

UPTOWN

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COLE

DALLAS

# Your Gateway to Uptown Dallas

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26  
26  
COLE  
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# Blurring the Line of Work & Play

A beautiful, boutique office located within Dallas' highly sought-after Uptown neighborhood, 2626 Cole offers an exciting opportunity to establish a presence at the center of the city's most vibrant live-work-play environment.



# Take Advantage

of the most pedestrian-friendly district in Dallas, connecting you to all the exciting amenities Uptown has to offer within a short walk, including a variety of casual and upscale restaurants, retail, fitness, arts and entertainment destinations.



## Lobby Renovations Delivering Q2 2024

# Convenience On & Off the Clock

Combined with tremendous access to Uptown's robust amenity and transit offerings, 2626 Cole provides modern features, exclusive tenant services, concierge-style security, underground parking, ample guest parking, and on-site management and engineering to offer tenants a first-class experience on and off the clock.



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**RENTABLE BUILDING AREA: 124,108 RSF**  
**STORIES: 9**  
**TYPICAL FLOOR SIZE: 14,000 RSF**  
**PARKING RATIO: 3.0/1,000 SF**  
**YEAR BUILT 1984**  
**RENOVATED: 2017**

- × Ample and convenient surface parking for visitors
- × Great proximity to Uptown amenities
- × Walking distance to Katy Trail & M-Line Trolley

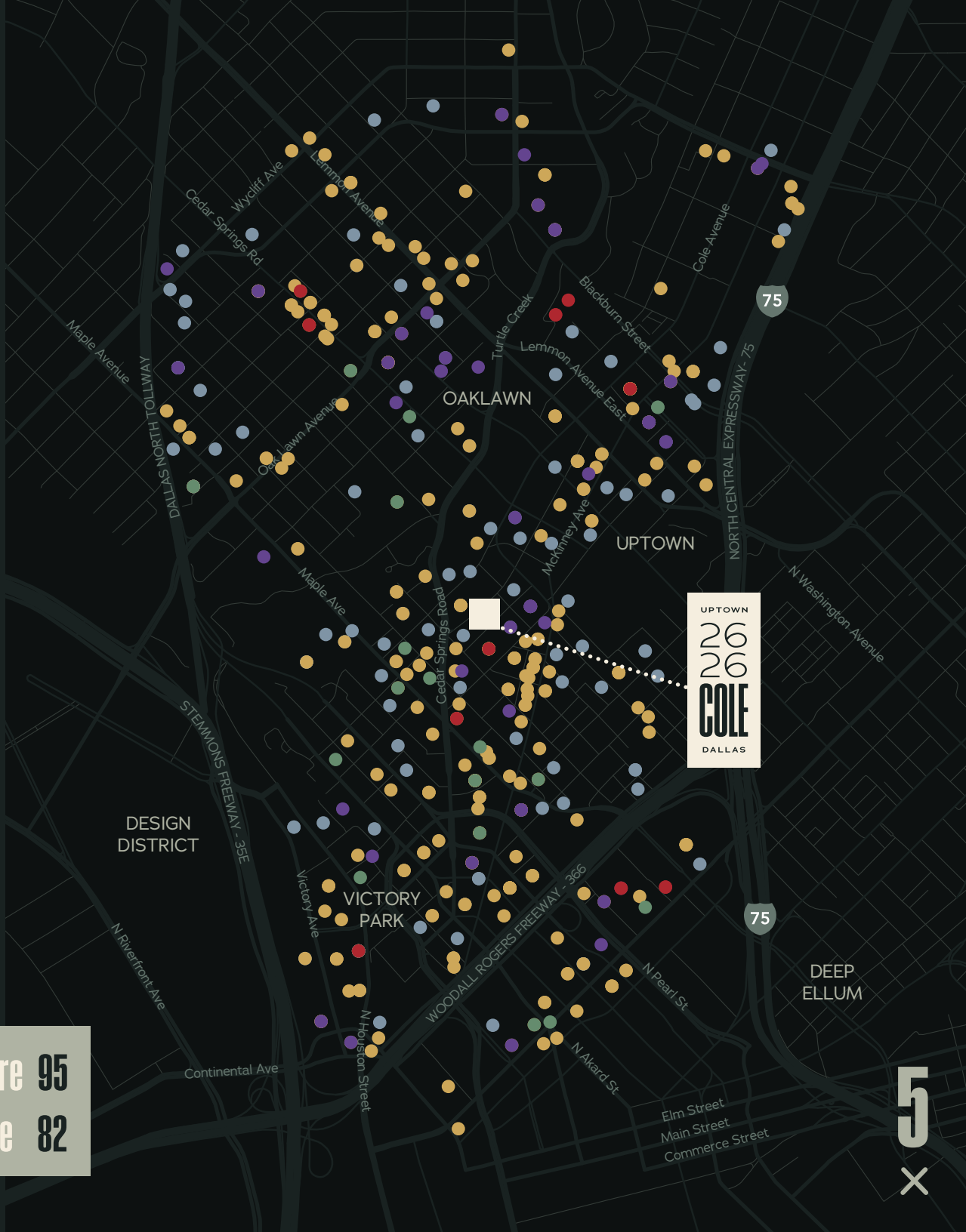
# Amenities Map

## Explore Uptown

With a new experience around every corner, 2626 Cole is your gateway to exploring the latest and greatest Uptown has to offer by foot, bike or train. Stay connected to an exciting array of bars, restaurants and entertainment, including The Quad, Uptown's upcoming mixed-use destination, featuring a one-acre urban lawn, new retail, alfresco dining, restaurants, and coffee, all just steps from your desk at 2626 Cole.

