

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



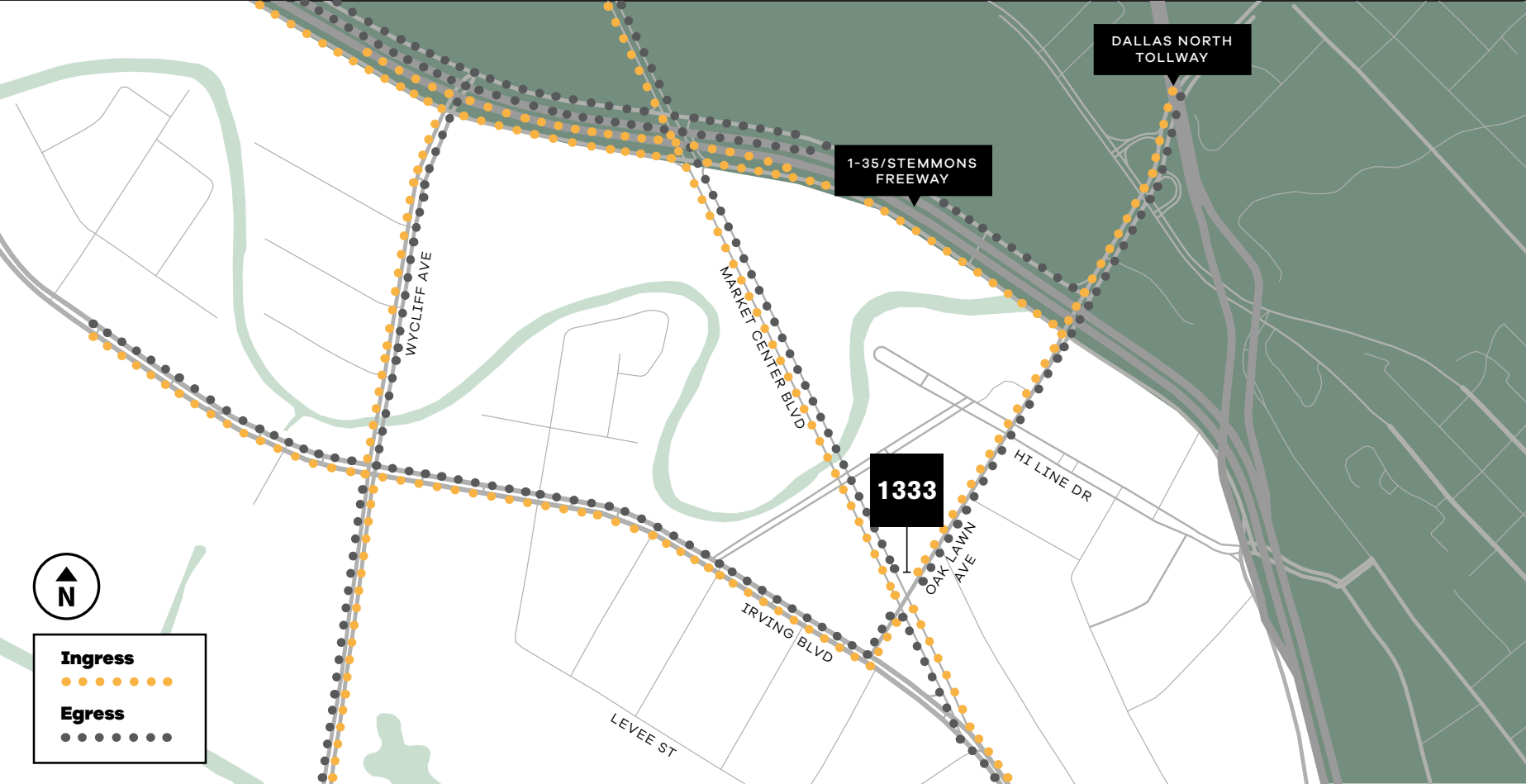
INSPIRATION
OF THE DESIGN
DISTRICT AT YOUR
FINGERTIPS.

