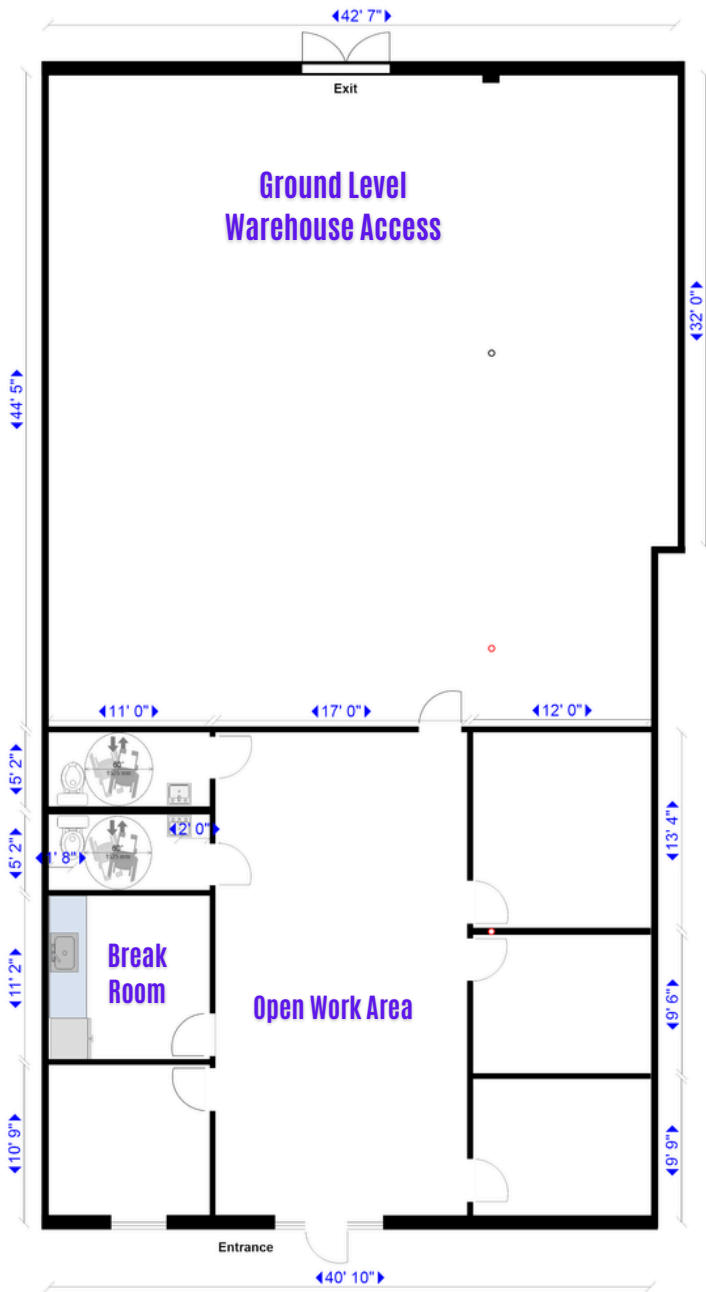


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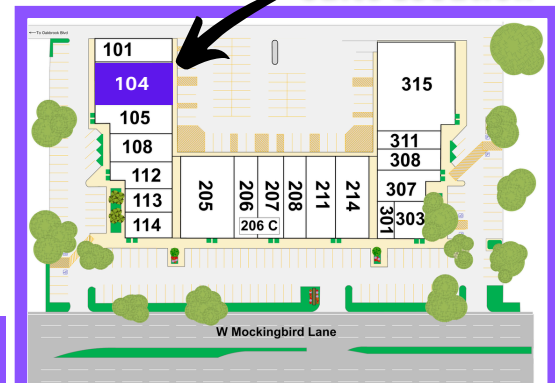
Centrally located - Less than a 2-minute drive from Interstate-35E, State Highways 183 & 114. Within a 2 mile radius of Dallas Love Field Airport and the growing Medical District.



Layout Option 1:  
Office Work Area,  
4 Private Offices  
Break Room  
Warehouse and  
Reception



Suite Location



Suite 104 Note: Sample Buildout Option 1 3,408 SQ FT

Schedule Your Tour TODAY!

