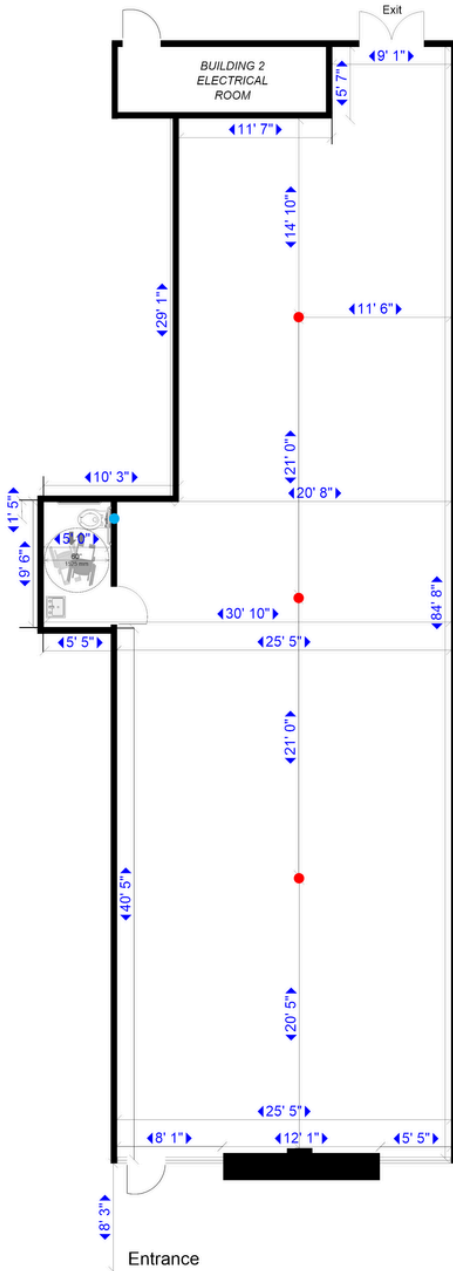


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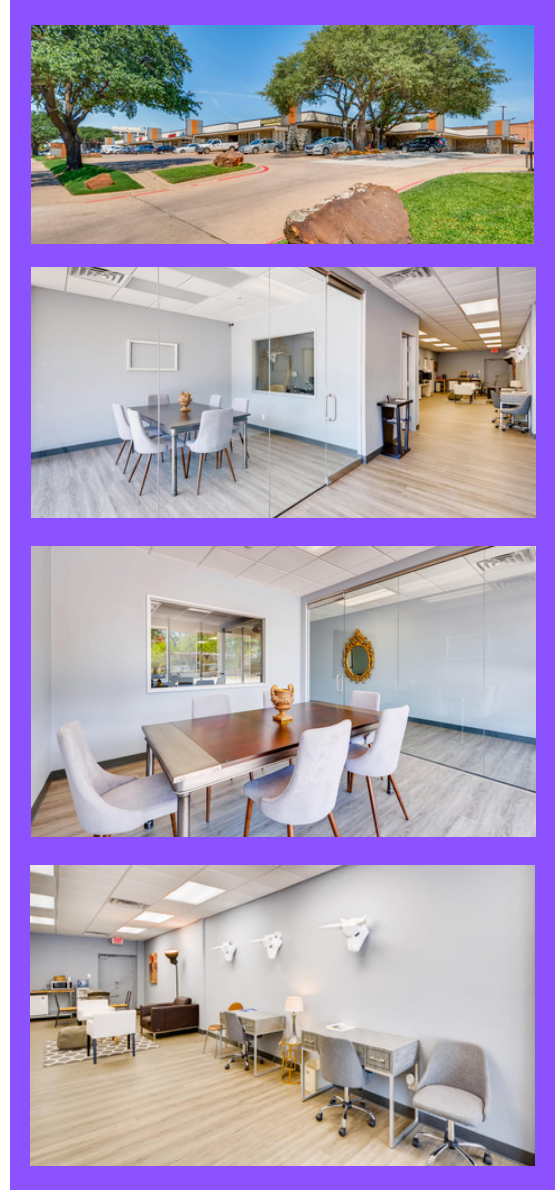


Work Hard, Play Hard. Where Business Gets Done

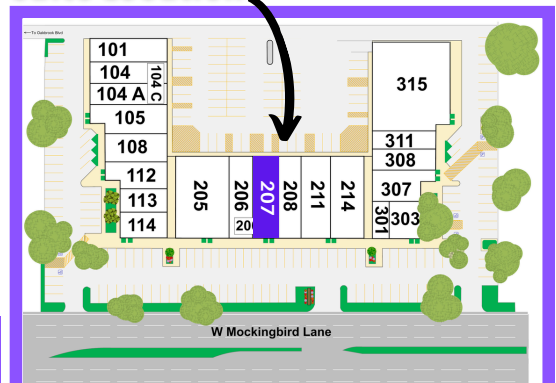
Centrally located - Less than a 2-minute drive from Interstate-35E, State Highways 183 & 114. Within a 2 mile radius of Dallas Love Field Airport and the growing Medical District.



