



Venture X Dallas – Braniff Centre

7701 Lemmon Ave, Dallas, TX 75209



Todd Nelson

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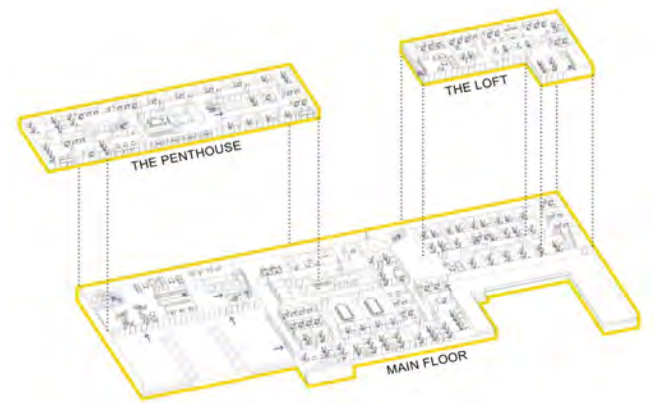


Venture X Dallas – Braniff Centre

Surrounded by Dallas Love Field, the Medical District, Bluffview and Preston Hollow communities, and Bachman...

- Find the perfect office to fit your business needs with dedicated desks, private offices, and team suites in the upscale Penthouse and creative Loft.
- Unwind and collaborate in the café and lounge and host your next in-person or virtual meeting in the fully equipped, hi-tech conference rooms.
- At Lovers Ln and Lemmon Ave, encompassed by Love Field, the Medical District, Bachman Lake, Preston Hollow and Bluffview with free parking steps away.
- Take advantage of the professionally designed, state-of-the-art podcast studio with flexible Podcast Memberships.
- Dense, above-grade walls and active sound management silence all air traffic, providing a serene working environment ready for innovation.
- The welcoming Community Coordinator provides concierge-style services and support, while the Day Porter ensures safety with high-touch cleaning.

Rental Rate:	Upon Request
Min. Divisible:	100 SF
Property Type:	Retail
Gross Leasable Area:	291,000 SF
Year Built:	2020
Walk Score ®:	24 (Car-Dependent)
Transit Score ®:	37 (Some Transit)
Rental Rate Mo:	Upon Request



1st Floor

1

Space Available	100 - 17,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Sublet
Space Use	Office(Coworking)

The modern designed space is located at the intersection of Lovers Lane and Lemmon Avenue with beautiful views of Love Field. Venture X has a spacious lounge area/café that hosts events for up to 100 guests. The space is also equipped with hi-tech meeting rooms, high-speed fiber internet, and more for your important meetings. Venture X looks forward to being a part of your business growth!

The Loft

2

Space Available	3,000 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Sublet
Space Use	Office(Coworking)



The Penthouse

3

Space Available	100 - 5,600 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Space Type	Sublet
Space Use	Office(Coworking)

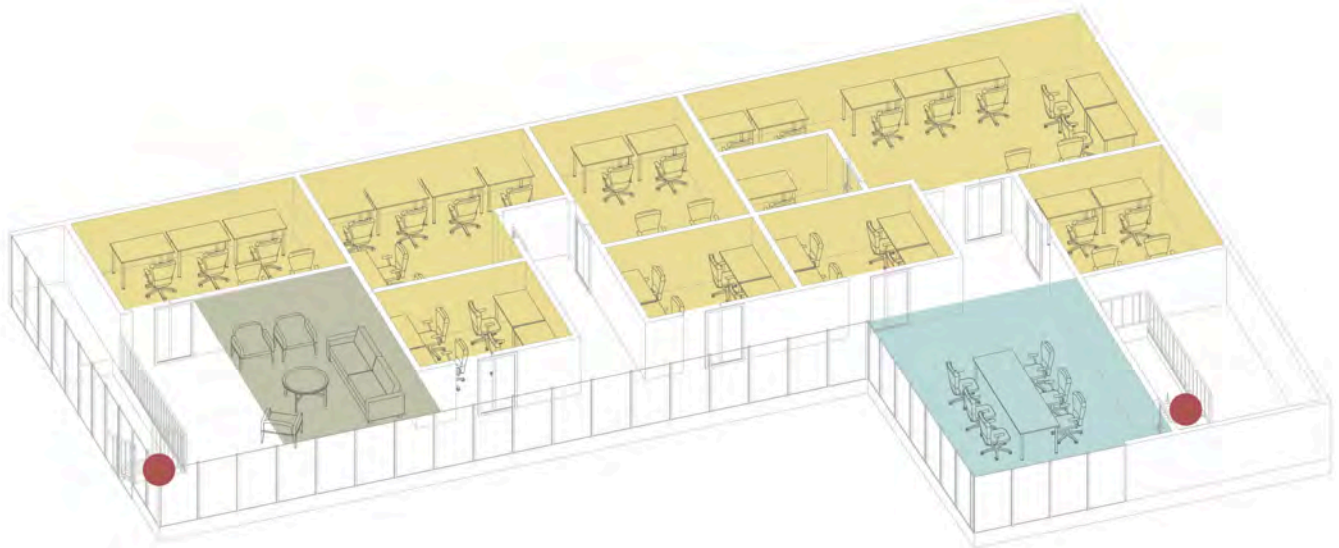
The Premier Space at Venture X Dallas - Braniff Centre: 19 offices border the exterior with 12-foot floor-to-ceiling, noise-cancelling windows.

3,000 Sq Feet
Seven Private Offices ranging from 4 to 8 people
One Office Suite with capacity up to 11 people
Dedicated Lounge Space with soft seating
Eight Person Stand- up Collaboration Station with Screen
All the Amenities from Venture X Braniff Centre
Free Surface Parking