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

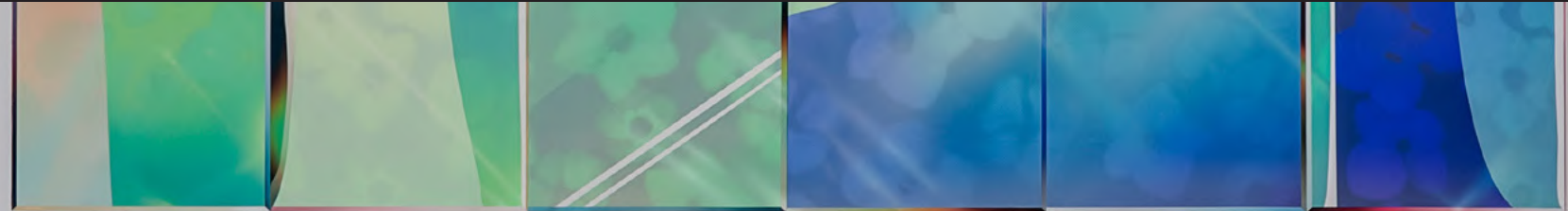
SQUARE FEET

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



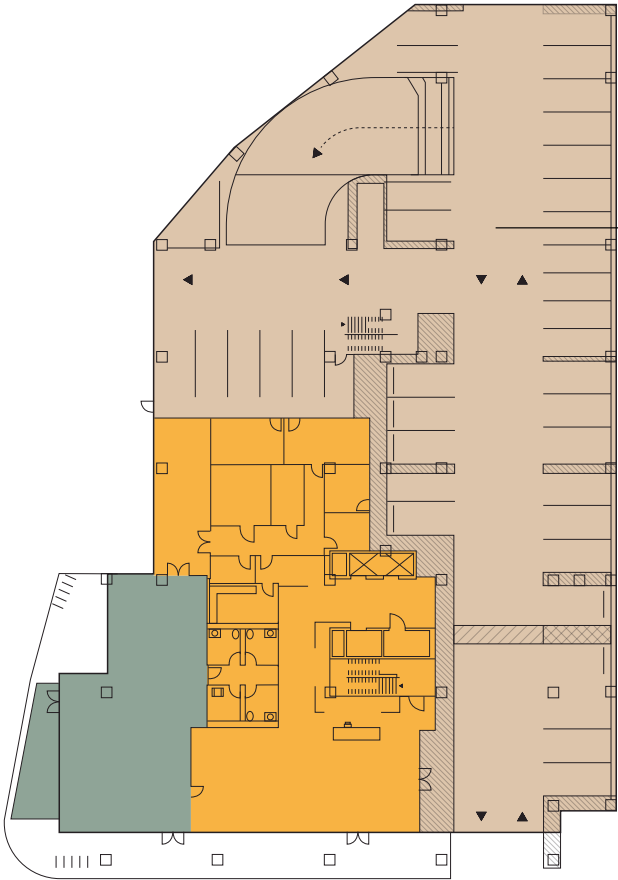
THIRTEEN THIRTY
THREE CULTIVATES
A SENSE OF
COMMUNITY
TO INSPIRE
IDEAS & FOSTER
RELATIONSHIPS.

