



## Escape the Ordinary, Discover Exceptional.

Newly Renovated Amenities &  
Move-in Ready Suites at Trinity Towers

Office Leasing: 214.740.3300 | [trinity-towers.com](http://trinity-towers.com)

Trinity Towers | 2777 N Stemmons Freeway | Dallas, TX

**Hammes** | **Lincoln**



## A Premier Space Designed for Medical & Office Users

Located in the bustling Dallas-metro market, Trinity Towers stands tall as a recognizable landmark with its prime location along Stemmons Freeway (I-35E).

This iconic office building boasts three highly visible towers that offer unbeatable exposure for businesses. As part of a \$12 million renovation project, Trinity Towers has been enhanced with top-of-the-line technology, revamped lobbies, and improved common areas.



### I Saw the Sign

Over 250,000+ VPD  
From Interstate 35E



## Exceptional Building Offerings for Diverse Company Types

- Large Block Available: up to 45,000 SF
- Move-In Ready Suites
- High Visibility Signage Opportunity on Top of Building
- Adjacent to the Design District, Medical District, and Dallas Love Field
- Strong Ownership Presence with Recent Major Capital Investments
- 24/7 On-site Management and Security



## Newly Renovated Tenant Amenities

Trinity Towers recently delivered capital improvements that include a modernized lobby, renovated covered parking structure with 3.6/1 parking ratio, state-of-the-art fitness center and locker rooms, an 80-person training/conference center, tenant lounge with coffee bar, as well as an on-site café for convenient dining.



## A Prime Location in a Thriving Market

Situated in the heart of Dallas, Trinity Towers offers its tenants a prime location that is both cost-effective and convenient. This prime location in the city's most desirable submarket places businesses near upscale neighborhoods and popular destinations.

With direct access to major highways like I-35, I-30, and the Dallas North Tollway, this office building allows for quick and efficient travel to any destination in the city.



## Perfectly Situated Adjacent to the New Inwood Design District

Experience the synergy of location and innovation at Trinity Towers, perfectly situated adjacent to the new Inwood Design District. This premier mixed-use development is a dynamic hub of light industrial, restaurants, showroom, and distribution spaces, attracting a vibrant mix of bold brands and creative makers.

The Inwood Design District is undergoing a major refresh with updated facades, new signage, enhanced landscaping, and vibrant public art. It's evolving into a dynamic mixed-use hub featuring showrooms, creative makers, retail, and dining. Conveniently positioned between the Design District and Brookhollow, it offers quick access to many of Dallas' key destinations.

## Minutes from Dallas' Flagship 245MW Data Center Campus

A transformative data center campus is now underway just minutes from Trinity Towers—an attractive draw for tenants seeking immediate proximity to digital infrastructure or data center users needing supplemental office space.

- A new 245MW data center campus is planned along the Stemmons Corridor.
- Located near major interconnection hubs for ultra-low-latency connectivity.
- A strong draw for tech, AI, and data-driven tenants seeking proximity to critical digital infrastructure.

## Proximity to the Medical District

Trinity Towers offers outstanding convenience to the Southwestern Medical District—just minutes from UT Southwestern, Parkland, and Children’s Medical Center. This close proximity is ideal for healthcare-adjacent companies, research groups, and administrative teams that benefit from quick access to major medical institutions. With nearby DART service and direct routes to key clinical campuses, tenants can easily connect with providers, partners, and patients.

- Direct connectivity to the Southwestern Medical District, home to UT Southwestern, Parkland Hospital, and Children’s Medical Center.
- Trinity Towers’ immediate access to DART bus, Light Rail at Medical District/ Parkland Station, and major arterials including Stemmons Freeway, Inwood Road, and Irving Boulevard.



### Convenient Commute Options

- » 2 On-Site DART Bus Stops
- » Direct Access to Main Thoroughfares
- » Nearby Medical / Parkland Light-Rail Station



## Attract Top Talent in the Dallas Area

Trinity Towers sits in one of the top markets for businesses and residents in the nation.

With a strong economy, impressive job growth, access to a talented and diverse workforce, and lucrative investment opportunities, Dallas has become a prime location for businesses looking to thrive.

In recent years, the Dallas area has received numerous accolades for its business-friendly environment and attractive quality of life. This includes recognition as one of the top cities for job growth and being named one of the best places to live and work in America.