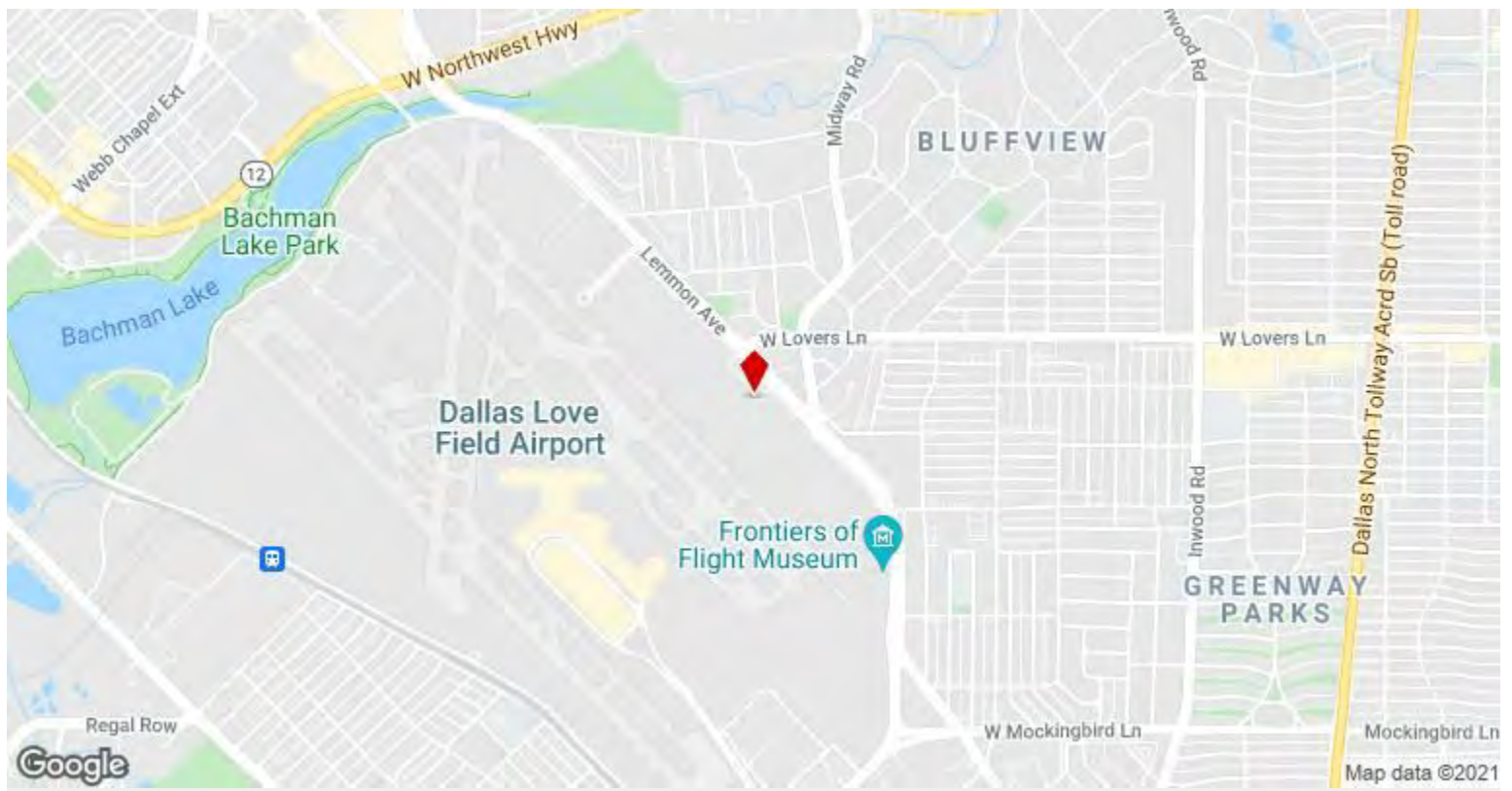
Meetings Rooms

@ Love Field in the Braniff Centre on the corner of Lovers & Lemmon

THE LOFT



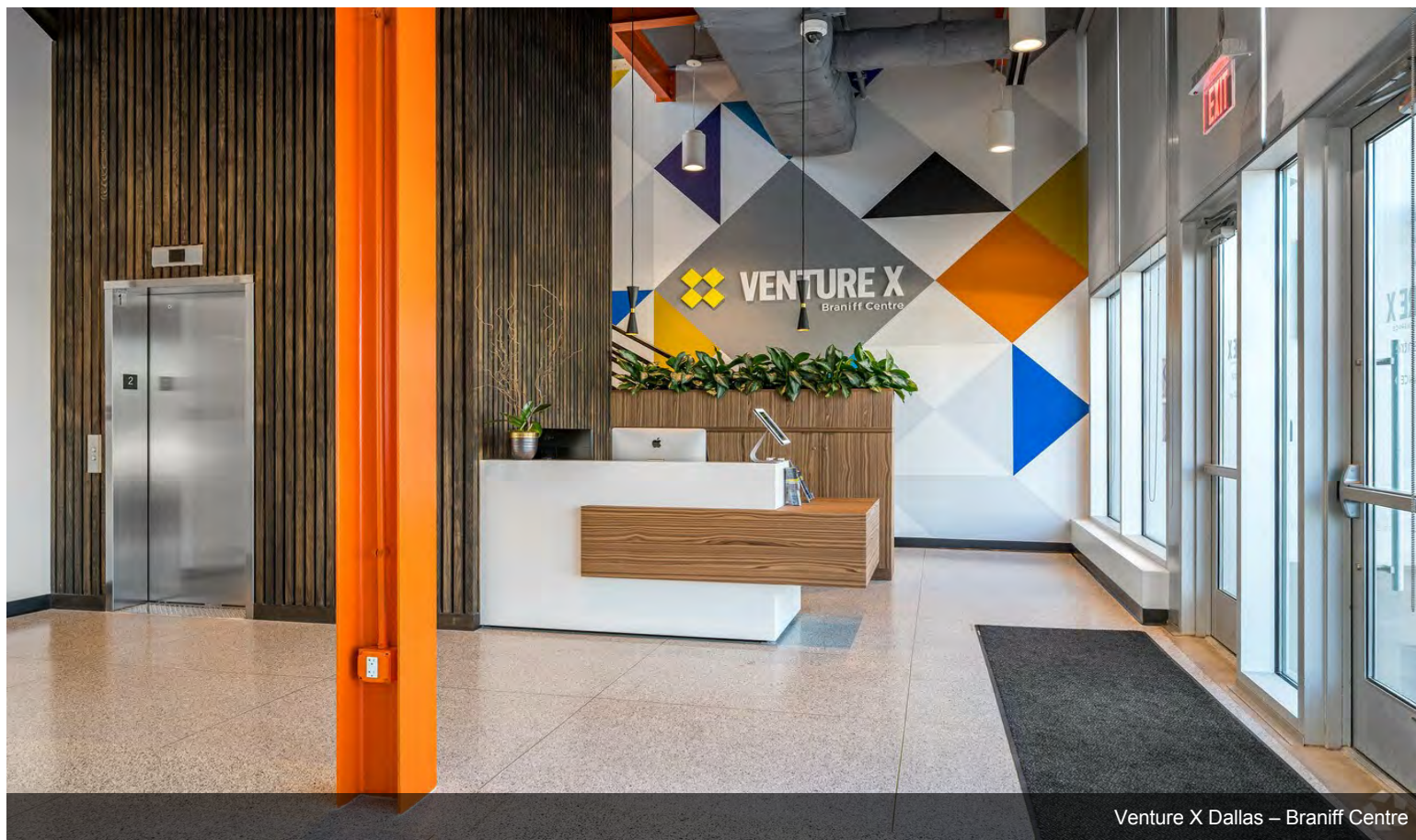
■ office ■ collaboration ■ cafe & coffee ● stairs/elevator



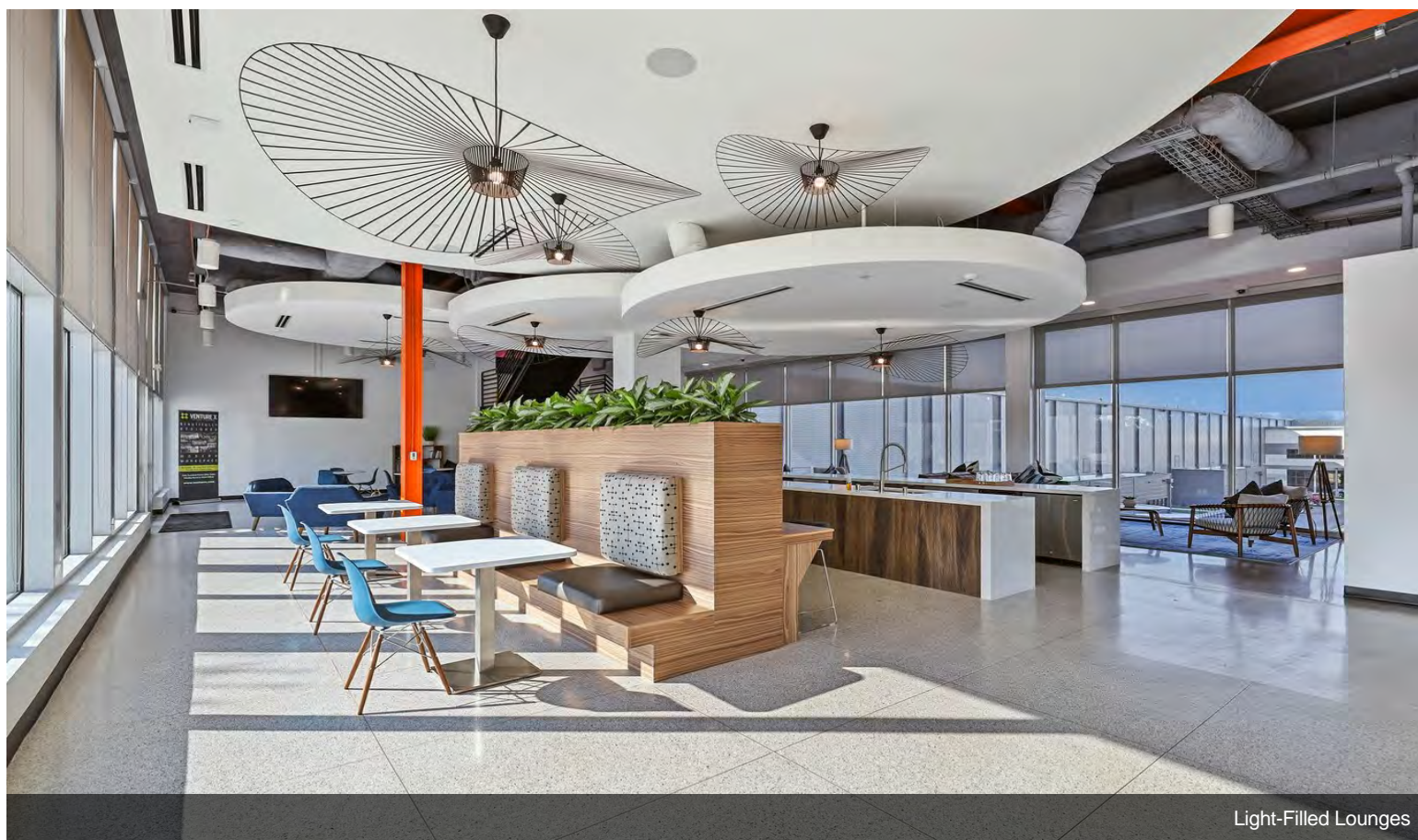
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Surrounded by Dallas Love Field, the Medical District, Bluffview and Preston Hollow communities, and Bachman Lake, Venture X Dallas – Braniff Centre is a reimagined mid-century modern building at Lovers Lane and Lemmon Avenue. Upon entering the sun-drenched space, you will be greeted with a spacious lounge area and contemporary, design-forward offices that offer a professional and motivational place to launch your business while growing and expanding your brand. Venture X Dallas – Braniff Centre provides an inspiring and flexible coworking office with a selection of semi-private dedicated and shared desks, fully furnished private offices, and move-in-ready space for teams with the creative Loft and the light-filled, glass-walled Penthouse. Access to collaboration areas, tech-enhanced meeting rooms, and a podcast studio is provided to help your business grow. Attention to behind-the-scenes details is supported throughout the space with acoustically engineered glass walls, active sound management, dual ISP enterprise-grade high-speed fiber internet, and fob-less access control. With its collaborative atmosphere and convenient location at Lovers Lane and Lemmon Avenue, members love working at Venture X Dallas – Braniff Centre.