FLOOR PLANS

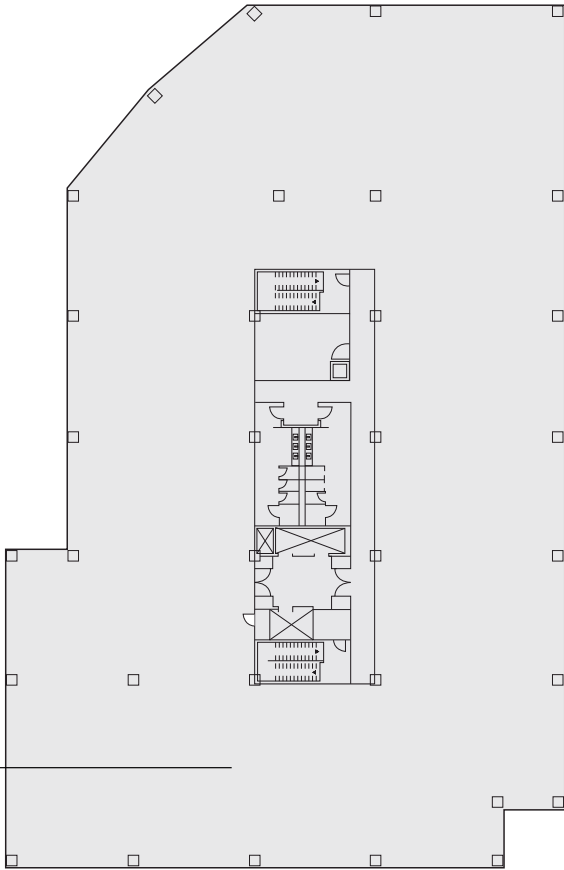
OFFICE +
AMENITIES

LEGEND

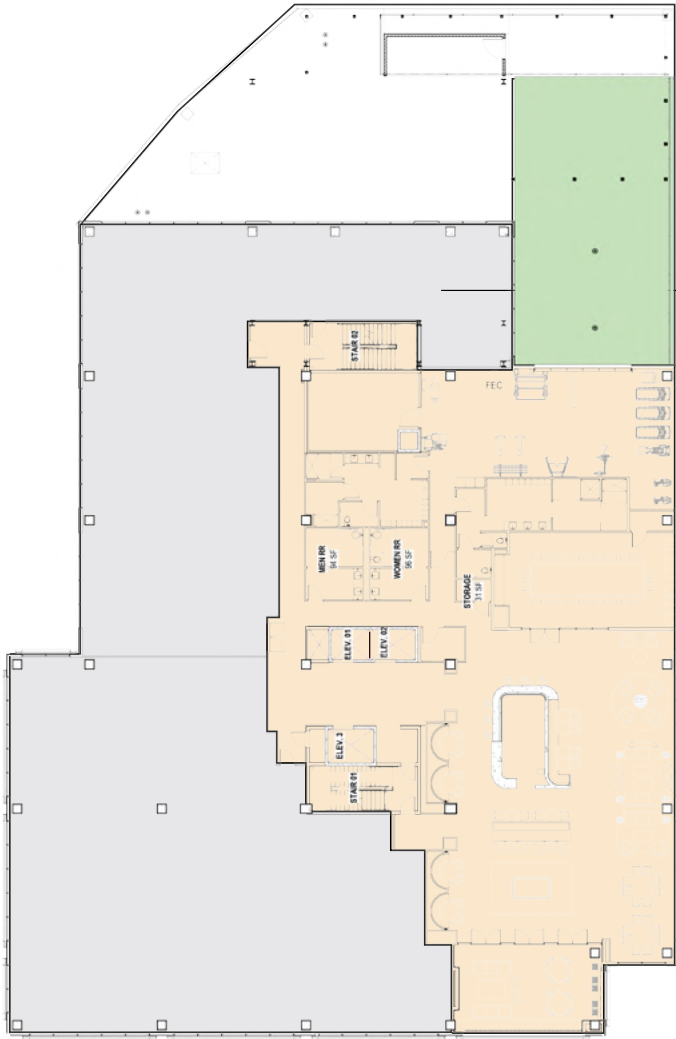
- PARKING
-
- TENANT AMENITIES

 RENTABLE OFFICE SPACE RESTAURANT

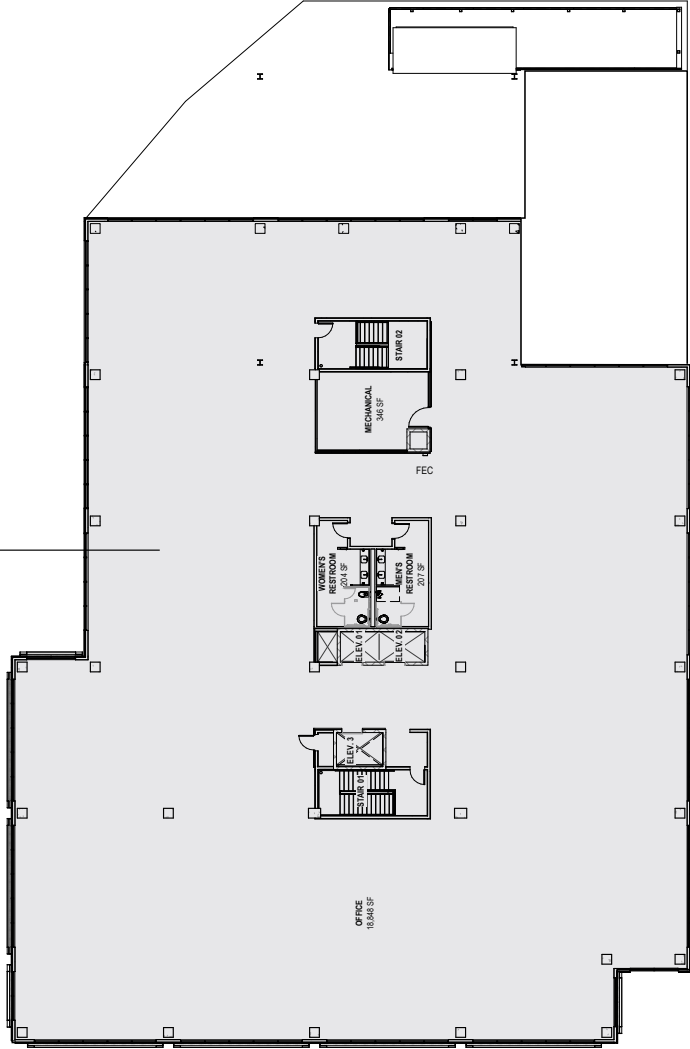
GROUND
FLOOR
+
4,976 RSF



FLOORS 6-8
+
29,946 RSF



FLOOR 9
+
13,355 RSF



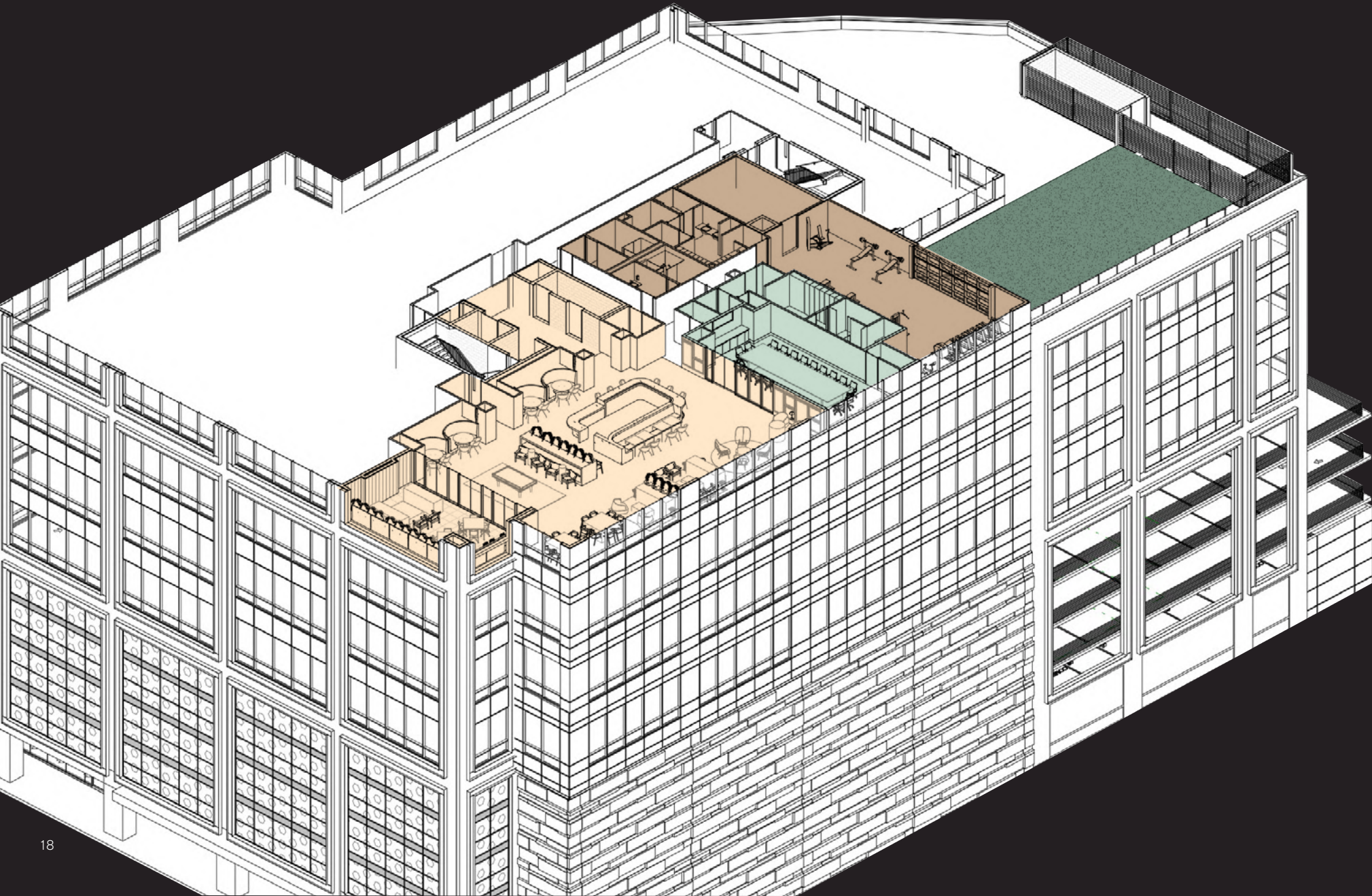
FLOOR 10
+
22,670 RSF



