

PrimeLending

3500

3500

OAK LAWN

3500 OAK LAWN AVE | DALLAS, TX 75219

A

Westdale

PROPERTY

3500 OAK LAWN
PRIMELENDING
3500 OAK LAWN AVE
DALLAS, TX 75219
3500 OAK LAWN AVE



RENTABLE BUILDING AREA
101,561 SF

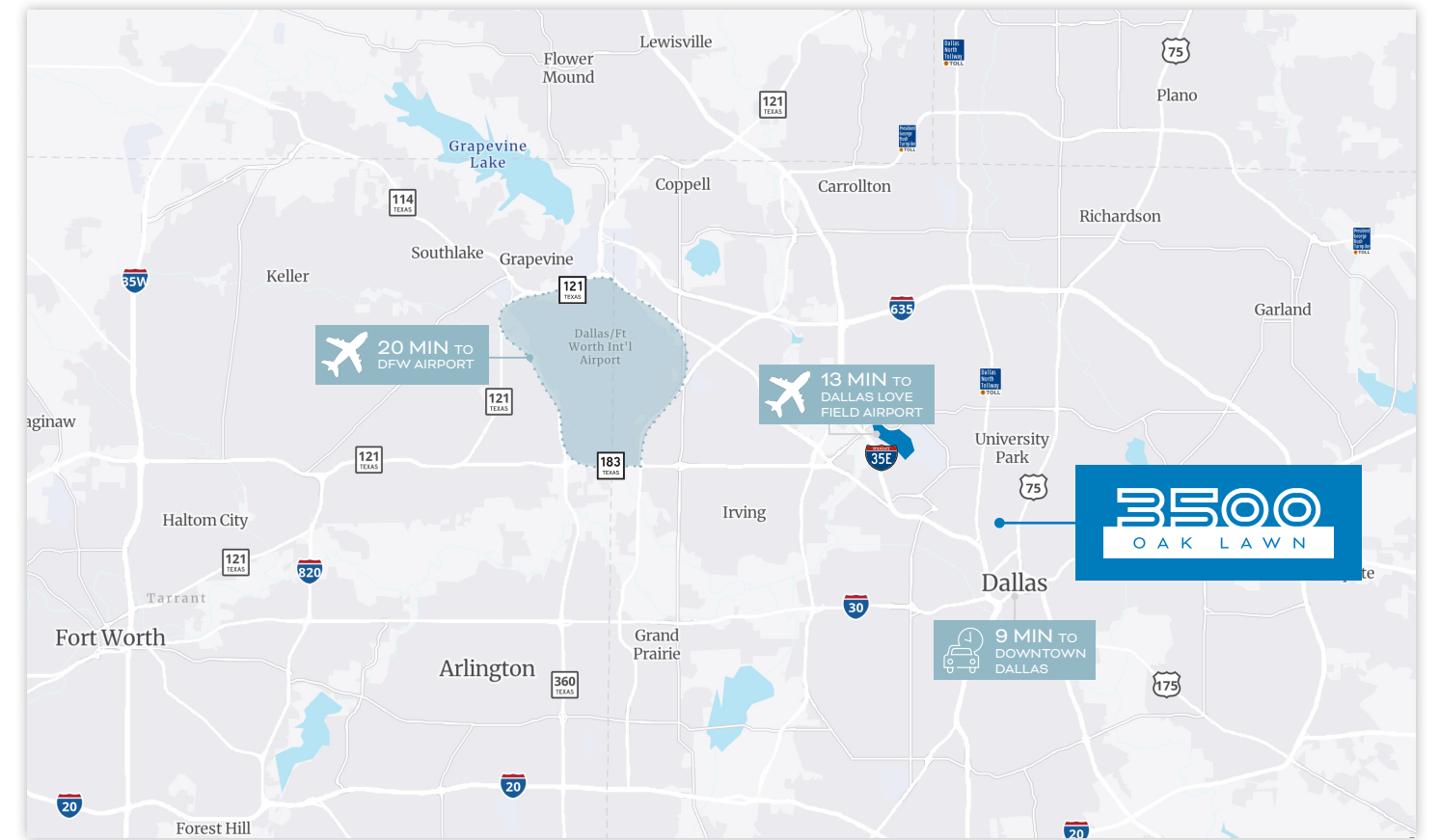
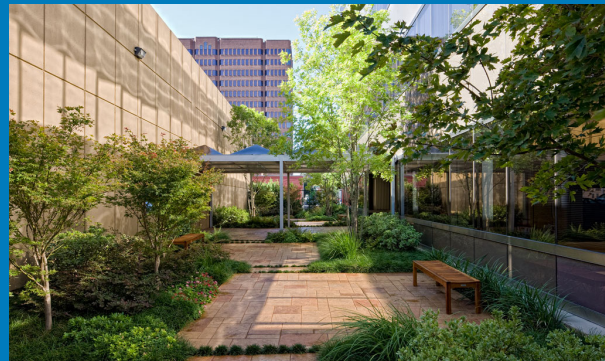
STORIES
7