Lounge & Cafe Photos

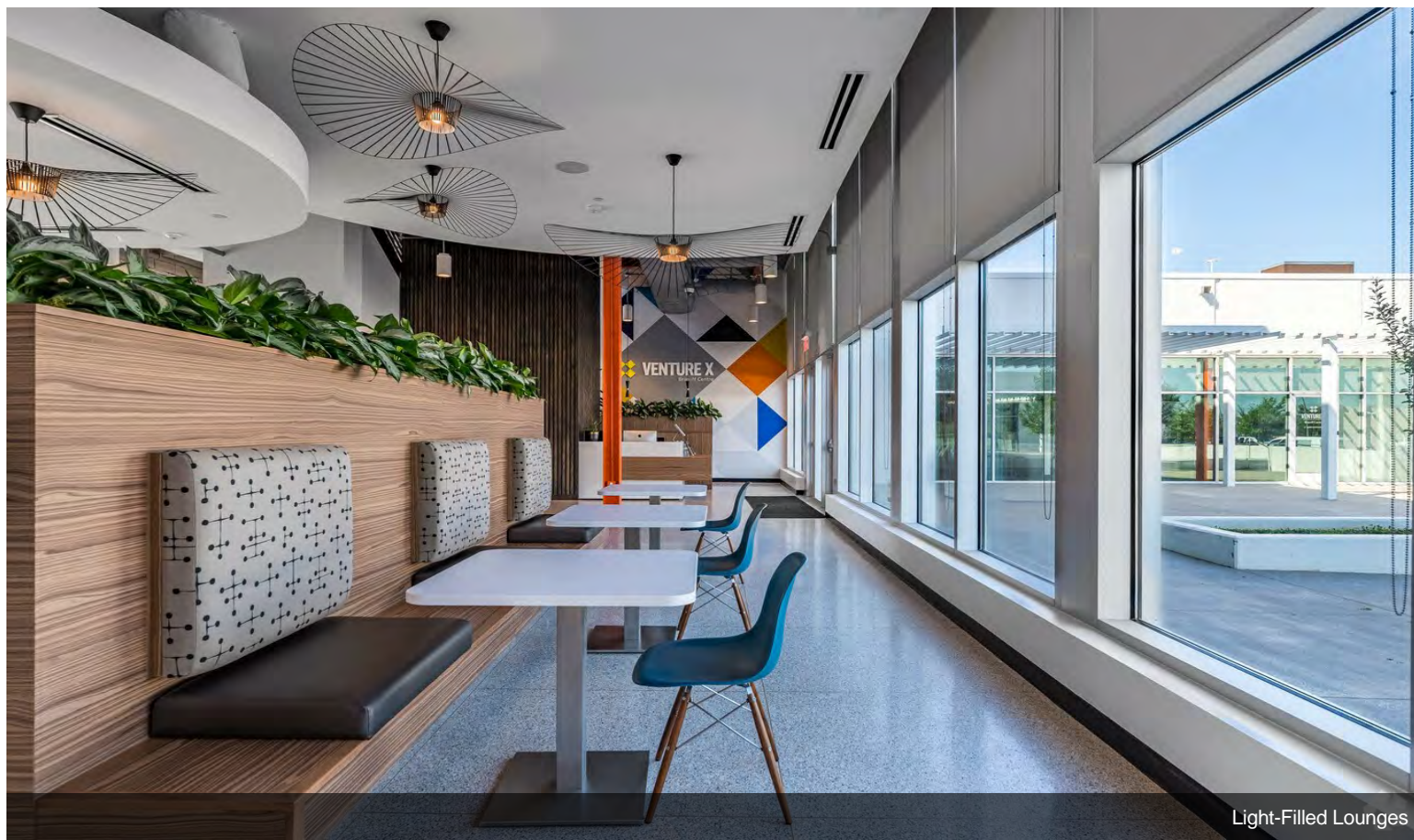


Venture X Dallas – Braniff Centre

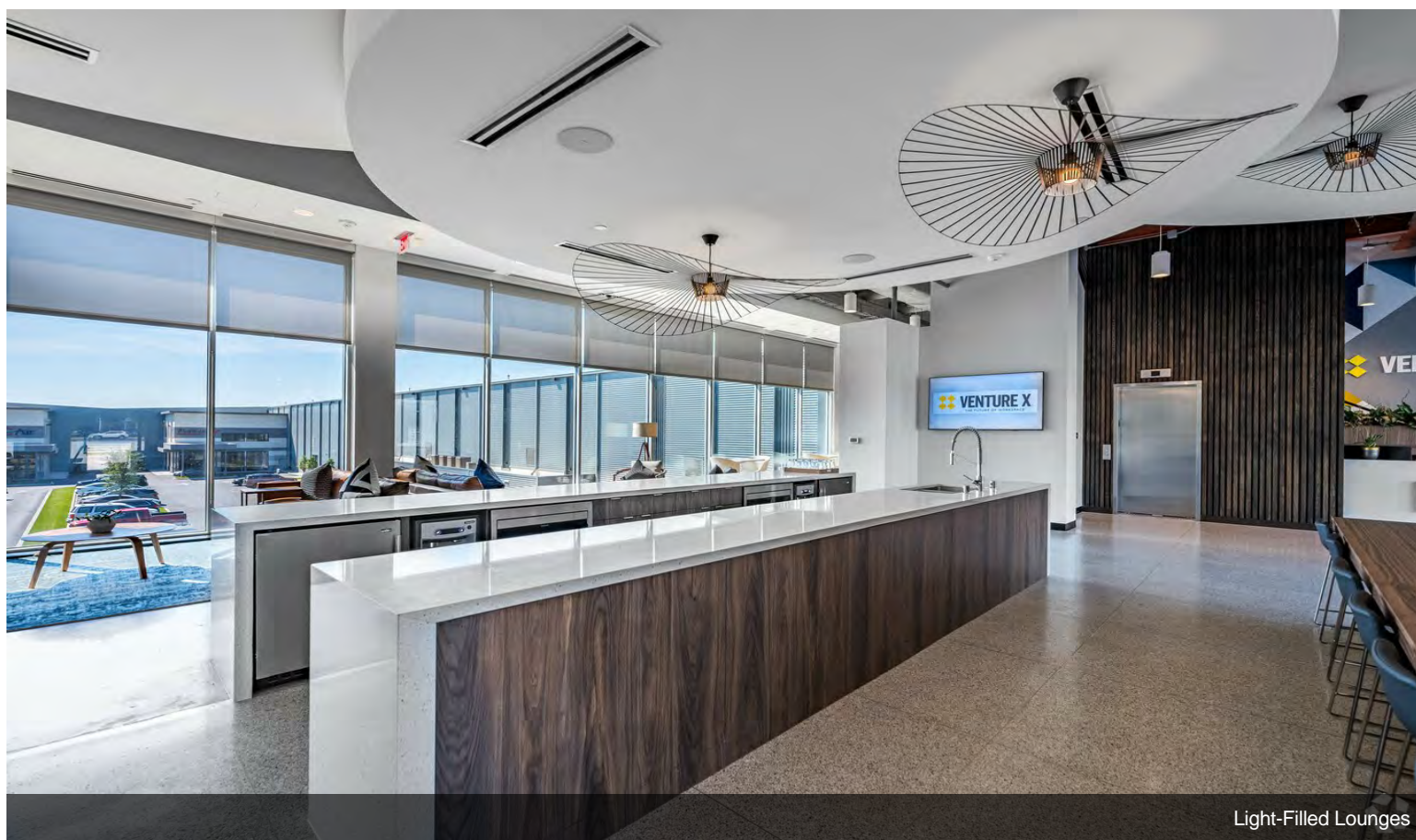


Light-Filled Lounges

Lounge & Cafe Photos