## Market Performance

|   |   |
|---|---|
| DFW Leader In Economic And Demographic Growth               | Rents Have Reached An All-Time High (\$29.77/SF)  |
| #1 For Investment In 2024                                   | #2 Direct Net Absorption  |
| Texas Leads The Nation In Employees Returning To The Office | 24 Fortune 500 Companies  |
| #2 Overall Real Estate Prospects                            | #5 Fastest Growing Metro (360+ Residents Each Day)  |
| 3.7% Unemployment Rate                                      | More Than 175 Companies, Including 50+ From California, Have Relocated Their Headquarters To DFW Since 2010 |



## Building Specifications

|                  |                |
|------------------|----------------|
| Levels           | 20             |
| SF               | 634,381        |
| Class            | A              |
| Typical Floor    | 40,000         |
| Built            | 1983           |
| Renovated        | 2024           |
| Parking Ratio    | 3.6 / 1,000 SF |
| Surface          | 176 spaces     |
| Covered          | 2,141 spaces   |
| Building Access  | 24/7           |
| On-Site Security |                |

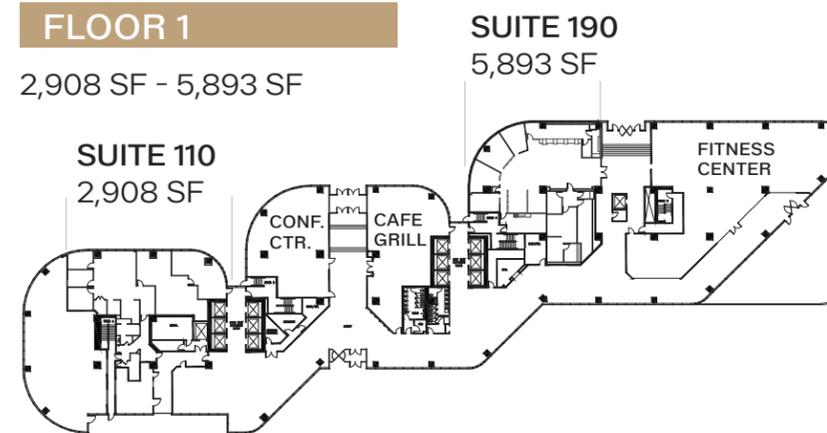
## Featured Move-in Ready Suites

Available Suites Ranging from 1,773 to 5,893 RSF. Move-in Ready, High-End Finishes. Traditional Office or Light Medical User.

[CLICK TO VIEW ALL AVAILABILITIES](#)

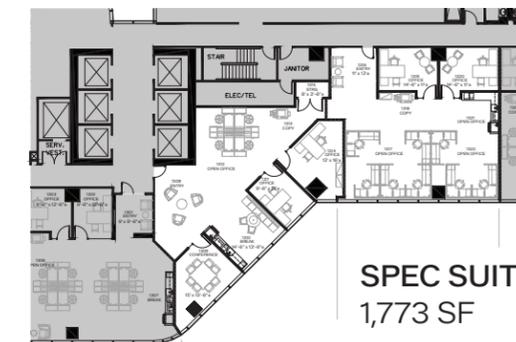
### FLOOR 1

2,908 SF - 5,893 SF



### FLOOR 13 SPEC SUITES

1,906 SF - 3,679 SF

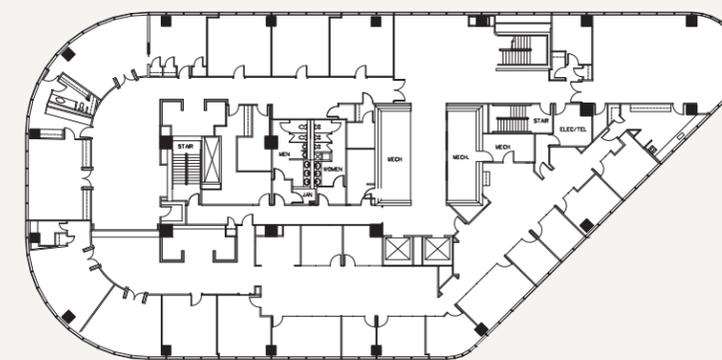


**SPEC SUITE 1365**  
1,773 SF

**SPEC SUITE 1310**  
1,906 SF

### SUITE 2000

15,345 SF up to 46,225 SF  
Between Floors 20, 19 & 18



## Big Block Availability



Contiguous Block Up To 45,000 SF Available. Top-of-Building Signage Available with Visibility Along Stemmons Freeway.

## Flexible Office Solutions to Suit Any Tenant's Needs

Modern finishes, generous ceiling heights and expansive windows with exceptional views





**TRINITY**  
T O W E R S

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