

Fully Furnished Building Opportunity in Uptown





## About 3400 OAK GROVE

- Fully furnished plug-and-play space
- Prime West Village location between Lemmon and McKinney
- Ample parking with 40 spaces, including 10 covered spots
- Modern, professional office space with abundant natural light
- Structured and covered parking for tenants and visitors
- Easy access to McKinney Avenue, Knox District, and Katy Trail
- Surrounded by boutique fitness studios, luxury hotels, and high-end residential
- Convenient access to US-75, Downtown, and the Dallas North Tollway
- Tree-lined streets and urban green space just outside your door





# Efficient. Flexible. THOUGHTFULLY DESIGNED.

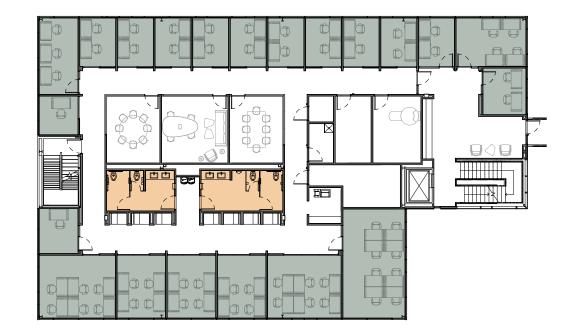
An efficient floor plan with numerous private offices featuring soundproof walls, built-in collaboration zones, and sleek common areas—designed to support focus, teamwork, and a modern work experience.

View Virtual Tour



#### 2ND FLOOR

- 6,835 RSF
- 21 Private Offices
- 63 Desks
- Wellness Room
- 7 Sets of Boothing Seats
- Copy Room
- Conference Rooms:
  - 4 to 6 person
  - 6 person
  - 8 person



#### **3RD FLOOR**

- 6,914 RSF
- Reception Desk
- 8 Offices
- 34 Desks
- 6 Sets Of Boothing Seats
- 3 Phone Booths
- Copy Rooms
- Conference Rooms:
  - 4 Person
  - 8 Person
  - 12 Person
- Lounge Space
- Break Room With Kitchen
   And Booth Seating
- Arcade Game Room



OFFICES

COMMON

RESTROOMS









### Area Amenities

# ROOTED IN THE GROVE

#### Dining

- Mesero
- Billy Can Can
- Hero
- Te Deseo Happiest Hour
- Saint Ann Restaurant & Bar
- Mercat Bistro
- Royal 38
- The Henry
- North Italia
- Tagueria La Ventana
- El Fenix
- Meso Maya
- Mi Cocina
- Perry's Steakhouse & Grille
- Hotels
- W Dallas Victory
- Hôtel Swexan
- The Ritz-Carlton
- Hotel Crescent Court
- Hotel ZaZa
- Le Méridien Dallas, The Stoneleigh

- STK

- Yardbird Table & Bar
- Haywire

- Mexican Sugar
- Leela's Pizza & Wine Bar

- Moxie's
- The Capital Grille
- Sixty Vines

Ocean Prime

- Doc B's
- Del Frisco's Steakhouse

- Fearing's
- East Hampton Sandwich Co.

Rosewood Mansion on Turtle Creek

• JW Marriott Dallas Arts District

- Truluck's
- Nobu
- Flower Child

Marriott Uptown

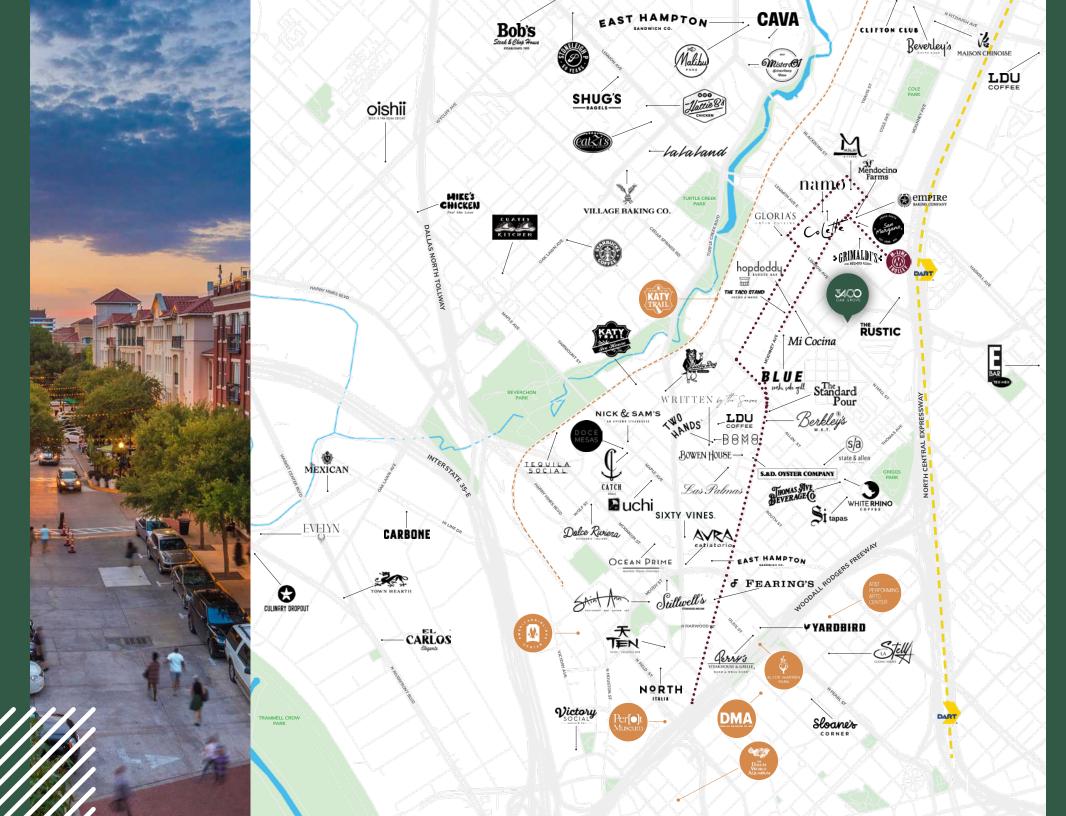
Warwick Melrose

• Canopy by Hilton

- Stillwell's
  - Dolce Riviera
  - Tequila Social
  - Katy Trail Ice House
  - Texas de Brazil
  - Nick & Sam's • Uchi
  - Las Palmas
  - Bowen House
  - S&D Oyster Company
  - The Standard Pour
  - Blue Sushi Sake Grill
- Bread Winners Cafe & Bakery
- Mi Cocina

- Lyla
- Gloria's Latin Cuisine
- Namo
- Malai Kitchen
- Mendocino Farms
- Grimaldi's Pizzeria
- The Rustic
- La Stella Cucina Verace
- Musume Sloane's Corner
- Dakota's Steakhouse
- Doce Mesas
- Catch
- Entetainment & Attractions
- American Airlines Center
- The Dallas World Aquarium Dallas Museum of Art
- Nasher Sculpture Center
- Klyde Warren Park

- Winspear Opera House
- Perot Museum of Nature and Science The Katy Trail
  - Violet Crown Dallas





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