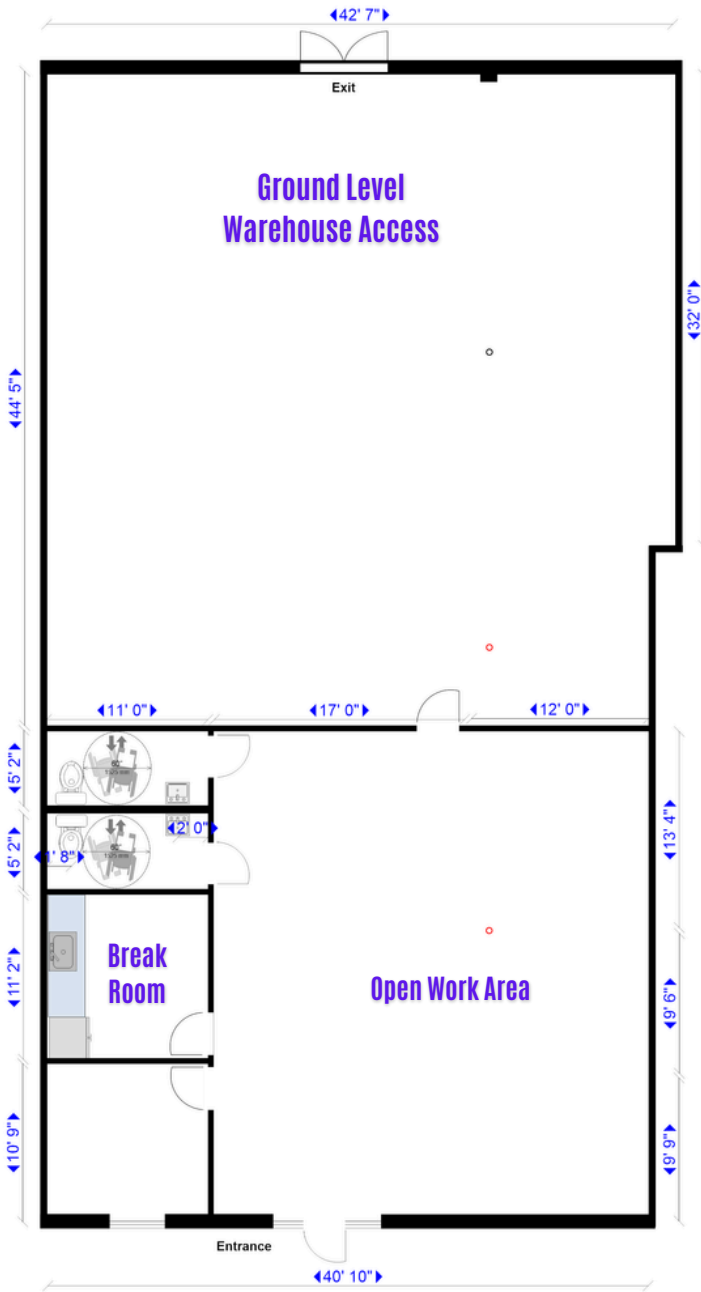
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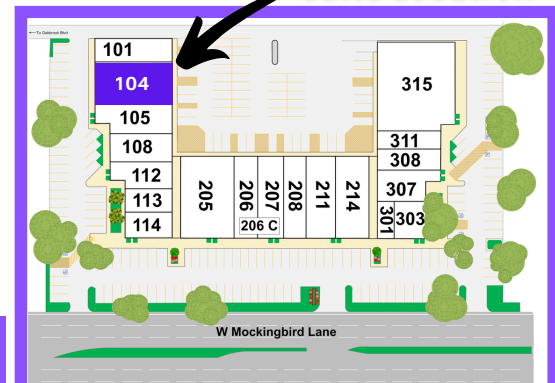
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Centrally located - Less than a 2-minute drive from Interstate-35E, State Highways 183 & 114. Within a 2 mile radius of Dallas Love Field Airport and the growing Medical District.



Layout Option 2:  
Open Work Area,  
1 Private Office,  
Break Room,  
Warehouse and  
Reception

## Suite Location



**Suite 104** Note: **Sample Buildout Option 2** **3,408 SQ FT**

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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 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 invested over \$3,000,000.00 so far over the last 5 years in property improvements. Our 2026-27 maintenance & property beautification programs are fully budgeted.