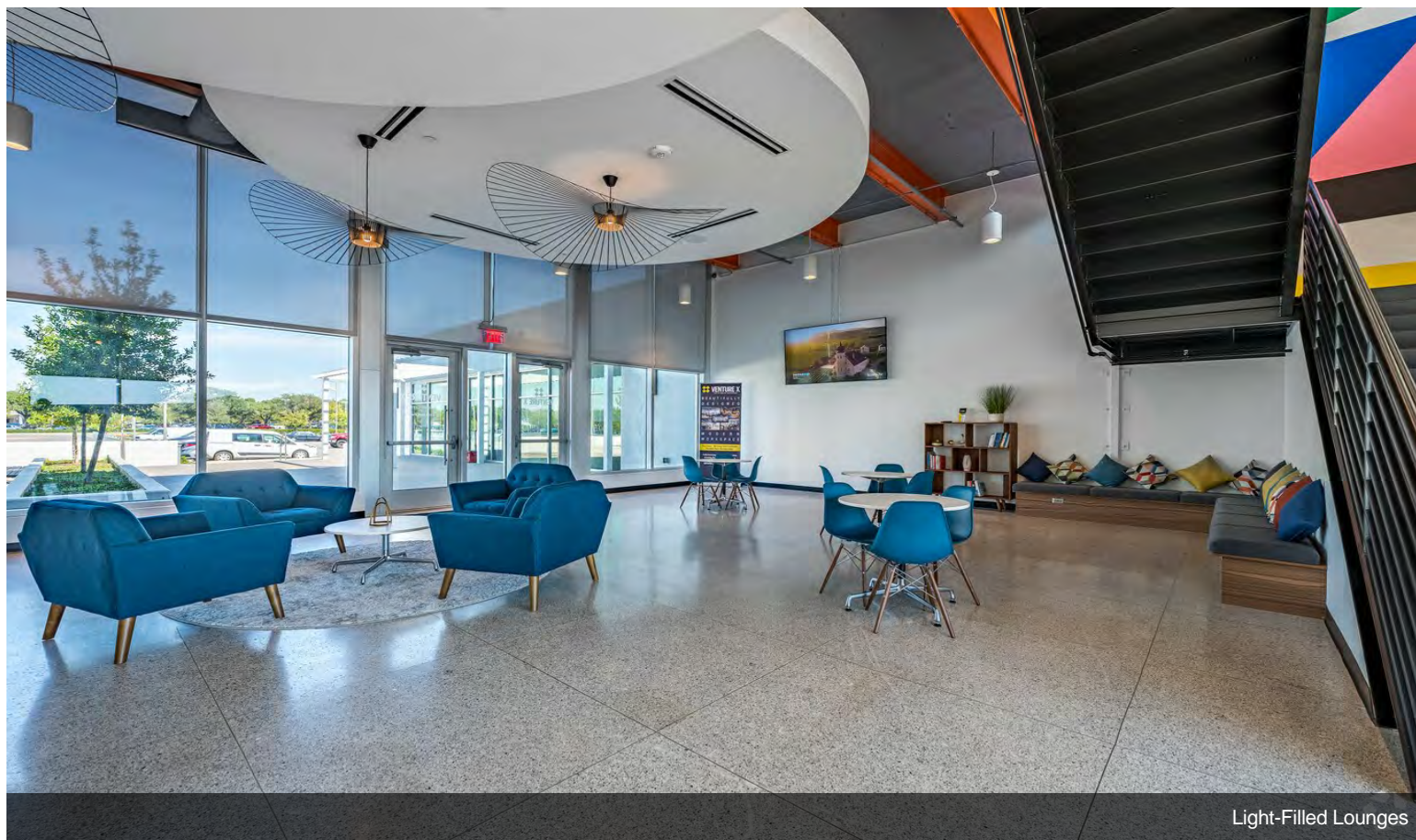


Light-Filled Lounges

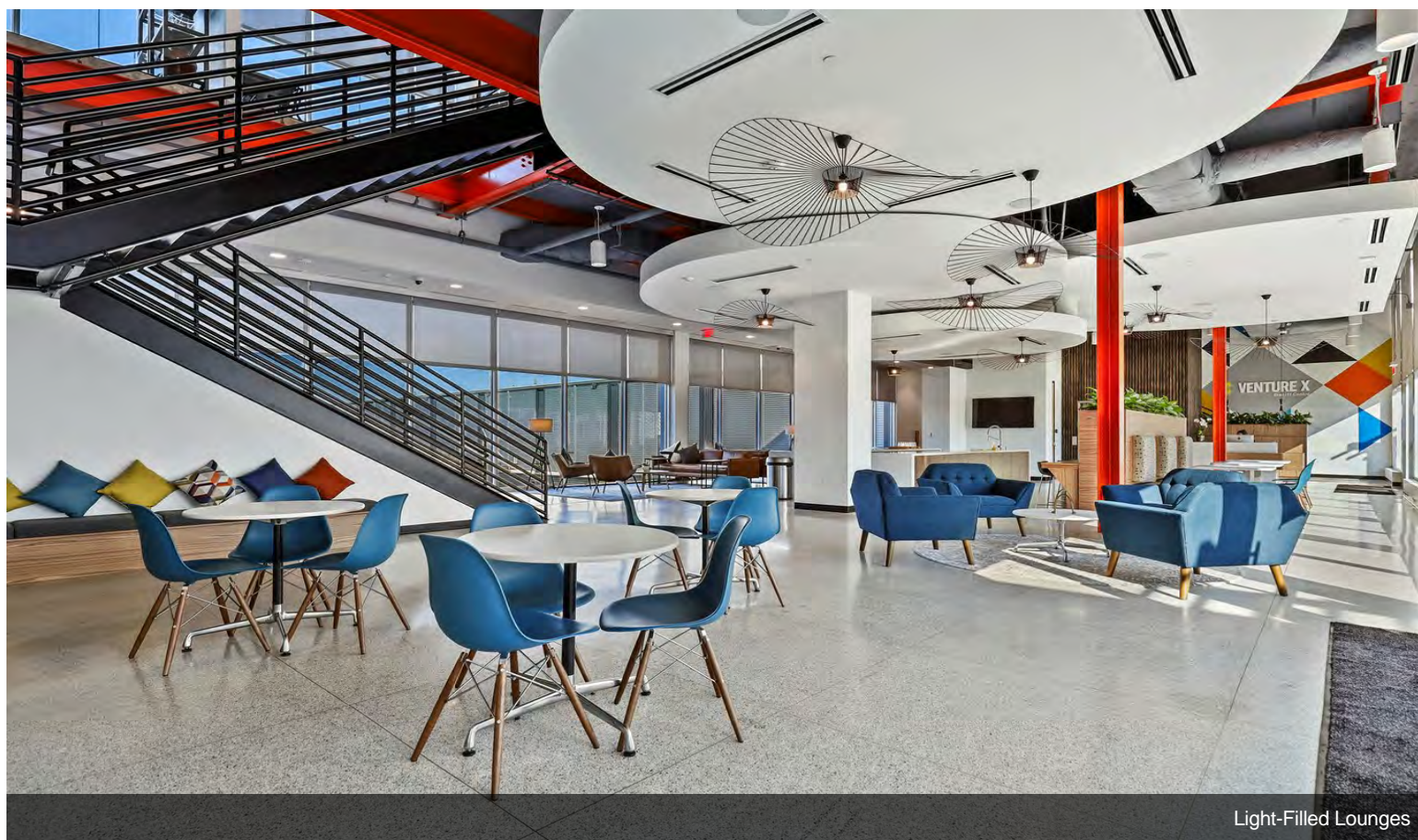


Light-Filled Lounges

Lounge/Cafe Photos

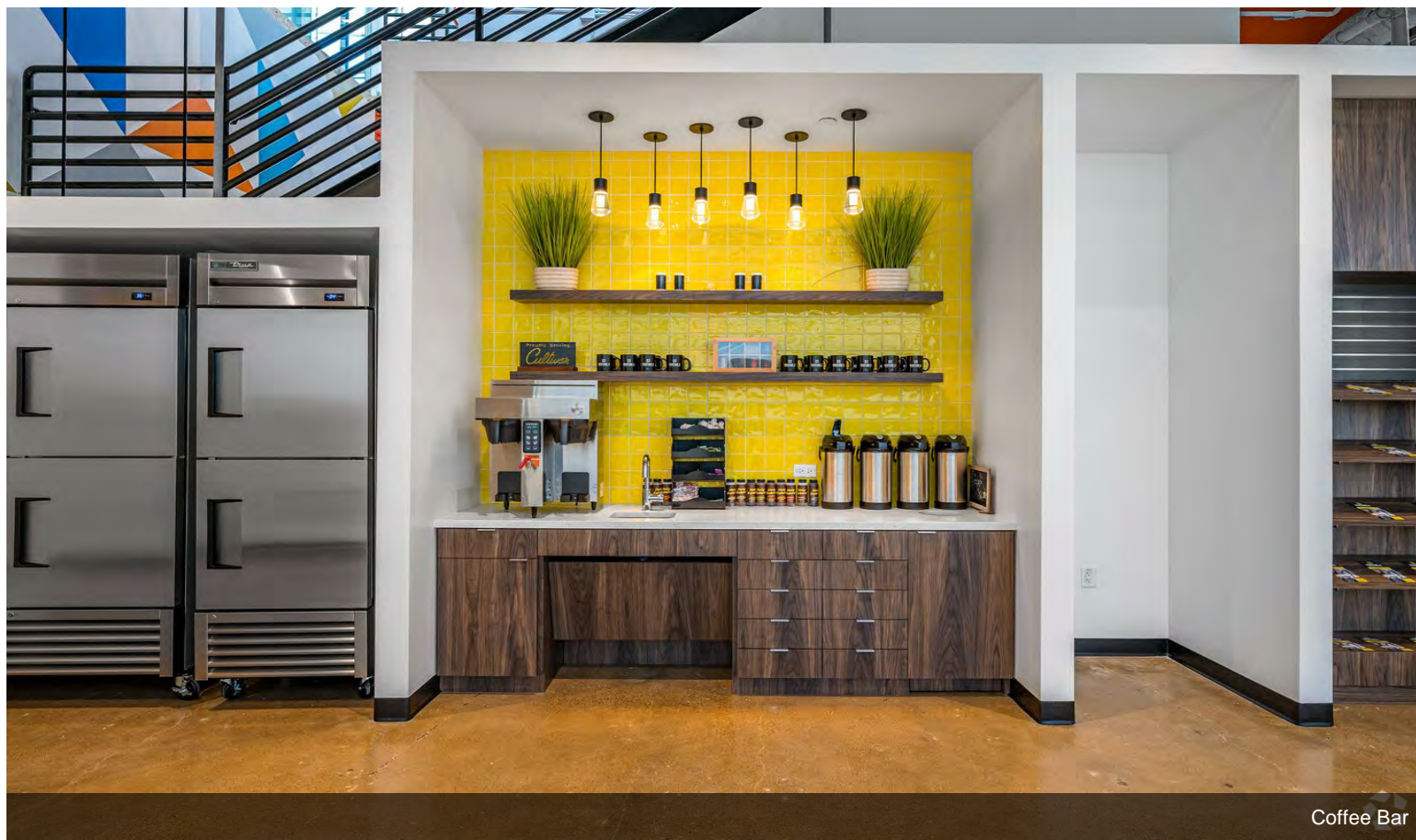