BUILDING CLASS
A

YEAR BUILT
1980

PARKING RATIO
3:1,000

TYPICAL FLOOR SIZE
12,794 SF



3500 OAK LAWN is located at the corner of Oak Lawn Avenue and Lemmon Avenue, major uptown thoroughfares. The property is within walking distance to numerous restaurants and is conveniently located on a DART bus line.

BUILDING HIGHLIGHTS

- Renovated lobby and common areas
- Walking distance to over 25 restaurants
- Free Wi-Fi in lobby and courtyard
- On-site security
- Covered parking garage with easy building access
- Outdoor tenant lounge



Nearby Amenities

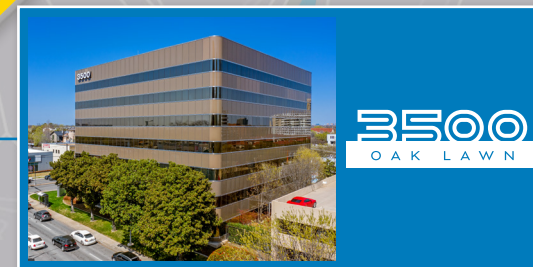
Turtle Creek Village

Restaurants:

- East Hampton Sandwich Co
- CAVA
- Neighborhood Services
- Mister O1 Extraordinary Pizza
- Sams Burger House
- Starbucks
- Jalisco Norte
- Twin Turtles Café
- Chocolate secrets
- Malibu Poke
- Drip Coffee
- Al Biernet's
- Tulum
- Eddie V's Prime Seafood

Retail:

- World Market
- Living Modern Furnishings & Design



3500
OAK LAWN

Lemmon Ave

Restaurants:

- Mia's Tex Mex
- Bob's Steak & Chop House
- Eggsellent Café
- Uncle Julio's
- Starbucks
- Gloria's Latin Cuisine
- Zalat Pizza
- Eatzi's Market & Bakery
- Chipotle
- Mondo Pizza
- Szechuan Chinese
- WaiWai Kitchen
- Poke Bop

West Village

Restaurants:

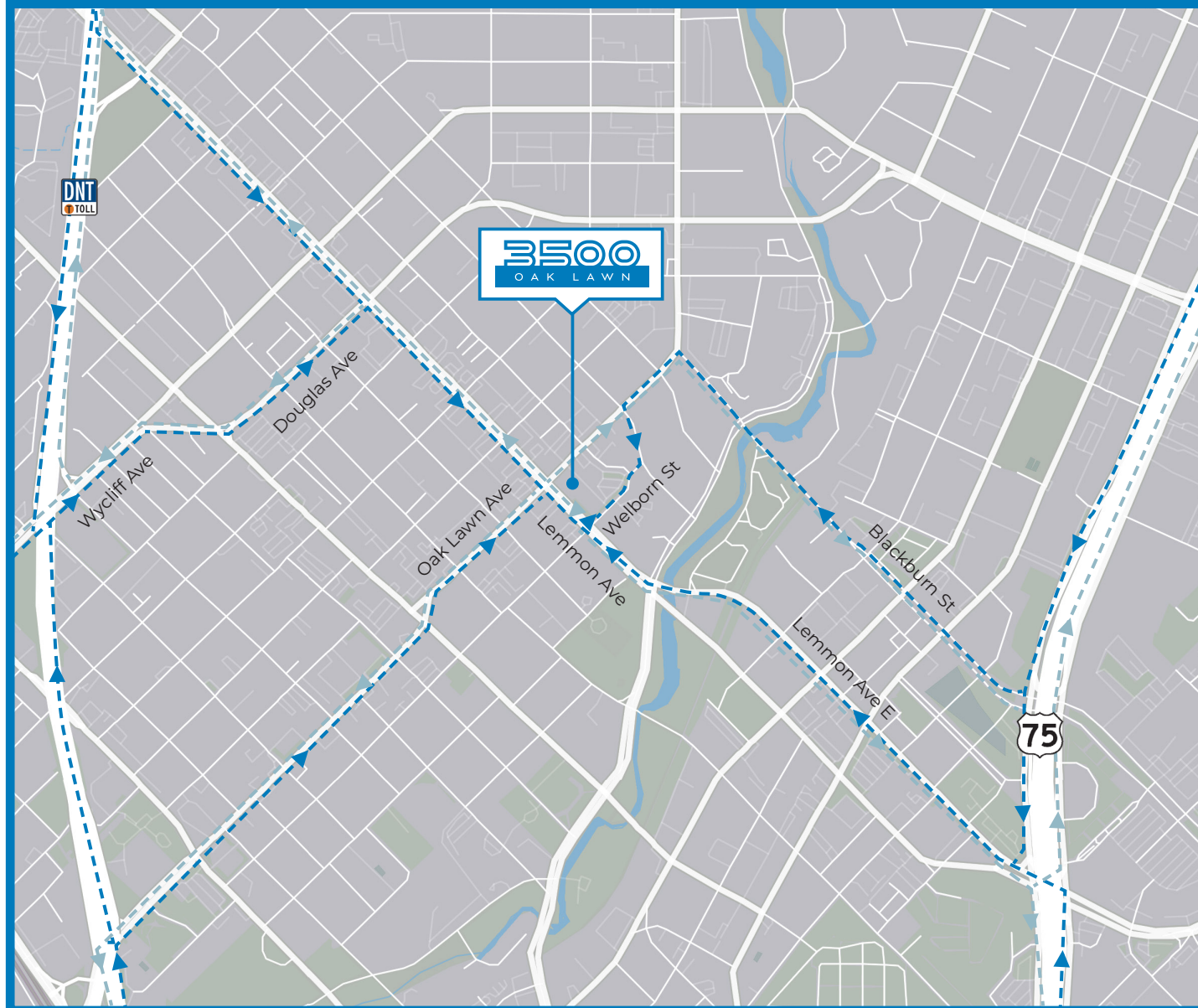
- Sip Stir Coffee House
- Pho Crimson
- Village Burger Bar
- Hugo's
- Malai Kitchen
- Honest Taco
- CRU Food & Wine
- The Rustic
- Grimaldi's Pizzeria
- Fiatto Uptown
- Starbucks
- Salata
- Sweetgreen
- Salum
- Beverly's
- Buzz Brews
- Joe Leo

Retail:

- KREWE
- Myx Blend Bar Dallas
- MKT
- UNTUCKit
- Q Clothier
- Jonathan Adler
- Nicole Kwon
- Nickel & Suede
- Y&I clothing
- Saatva
- Mizzen+Main



All Access



Fact Sheet

BUILDING

3500 Oak Lawn Ave
Dallas, TX 75219

Building Square Footage: 101,561 RSF
Typical Floor Plate: 12,794 RSF
Floors: 7
Building Hours:
Monday-Friday 7am-6pm

LEASING COMPANY INFORMATION

Colliers

Jack Beare
214 217 4861
jack.beare@colliers.com

Lily Jackson
214 217 4920
lily.jackson@colliers.com

Chris Wright
214 217 1229
c.wright@colliers.com

PROPERTY MANAGEMENT

On-site: No
Name of Property Management Company:
Westdale Properties

YEAR BUILT

Built: 1980

PARKING

3.0/1,000 Parking ratio
Parking Rate:
Unreserved: Free
Reserved: \$100/Month plus applicable taxes
Covered: Yes
Visitor parking: Yes

BUILDING HVAC

Hours of Operation:
Monday-Friday 7am-6pm
Saturday 8am-1pm
HVAC After Hours Cost:
\$75.00 Per Hour

