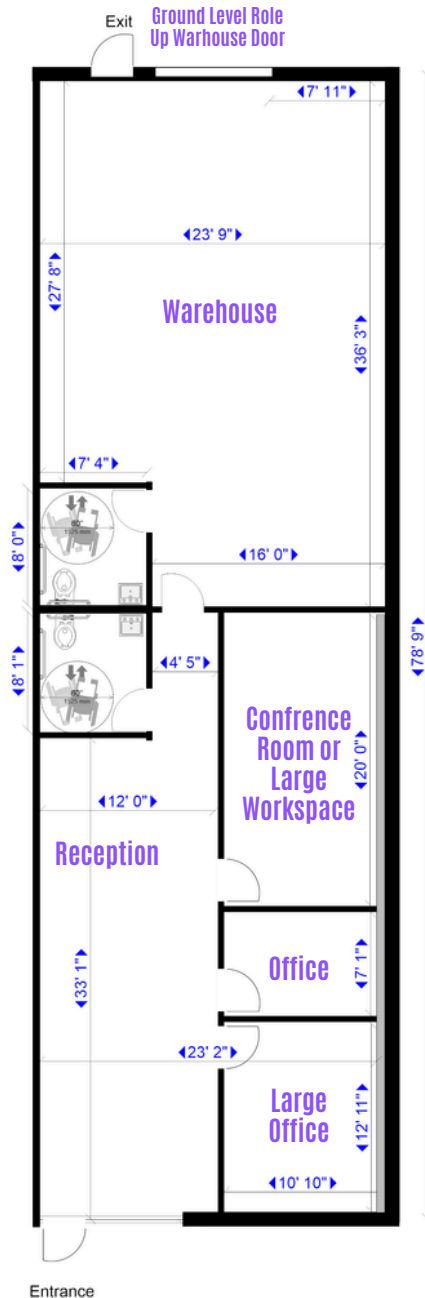


1625 MOCKINGBIRD



Work Hard, Play Hard. Where Business Gets Done

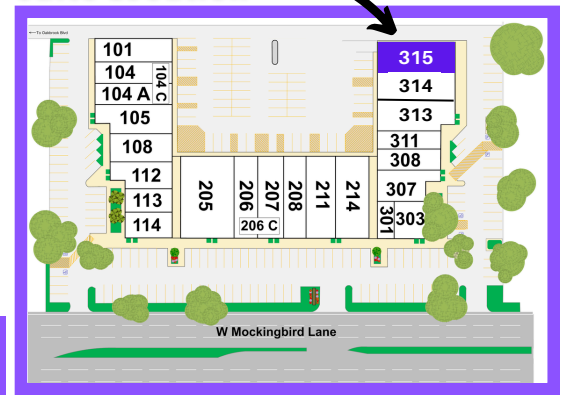
Centrally located - Less than a 2-minute drive from Interstate-35E, State Highways 183 & 114. Within a 2 mile radius of Dallas Love Field Airport and the growing Medical District.



Current Layout:
 Reception
 1 Large Office
 Conference Room or Large Workspace
 Small Office
 Warehouse with Ground Level Roll Up Door



Suite Location



Suite 315

Note: **Current Layout**
OFFICE RETAIL FLEX SPACE

2,047 SQFT

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1625 MOCKINGBIRD

JW Management



Commercial Property
Management

Work Hard, Play Hard. Where Business Gets Done

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



Sample Finish Outs

Class A Building with High-Quality Finish Outs

The 1625 Mockingbird location is centrally located and excellent for business. The building finishes feature high-quality design and materials. Our service includes concierge maintenance. The local family ownership believes in reinvesting into the properties and has invested over \$3,000,000.00 so far over the last 5 years in property improvements. Our 2025-26 maintenance & property beautification programs are fully budgeted.

Suite 315 features a warehouse area equipped with an 8-foot-tall roll-up ground-level dock door, providing convenient access for deliveries and operations. This space has 9-foot tall ceilings and uses 2' x 2' reveal edge ceiling tiles. 100% LED energy-efficient motion-activated lighting is utilized throughout the offices. High-end replaceable carpet tiles are intermixed with VCT flooring. Optional upgrades are available, such as a breakroom that utilizes high-end cabinetry products that feature soft-close hinges and dovetail drawers. The countertop would feature solid quartz surfaces with under-mount stainless steel sinks and Delta faucets with integrated pull-down spray handles.