Light-Filled Lounges

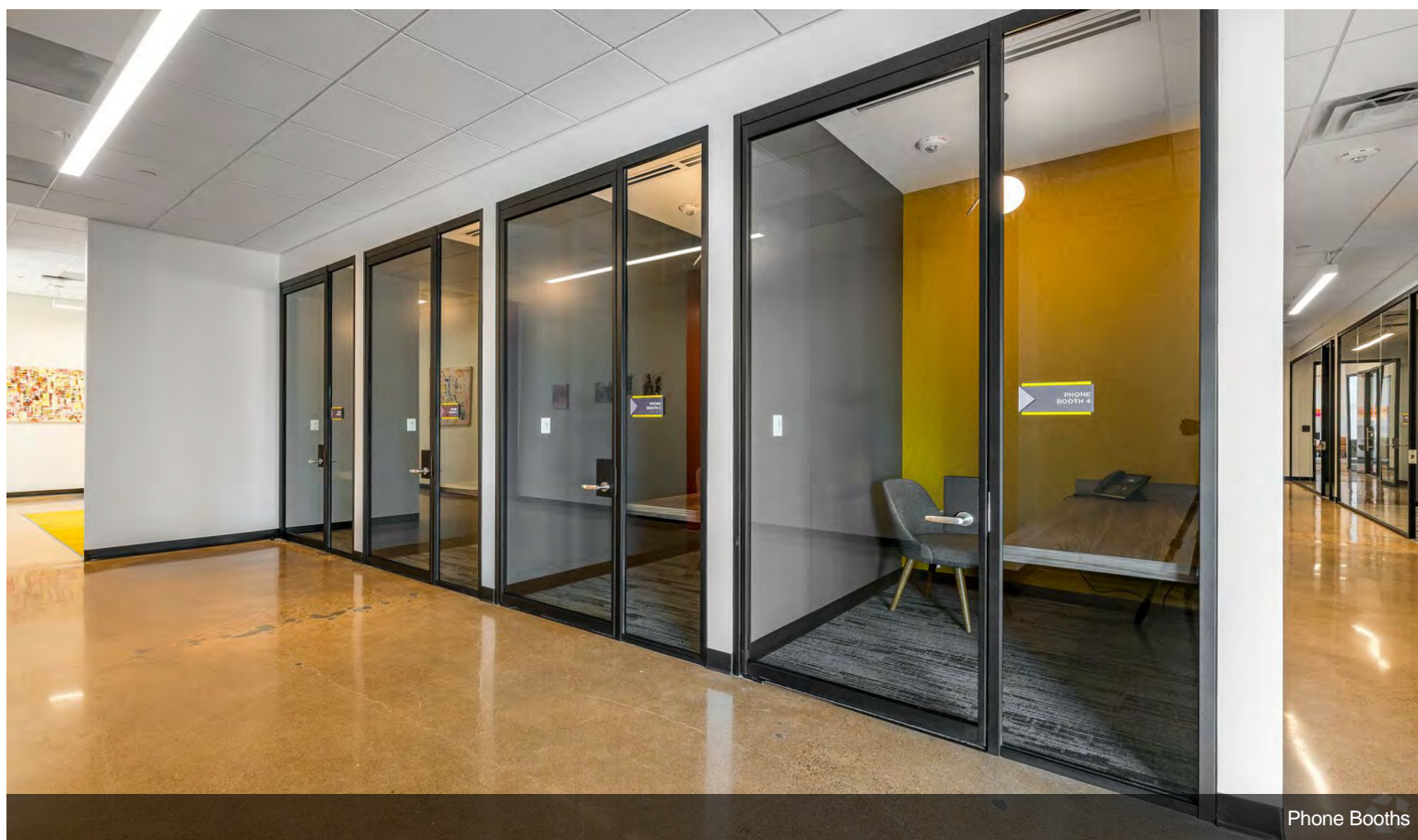


Light-Filled Lounges

Cafe Photos

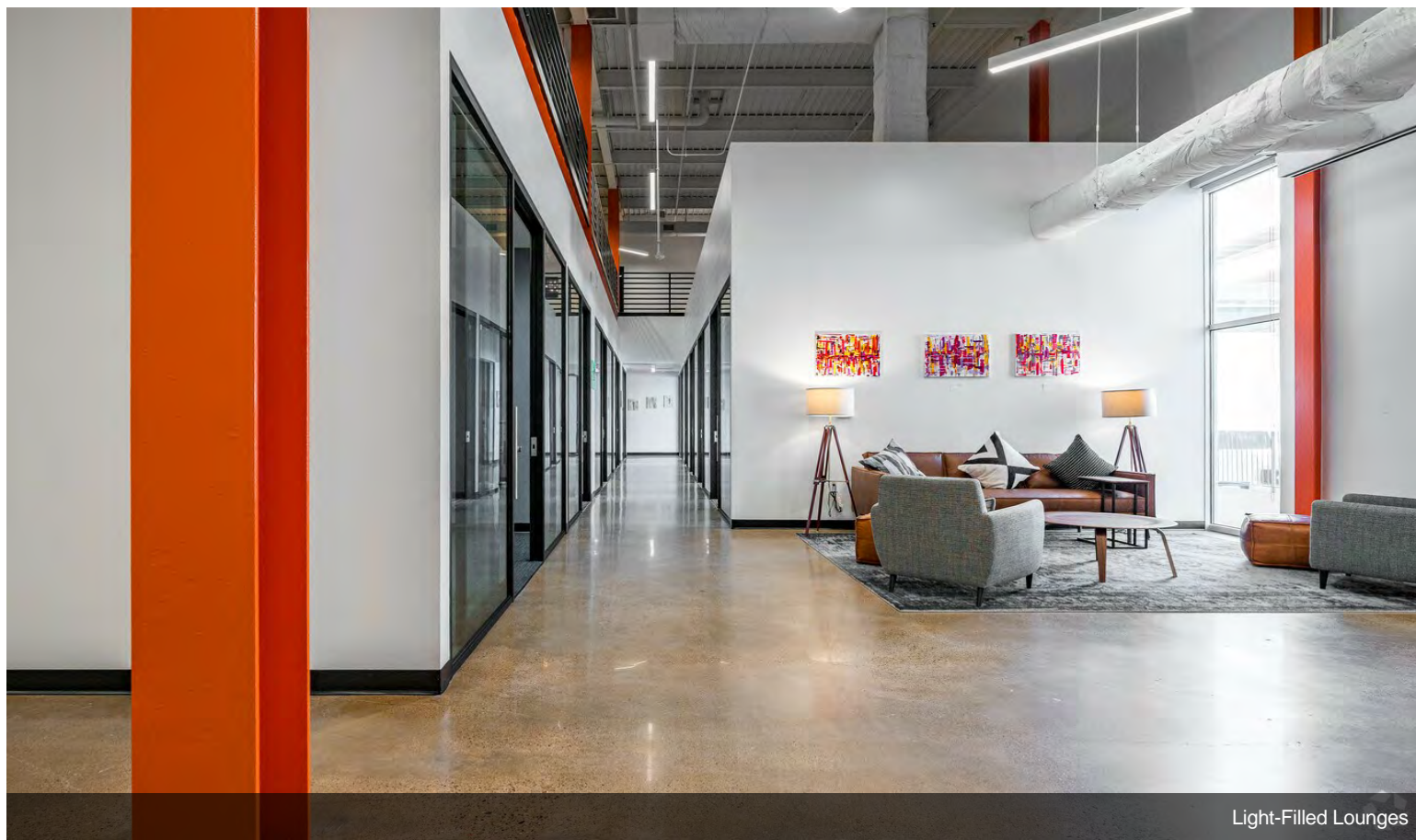


Coffee Bar



Phone Booths

