



# PARKWELL 33

*3333 Lee Parkway is now  
Parkwell 33, with a \$6.5M capital  
renovation currently underway.*

3333 Lee Parkway  
Dallas, Texas 75219



## LEASING DETAILS

### *Total Building Size*

243,031 SF

### *Quoted Rent*

\$37.00 - \$39.00 NNN

### *Operating Expense*

\$12.15

### *Electrical Estimate*

\$2.05 PSF

### *Parking*

3:1,000

Reserved: \$100/month

Unreserved: \$25/month

Parkwell 33 sets a new standard for Class A+ workplaces in Dallas, where modern architecture and boutique-inspired interiors deliver an elevated, welcoming experience enhanced by an array of curated amenities.

### *An Uptown Address With Character*



# PROPERTY HIGHLIGHTS

12-Story Class A+ Office Tower in Turtle Creek

***The Lounge***, Customer Lounge With Gaming, Offering an Inviting Space to Relax and Connect

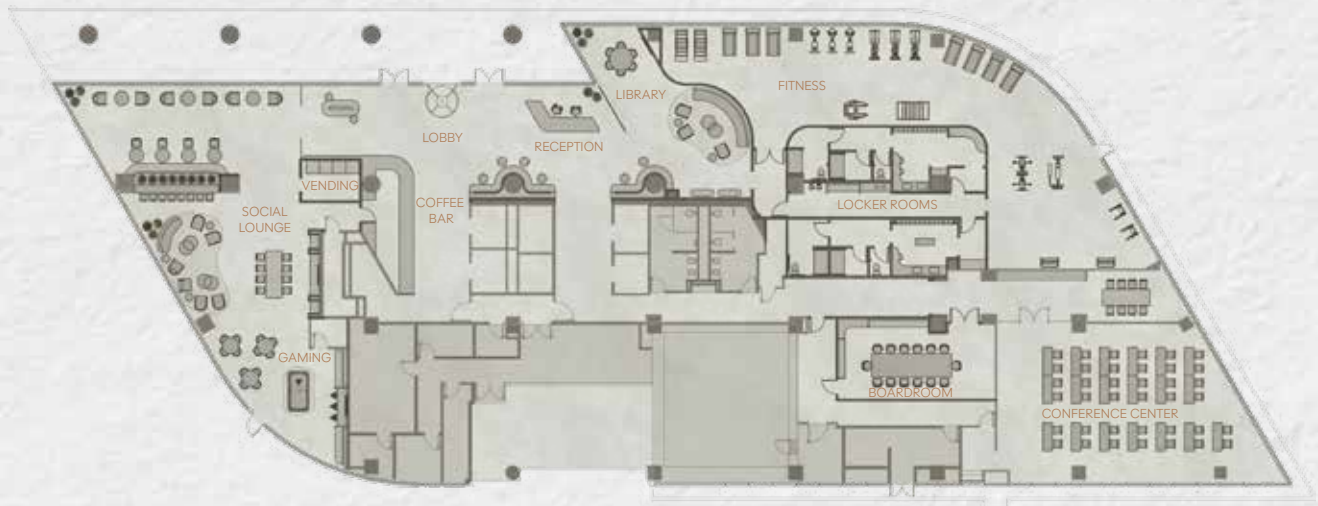
***Eat***, Coffee Bar by Hybrid Coffee Offers a Refined, Approachable Pause to the Workday

***Meet***, A 3,100 SF Conference Center With Adjacent Boardroom and Pre-Function Area

***Move***, High-End Fitness Studio Designed for Everyday Wellness

***The Yard***, Showcasing an Elevated Outdoor Patio With a Curated Putting Green Experience

On-Site Engineering, Day Porter & 24-Hour Security Monitoring



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