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



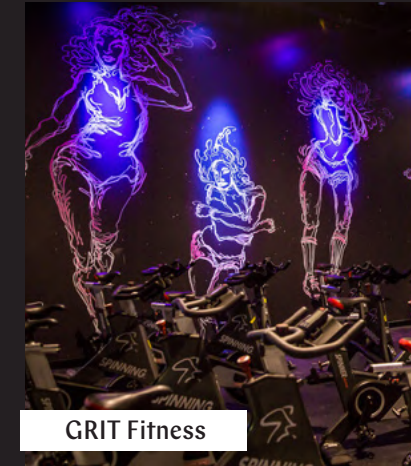
Hilton Anatole



The Mexican



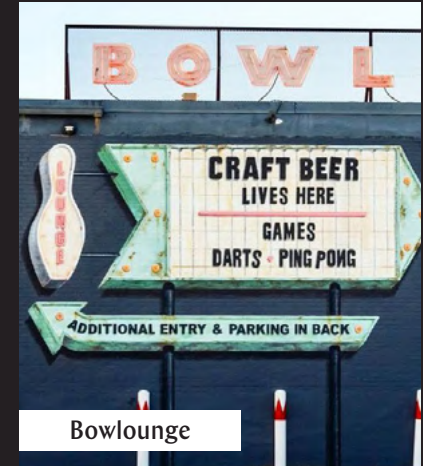
DEC on Dragon



GRIT Fitness



Pakpao



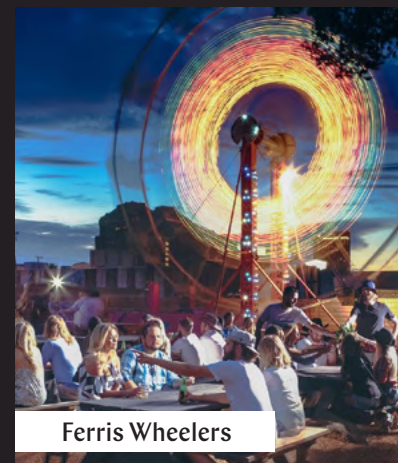
Bowlounge



Dallas Contemporary



Carbone



Ferris Wheelers



Delucca Gaucho



Commons Club



The Echo

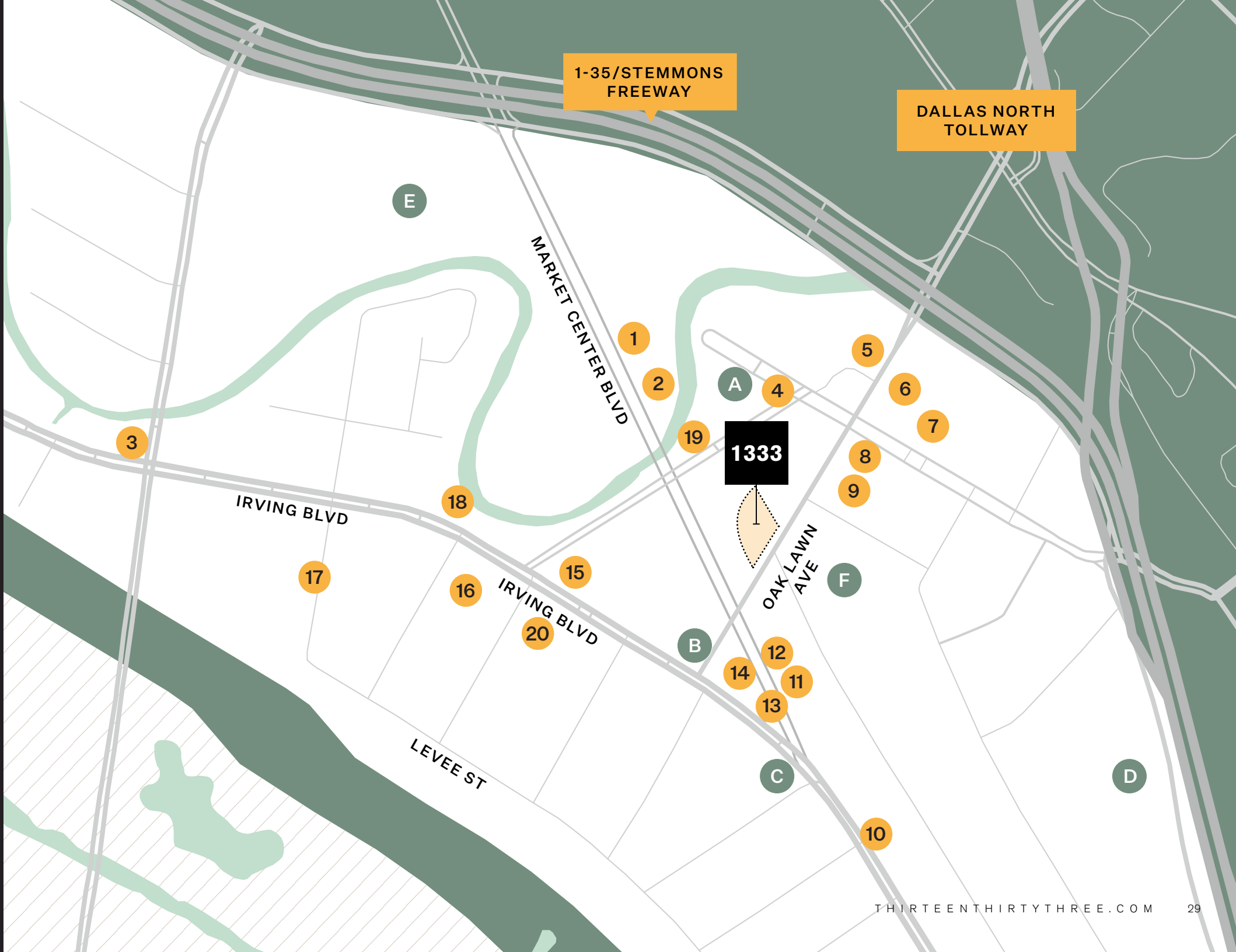
AROUND THE DESIGN DISTRICT

FOOD & BEVERAGE

- | | | |
|---------------------|----------------|----------------------------|
| 01 FERRIS WHEELERS | 09 CARBONE | 17 TRIUMPH COFFEE |
| 02 RODEO GOAT | 10 EL CARLOS | 18 MAMA'S DAUGHTERS' DINER |
| 03 SLOW BONE BBQ | 11 BAR CHARLES | 19 THE MEXICAN |
| 04 COMMONS CLUB | 12 THE CHARLES | 20 CULINARY DROPOUT |
| 05 ASCENSION COFFEE | 13 TOWN HEARTH | |
| 06 PAKPAO | 14 PIE TAP | |
| 07 DELUCCA | 15 FLYING FISH | |
| 08 TANGO ROOM | 16 BOWLounge | |

STAY / VISIT

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



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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OWNED BY:



LEASED BY:



TRANSWESTERN



THIRTEENTHIRTYTHREE.COM

THIRTEEN THIRTY THREE

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