Lounge Photos



Light-Filled Lounges

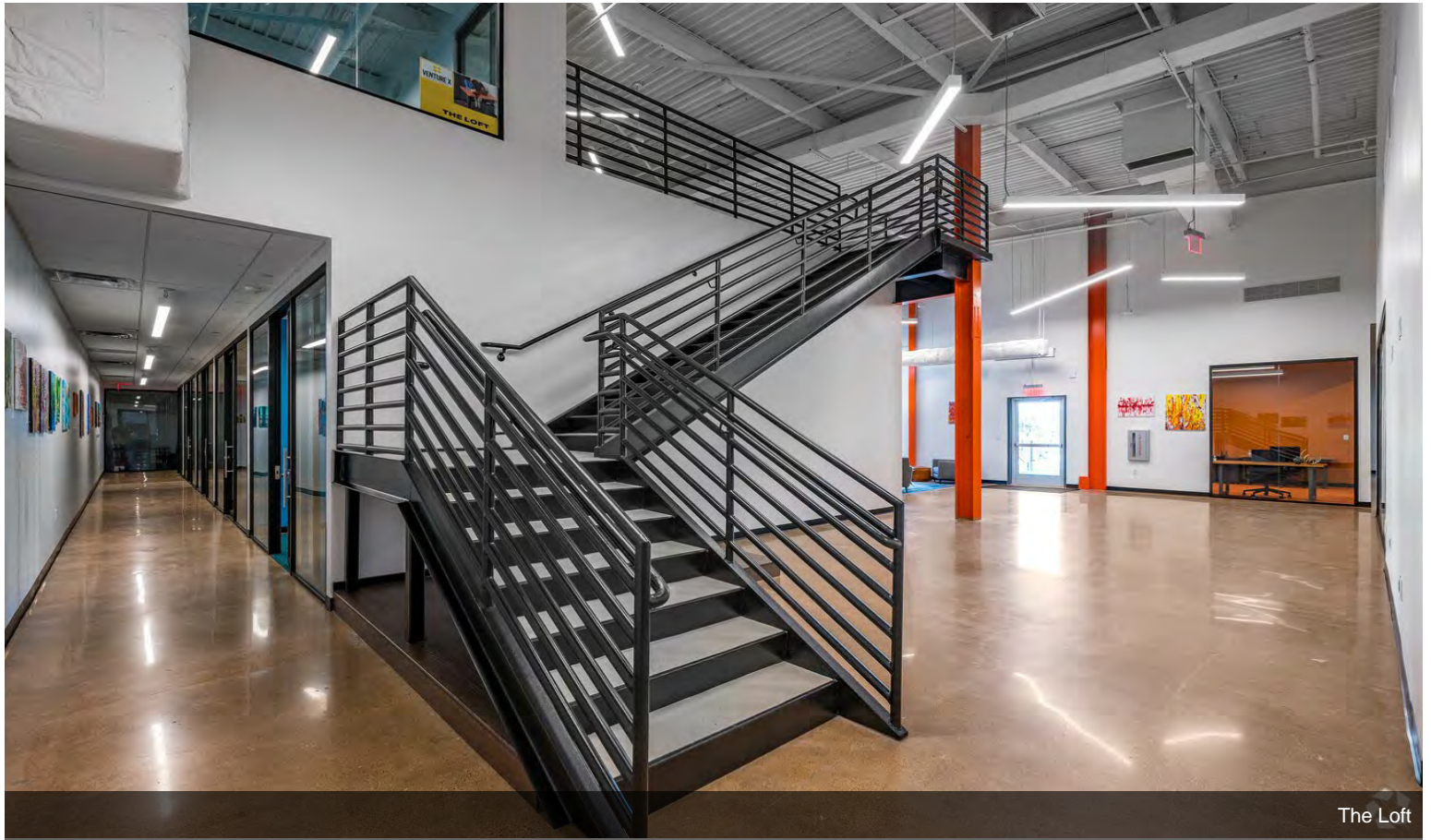


Flexible Office Space

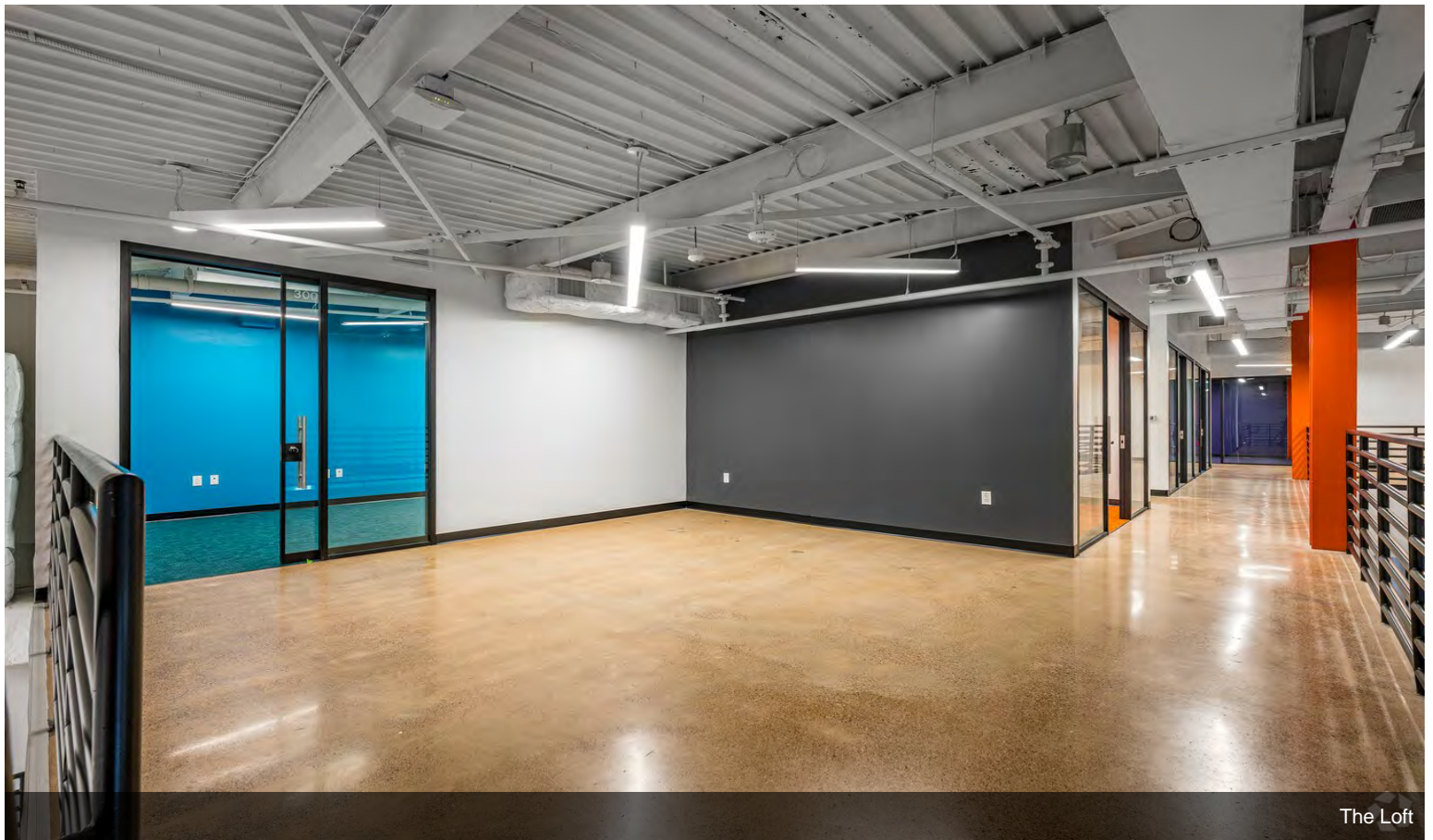
Meeting Room & Dedicated Desk Photos