All roofs are fully upgraded with energy-efficient TPO and maintain an R-29 insulation value in the office areas. The well-lit outdoor parking lots, building exteriors, and entrances utilize energy-efficient LED lighting.

1625 MOCKINGBIRD

JW Management



Commercial Property Management

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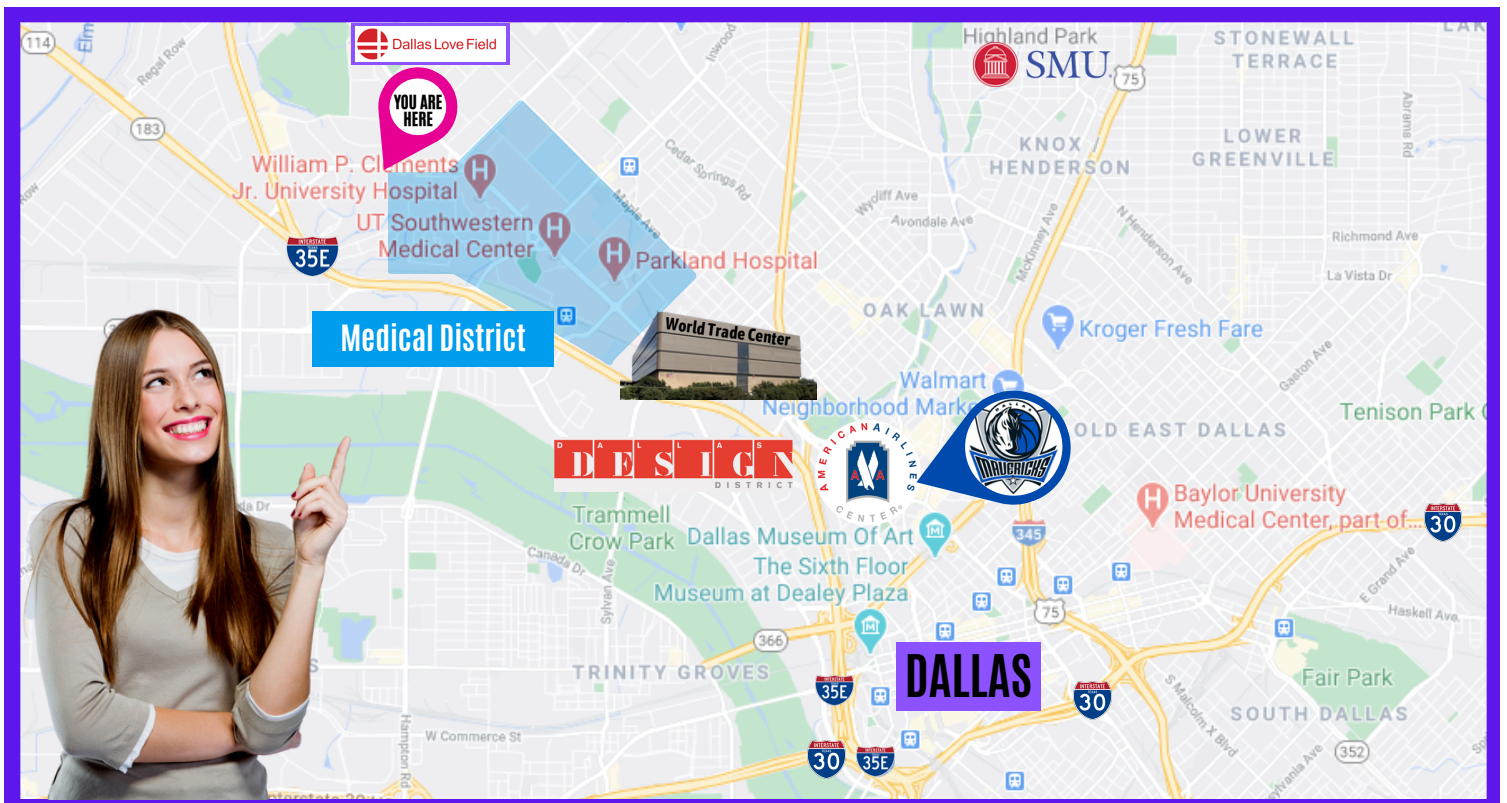


Within 7 minutes of:

- 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