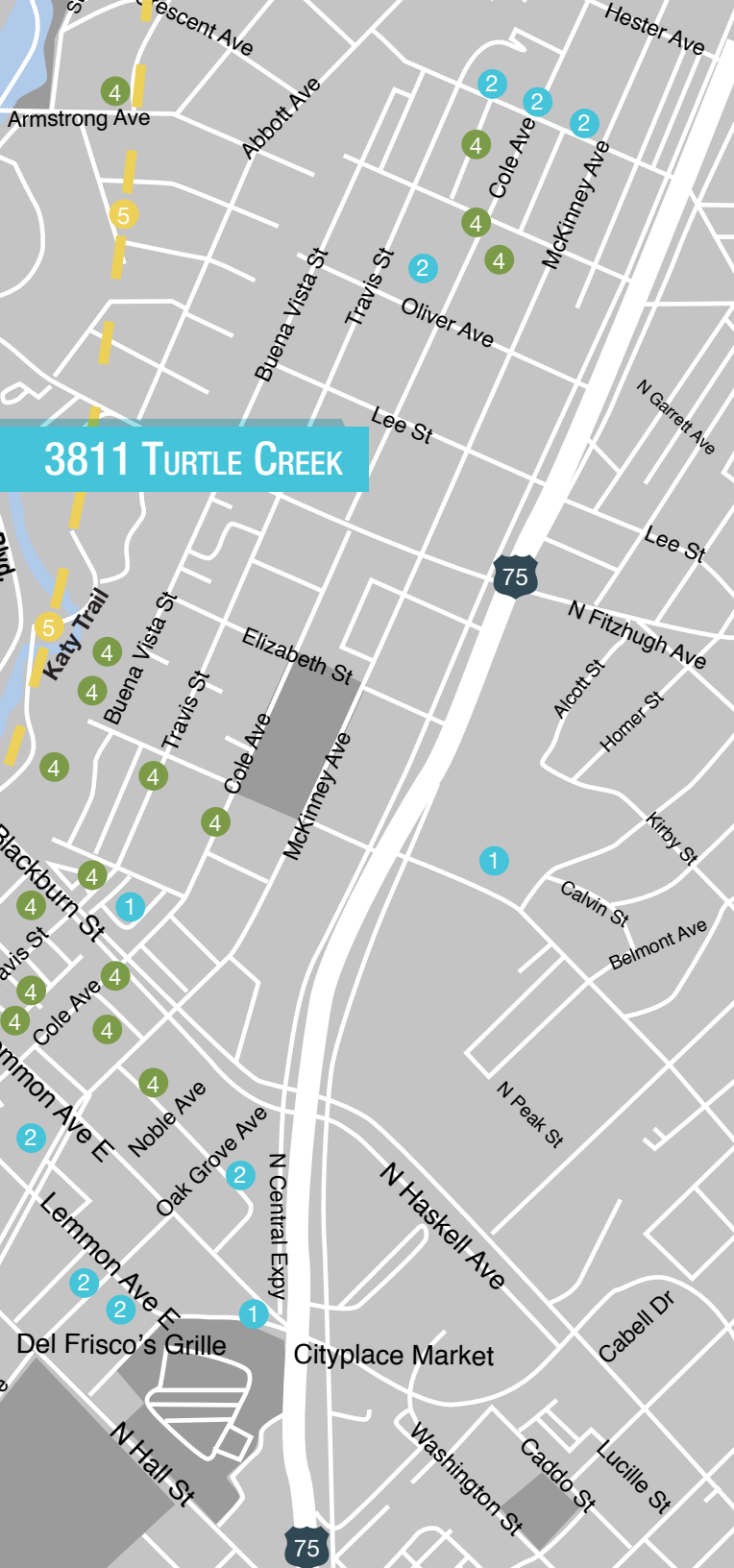




## Local Amenities

3811 Turtle Creek is a best in class office location with convenient access to I-75, North Dallas Tollway and Preston Road. The building has immediate access to 325,000 sf of retail with shopping, dining and banking locations.

- 1 Fitness Center
- 2 Restaurant
- 3 Hotel
- 4 Apartments
- 5 Katie Trail







## The Tenancy

Currently, approximately 40 tenants call 3811 Turtle Creek their home. Top tier law firms, private equity groups, and a world class real estate firm all office at 3811 Turtle Creek. In addition to our list of quality tenants, we have the ability to accommodate new prospective tenants in a variety of spaces available in the building ranging from as small as 1,000 square feet up to over 10,000 square feet.







## Inspiration Reimagined

3811 Turtle Creek, once renovated, will allow tenants the opportunity to develop office spaces that fit their specific needs. Whether it be a traditional office space or modern concept, 3811 Turtle Creek will work with tenants to realize their dream.











# Welcome to 3811 Turtle Creek