- 19 HOTELS
- 48 FITNESS
- 14 ENTERTAINMENT
- 312 RESTAURANTS & BARS
- 115 APARTMENTS

 **Walk Score 95**  
 **Bike Score 82**



# Access Map

## Uptown

- 1 West Village
- 2 State Thomas Historic Neighborhood
- 3 The Crescent
- 4 Victory Park / American Airlines Center
- 5 Perot Museum

## Downtown / Arts District

- 6 Klyde Warren Park
- 7 Dallas Museum of Art
- 8 Nasher Sculpture Center
- 9 Meyerson Symphony Center
- 10 AT&T Performing Arts Center
- 11 Plaza of the Americas
- 12 AT&T Discovery District
- 13 Dallas World Aquarium
- 14 West End

 Trolley

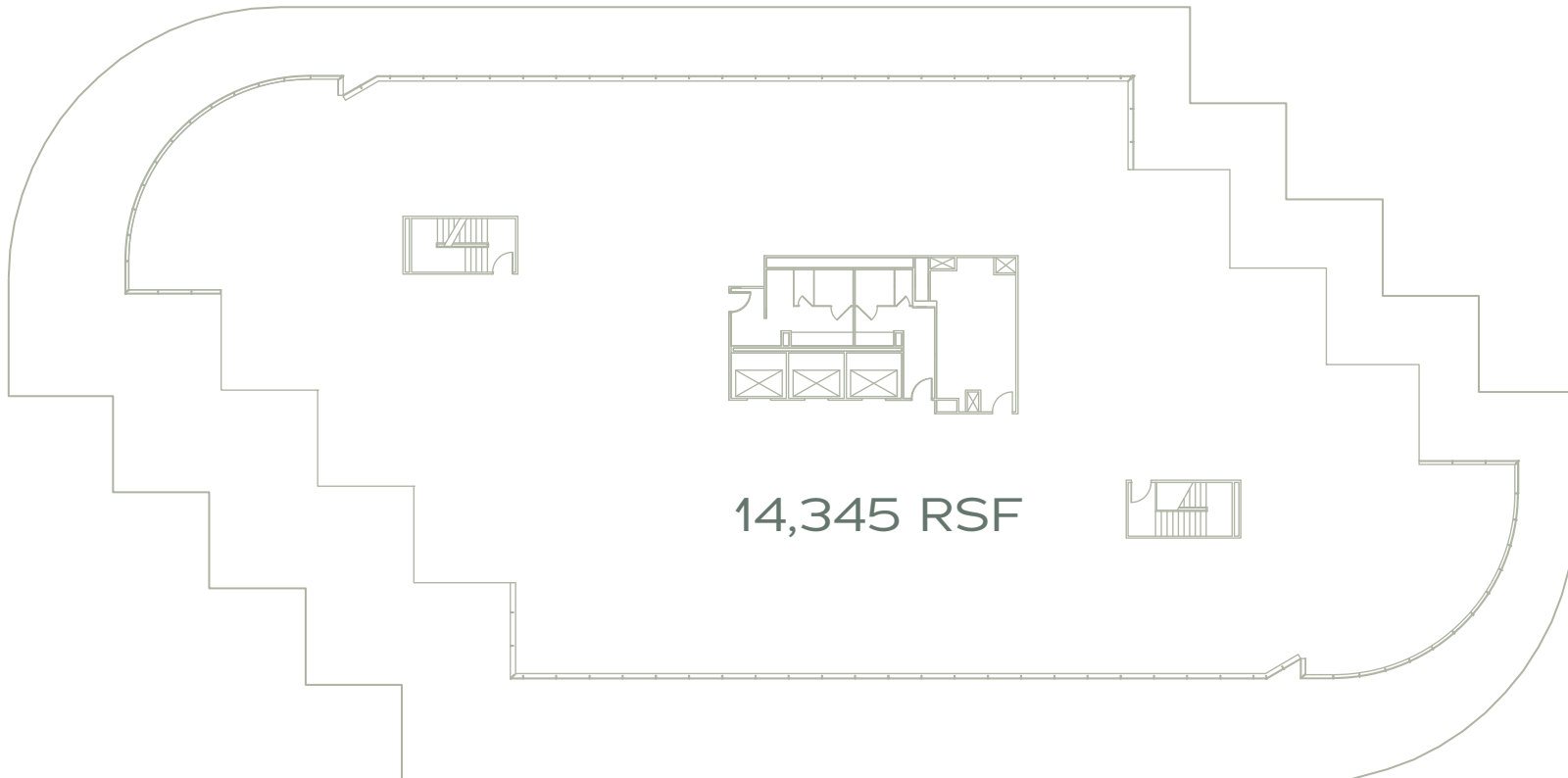


# Typical Floor Plate

Floor 9 | 14,345 RSF



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