The Loft Photos

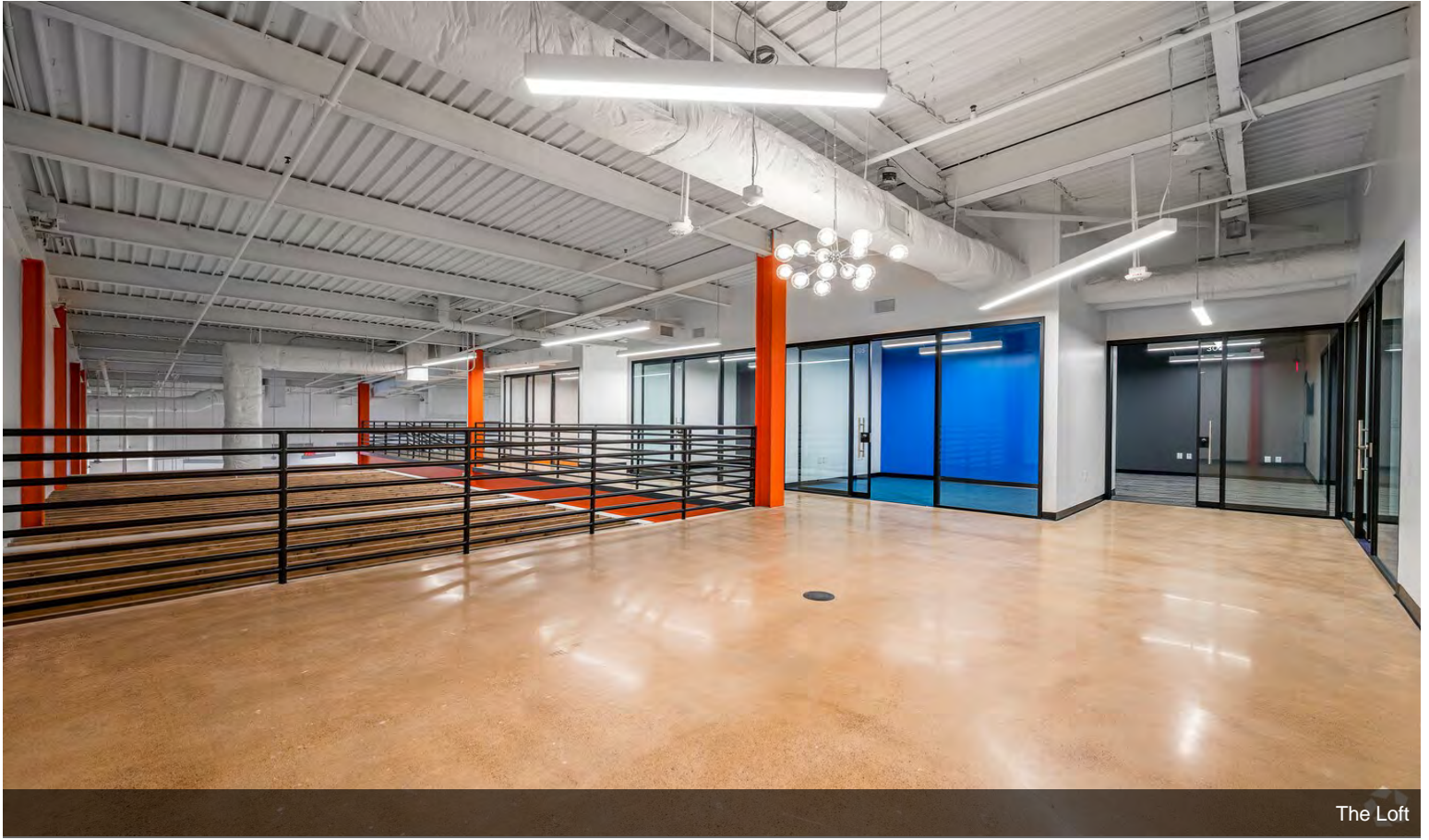


The Loft

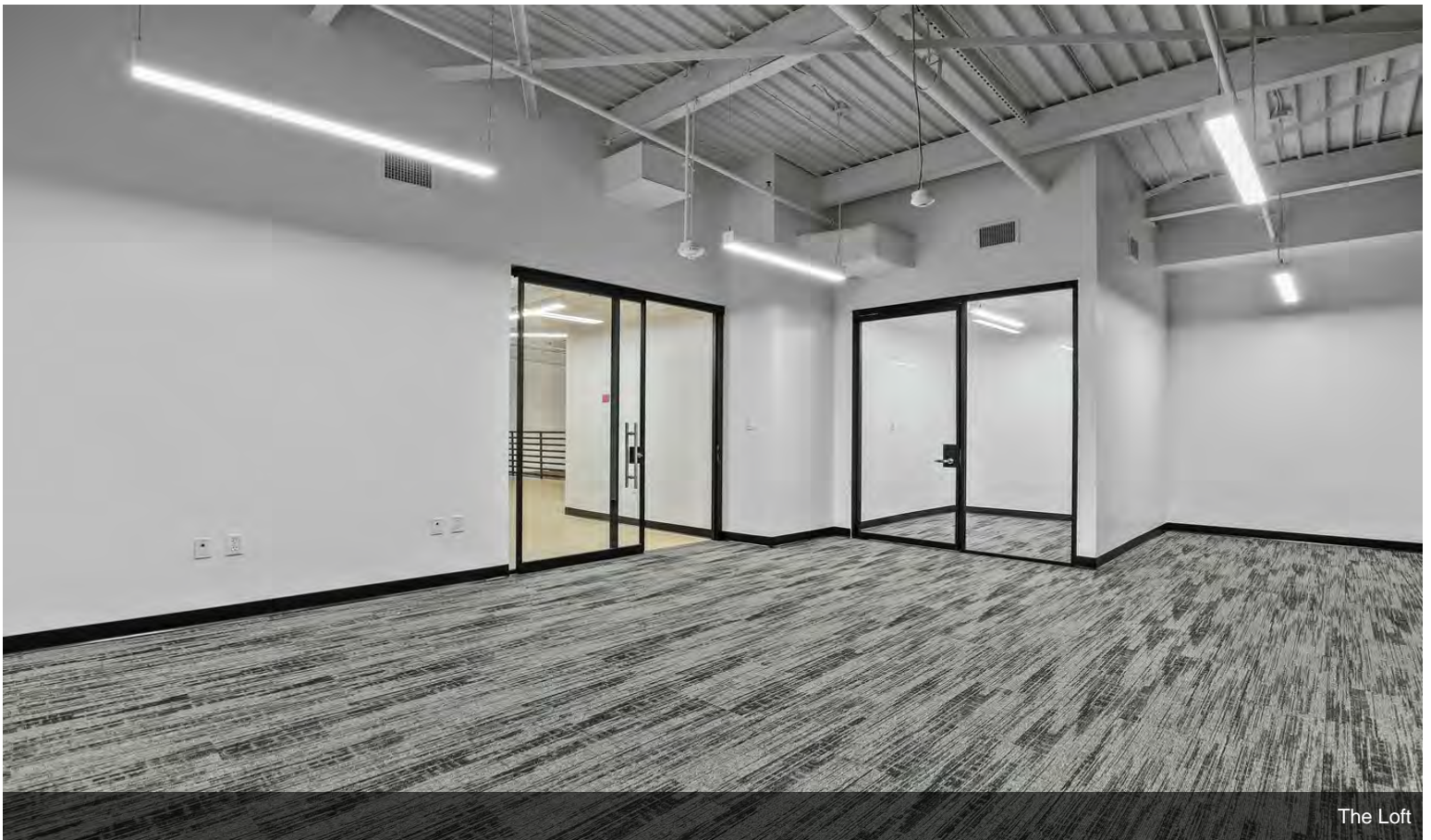


The Loft

The Loft Photos



The Loft

