

# FOR LEASE

Lease space: 1,105-8,793 Sq.Ft.  
Lease Rate: \$28/SF + NNN

Creative Flex Space in a Historic East Dallas Landmark

1401 N. Carroll Avenue; Dallas, Texas 75204



**TIBA** THE  
**BROKERAGE**  
**ADVISORS**  
COMMERCIAL REAL ESTATE

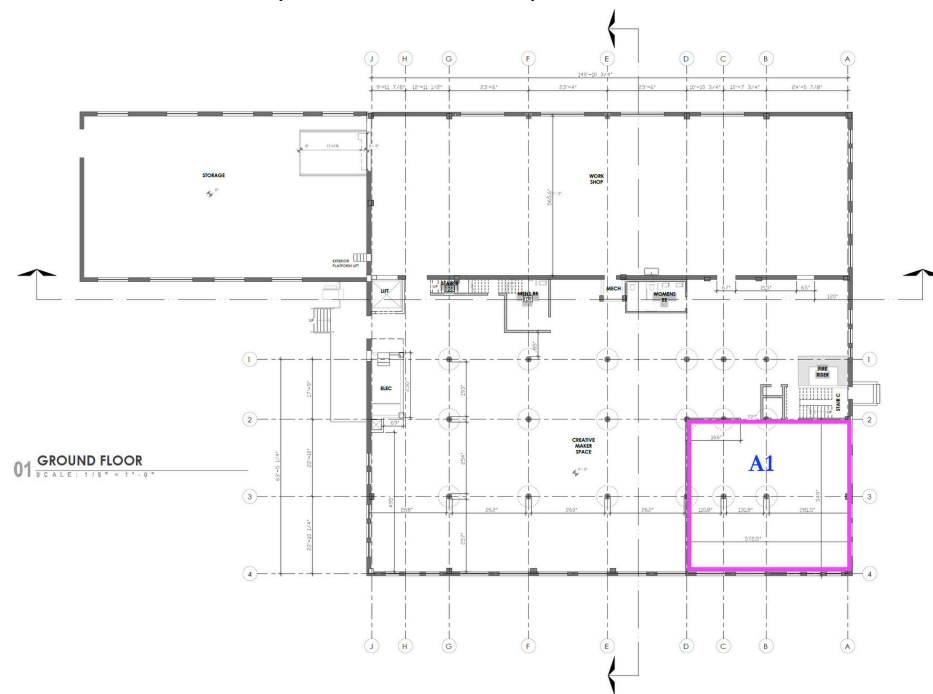
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# 1401 N. Carroll Ave. | Historic East Dallas Landmark

Well suited for creative firms, studios and boutique users.

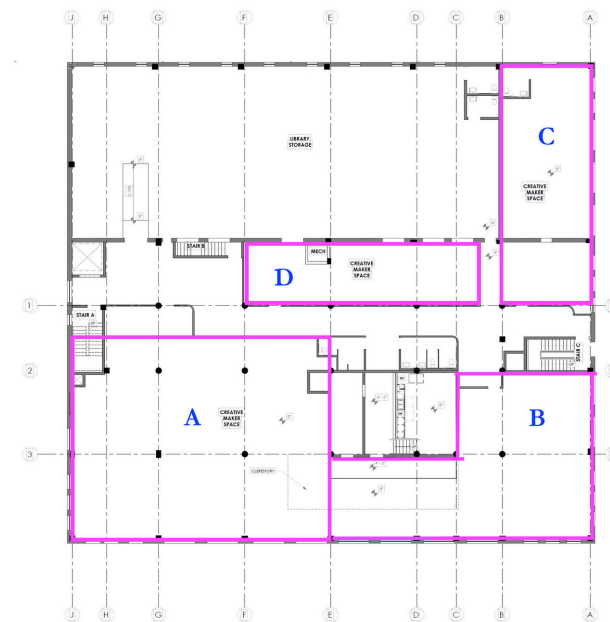
Steeped in Dallas history, 1401 N. Carroll Ave. is a masterfully restored industrial landmark offering premier creative flex space. Originally designed by the legendary George Dahl—the visionary behind Fair Park—this former Mrs. Baird’s bakery serves as a bridge between the city’s storied past and its modern entrepreneurial future. Now home to Casci Ornamental Plaster, the property pairs preserved architectural integrity with upgraded, high-performance utilities and a sophisticated adaptive-reuse aesthetic.



Suites are currently in Shell Condition. Owner is willing to provide TI and collaborate on tenant build-out.

Available Spaces	
Floor & Suite	Space Available
1 <sup>st</sup> - A1	2,183 SF
2 <sup>nd</sup> - A	3,945 SF
2 <sup>nd</sup> - C	1,560 SF
2 <sup>nd</sup> - D	1,105 SF

02 SECOND FLOOR  
SCALE: 1/8" = 1'-0"



**Anthony Sherman**

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