



# THE CENTRUM

3102 OAK LAWN AVE



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# Energize Your Workforce.





# Bringing New Life to Classic Office Space

8 STORIES  
Condo Space

10 STORIES  
Office Space

5TH FLOOR  
Amenities

15,000 SF  
Courtyard

26,000 SF OFFICE SPACE  
The Annex

STREET LEVEL  
Restaurants & Lobby

3 LEVELS  
Underground Parking

TOTAL SPACE  
400,000 SF

TYPICAL FLOOR  
25,000 SF







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# Office with Style







# Reinvigorated Amenities



Roof Top Deck

Tenant Lounge

Conference Center

Large Lobby with Wifi

Secure Bike Room

+/-15,000 SF  
Community Courtyard

Fitness Center

Indoor & Outdoor  
Collaborative Spaces

Multiple Restaurants

24/7 Building Security

Numerous Charging  
Stations & Wifi Area





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# It's All About Community



The Centrum fosters strong connections between its tenants and neighbors. Located in the heart of the vibrant Oak Lawn community, this is a space for people to gather, work, collaborate and create.






The urban fabric of the surrounding neighborhood entices tenants to enjoy the numerous walkable amenities and helps establish a lasting workplace.





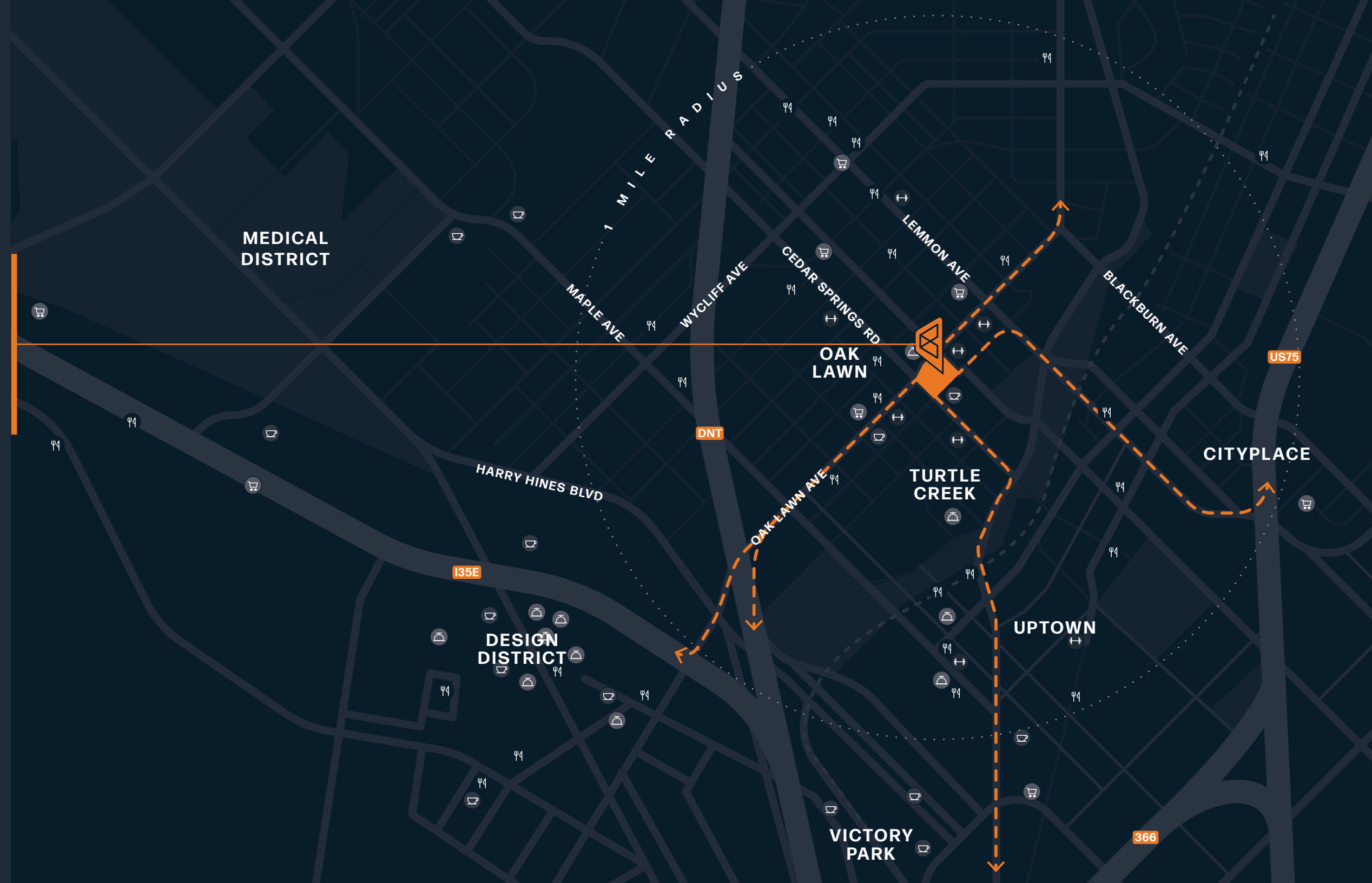
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Ease of access and proximity to DFW's popular destinations, in addition to abundant on-site and neighborhood amenities, make The Centrum an ideal workplace hub.

-  **100 Restaurants**
-  **10 Fitness & Yoga Centers**
-  **8 Coffee Shops**
-  **15 Hotels**
-  **10 Grocery Stores**

- DALLAS NORTH TOLLWAY** 3 mins
- CENTRAL EXPWY** 4 mins
- 1-35** 4 mins
- HIGHLAND PARK** 10 mins
- UPTOWN** 5 mins
- DOWNTOWN** 10 mins
- LOVE FIELD AIRPORT** 10 mins
- DFW AIRPORT** 20 mins

## More to Discover







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# More Than an Office. A Lively Community Workspace.



OFFICE LEASING

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