Sample Layout 1  
Will Build to Suit



## Suite Location



Note: Sample Layout 1 (will build to suit).

Suite 207

OFFICE RETAIL WAREHOUSE FLEX SPACE

2,116 SQFT

Schedule Your Tour TODAY!

www.jwmgmt.com

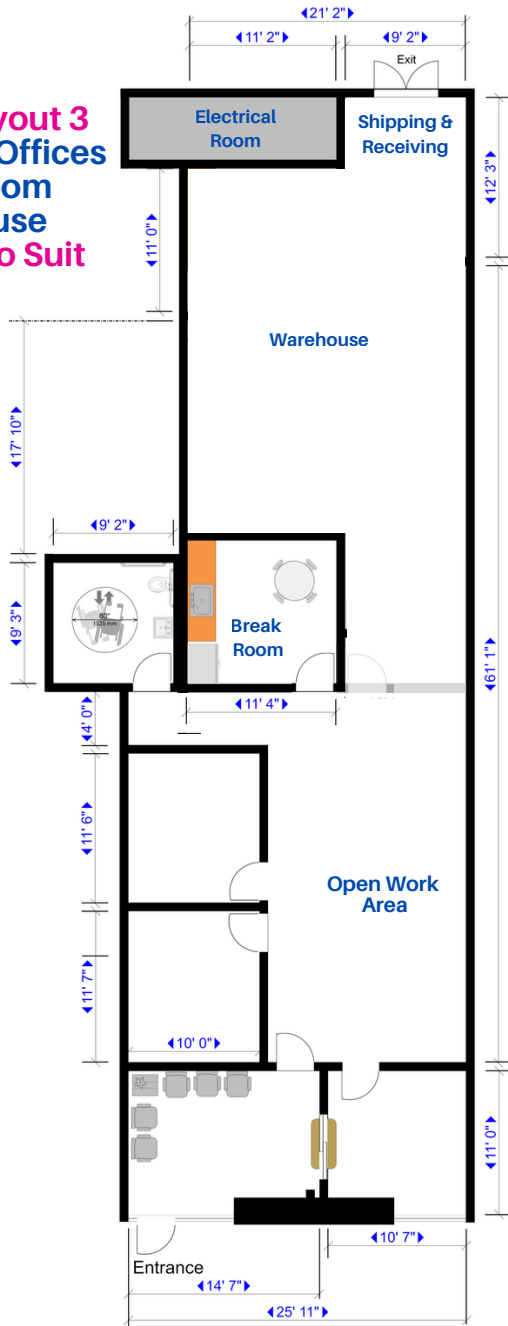
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**Sample Layout 3**  
 Reception / Offices  
 Break Room  
 Warehouse  
 Will build to suit



Note: Sample Layout 1 (will build to suit).

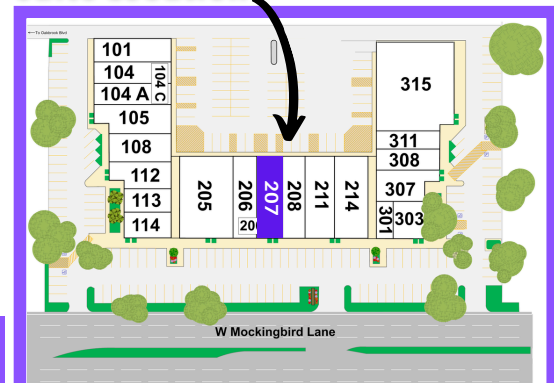
**Suite 207**

**OFFICE RETAIL WAREHOUSE FLEX SPACE**

**2,116 SQFT**



## Suite Location



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# 1625 MOCKINGBIRD



Work Hard, Play Hard. Where Business Gets Done

Clean & Bright Spaces | Layout Design | Floor-to-Ceiling Windows  
Onsite Leasing & Maintenance | Beautiful Landscaped Grounds



## Class A Building with High-Quality Finish Outs

The 1625 Mockingbird location is a centrally located commercial property site, ideal for businesses seeking a premium commercial location in the Dallas market. The building features high-quality materials, modern finishes, and fully budgeted 2026–27 maintenance and beautification programs. Local family ownership has invested over \$3,000,000 in property improvements, reinforcing long-term value.