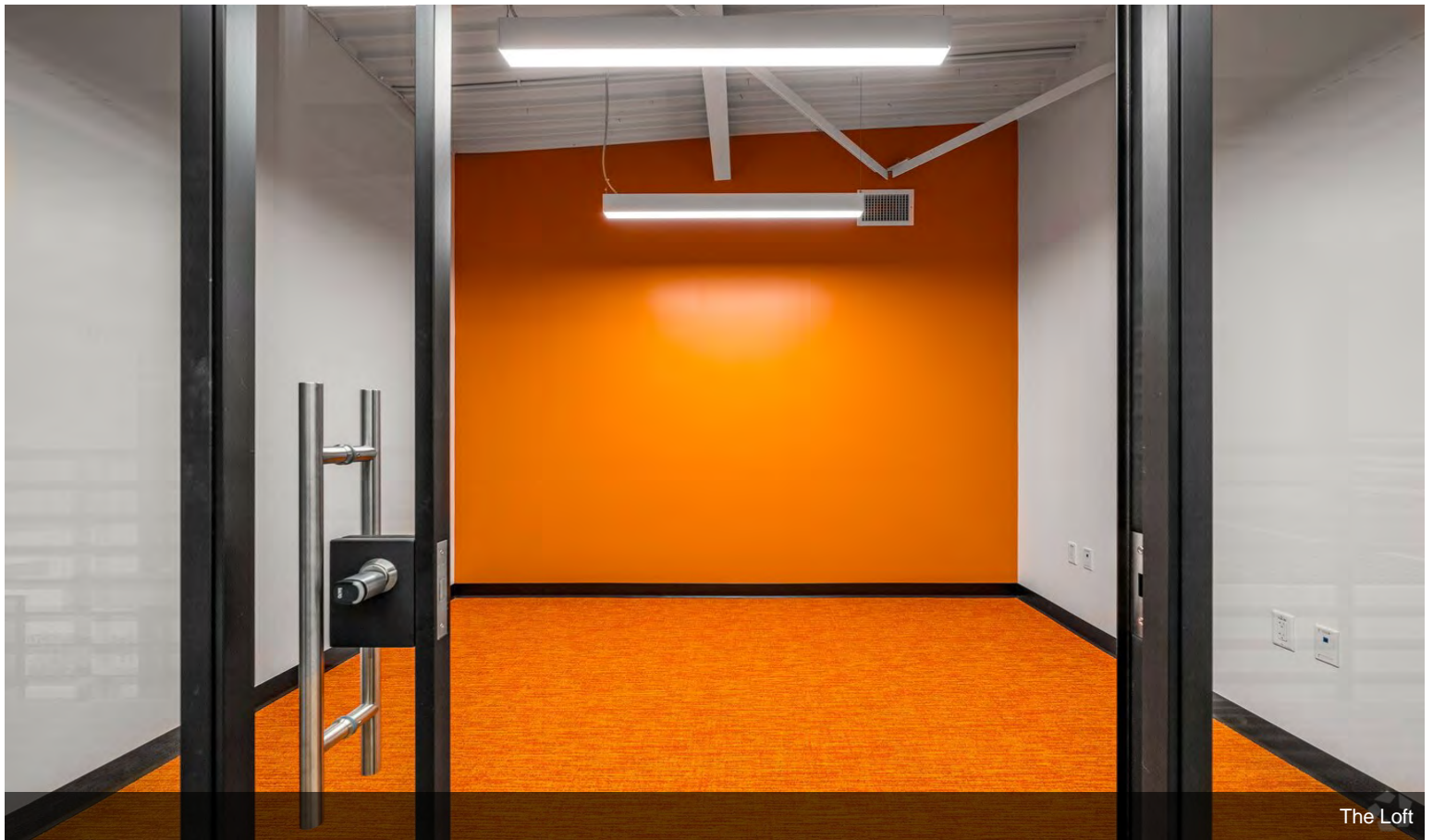


The Loft

The Loft Photos



The Loft



The Loft

Exterior Photos



Venture X Dallas – Braniff Centre



Venture X Dallas – Braniff Centre

Exterior Photos