SECURITY

On Site Security Hours:
7am-6pm

OPERATING EXPENSES

2023: \$12.06
2022: \$12.43
2021: \$12.12

TELECOM PROVIDERS

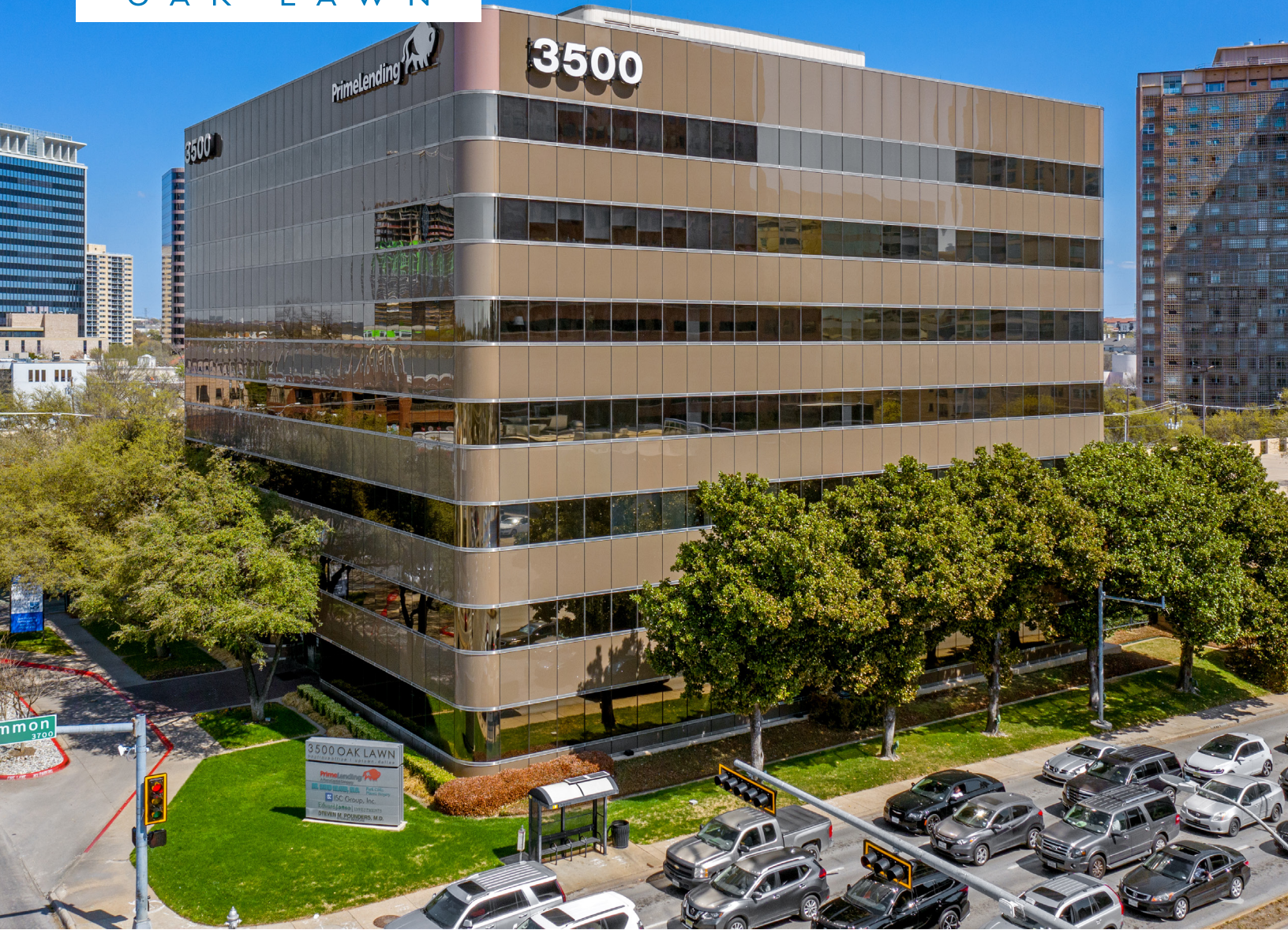
Spectrum, T-Mobile, UPN, At&T

ON-SITE AMENITIES

On-Site Security
Outdoor Tenant Lounge
Covered Parking

3500

OAK LAWN



CONTACTS

JACK BEARE

Vice President

+1 214 217 4861

jack.beare@colliers.com

LILY JACKSON

Associate

+1 214 217 4920

lily.jackson@colliers.com

CHRIS WRIGHT

Executive Vice President

+1 214 217 1229

c.wright@colliers.com

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International North Texas, LLC

