



D/D

3303 Lee Parkway &  
3626 N. Hall Street



 DOGWOOD  
COMMERCIAL

## A NEW UPTOWN ICON

Dyad delivers a curated office experience centered around tenant comfort, flexibility, and functionality. Modernized common areas, upgraded finishes, and great amenities create an environment that supports both productivity and day-to-day ease. A diverse range of suite sizes and configurations accommodates everything from boutique users to growing teams, allowing tenants to find the right fit for their business. Dyad is designed to adapt to the evolving needs of today's workplace.

### AMENITIES



ON-SITE  
MANAGEMENT



CONFERENCE  
ROOM



GOLF  
SIMULATOR



FREE ATTACHED  
PARKING GARAGE



FITNESS  
CENTER



LOBBY



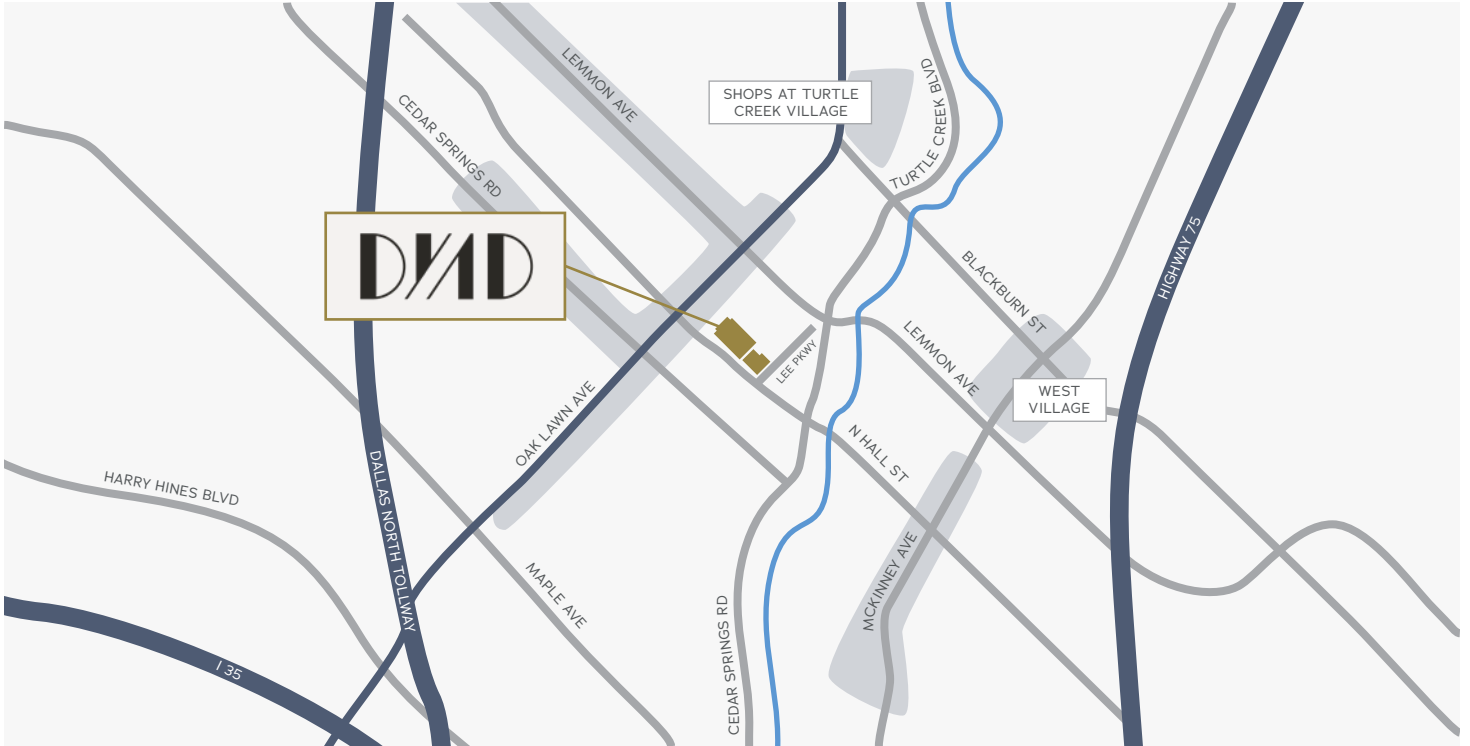
CONFERENCE ROOM



FITNESS CENTER

## EVERYTHING WITHIN REACH

Located in one of Dallas' most walkable neighborhoods, Dyad offers **effortless access to popular dining and retail** along Oak Lawn Avenue, Cedar Springs Road, and Lemmon Avenue. With McKinney Avenue and West Village just moments away—and **convenient connectivity** to the Dallas North Tollway, US-75, and I-35—tenants benefit from both walkable energy and regional accessibility.



### BEGIN YOUR NEXT CHAPTER AT DYAD

Spec suites are now available, offering move-in ready environments designed for today's professional teams. Flexible floorplans and competitive lease terms provide the opportunity to establish your business, and join the Dogwood community, at this incredible property.

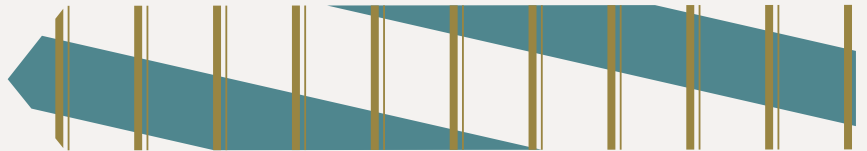
**Schedule a tour and experience  
DYAD firsthand.**

**Austin Busse**

Executive Vice President

972.354.8084

abusse@dogwoodcommercial.com



**DYAD** BUILDING TWO

**DYAD**

[dogwoodcommercial.com/property/dyad](http://dogwoodcommercial.com/property/dyad)

**LEASING**

Austin Busse  
972.354.8084  
[abusse@dogwoodcommercial.com](mailto:abusse@dogwoodcommercial.com)

Andrew Crain  
972.942.8609  
[acrain@dogwoodcommercial.com](mailto:acrain@dogwoodcommercial.com)



**DOGWOOD**  
COMMERCIAL