The Office Retail finish outs include high-end Timely prefinished metal frames with custom solid core birch finish doors. The office ceilings are 9' tall and use 2' x 2' reveal edge ceiling tiles. 100% LED energy-efficient motion-activated lighting is utilized throughout the offices. The suite features premium wood flooring throughout. The breakrooms utilize high-end cabinetry products that feature soft-close hinges and dovetail drawers. The countertop features quartz solid surfaces with under-mount stainless steel sinks and delta faucets that have integrated pull-down spray handles. Optional upgrades are available.

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, as well as building exteriors and entrances, utilizes energy-efficient LED lighting.

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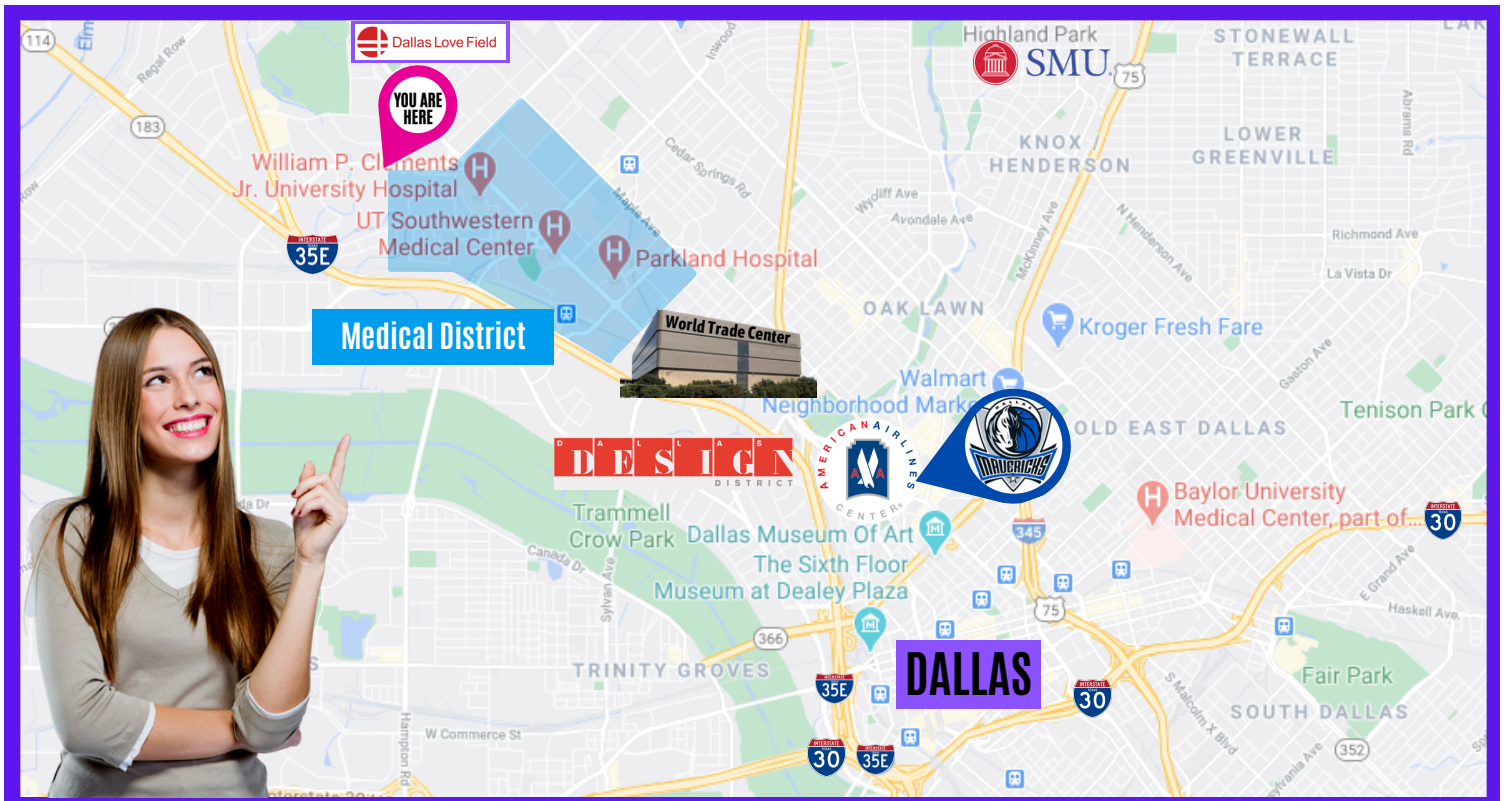


Within 7 minutes of:

- 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