The office space lease options include high-end Timely metal frames, solid core birch doors, and the option to expose 12' ceilings with HVAC and iron beams. Interiors feature 9' acoustic tile ceilings, LED motion-activated lighting, replaceable carpet tiles, and wood plank flooring. Breakrooms include soft-close cabinetry, quartz countertops, and Delta pull-down faucets.

Energy efficiency is prioritized with upgraded TPO roofing (R-29 insulation) and LED-lit parking lots and entries—making this a standout commercial space lease for companies searching for office space on rent or office space near me in Dallas.

# 1625 MOCKINGBIRD



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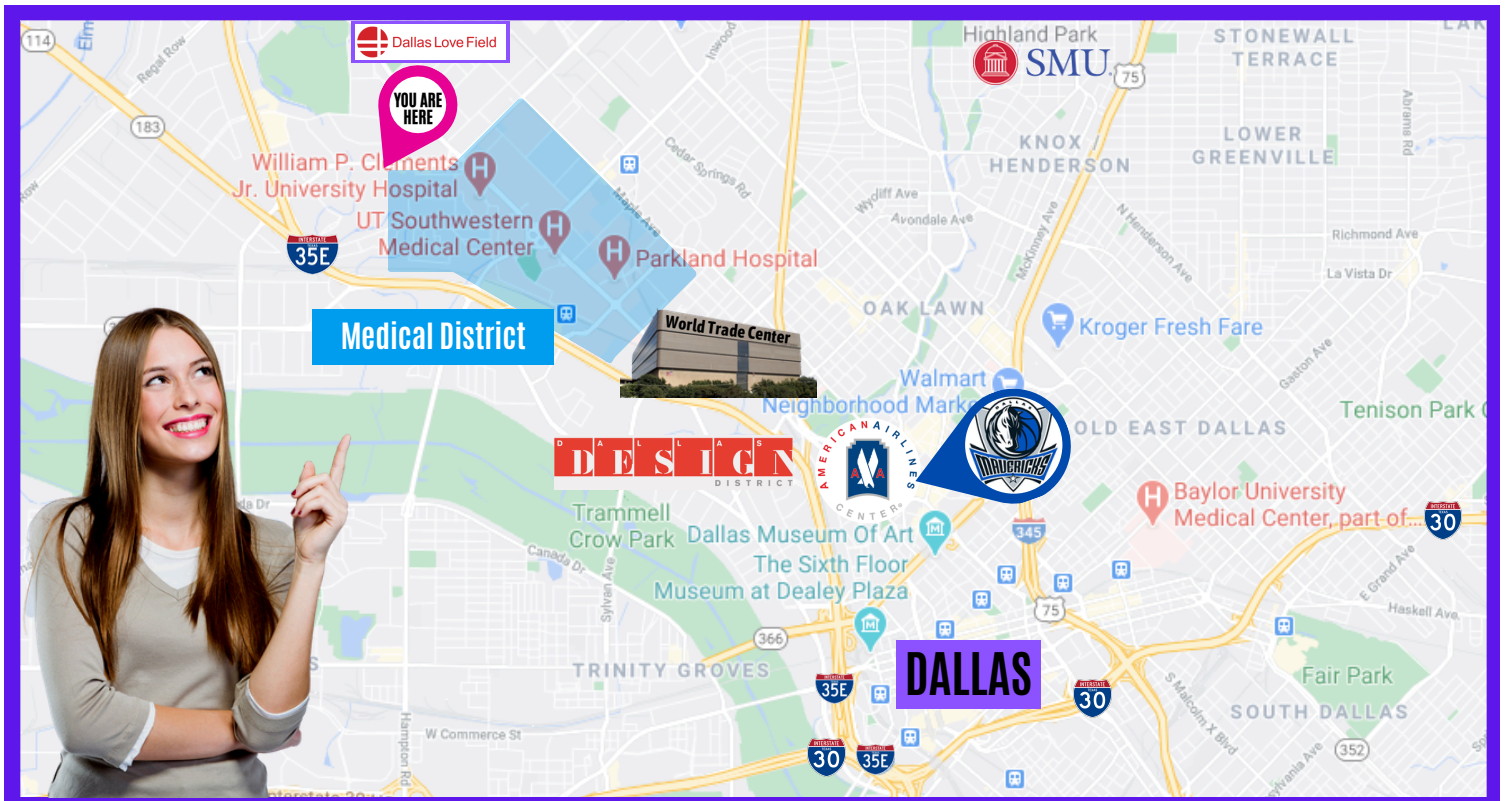


Within 7 minutes of:

- Dallas Love Field Airport
- Dallas Medical District
- World Trade Center
- Dallas Design District
- American Airlines Center Sports, Concerts & Entertainment
- Down Town Dallas

Within 15 minutes of:

- Southern Methodist University
- Irving, Oak Lawn & Uptown



Visit our property to learn more about 1625 Mockingbird