



FOR SUBLEASE

2626 COLE AVE
SUITE 710 • DALLAS, TX 75204

4,578 SF AVAILABLE • SUBLEASE TERM THRU 7/31/30

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Property Information

SUBLEASE OVERVIEW

Property Address 2626 Cole Ave, Dallas, Texas

Sublease Size 4,578 SF

Availability Immediate

Sublease Term Through 7/31/2030

Pricing Contact Broker



SUBLEASE HIGHLIGHTS

- A beautiful, boutique office located within Dallas' highly sought-after Uptown neighborhood.
- Offers an exciting opportunity to establish a presence at the center of the city's most vibrant live-work-play environment.
- Provides modern features, exclusive tenant services, concierge-style security, underground parking, and on-site management and engineering to offer tenants a first-class experience on and off the clock.
- Great proximity to Uptown amenities
- Walking distance to Katy Trail & M-Line Trolley
- 9 Story Building
- Built in 1984, Renovated in 2017
- Ample and convenient surface parking for visitors

UPTOWN HIGHLIGHTS

- Uptown is one of the most pedestrian-friendly districts 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.
- 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.

Property Imagery



Property Imagery



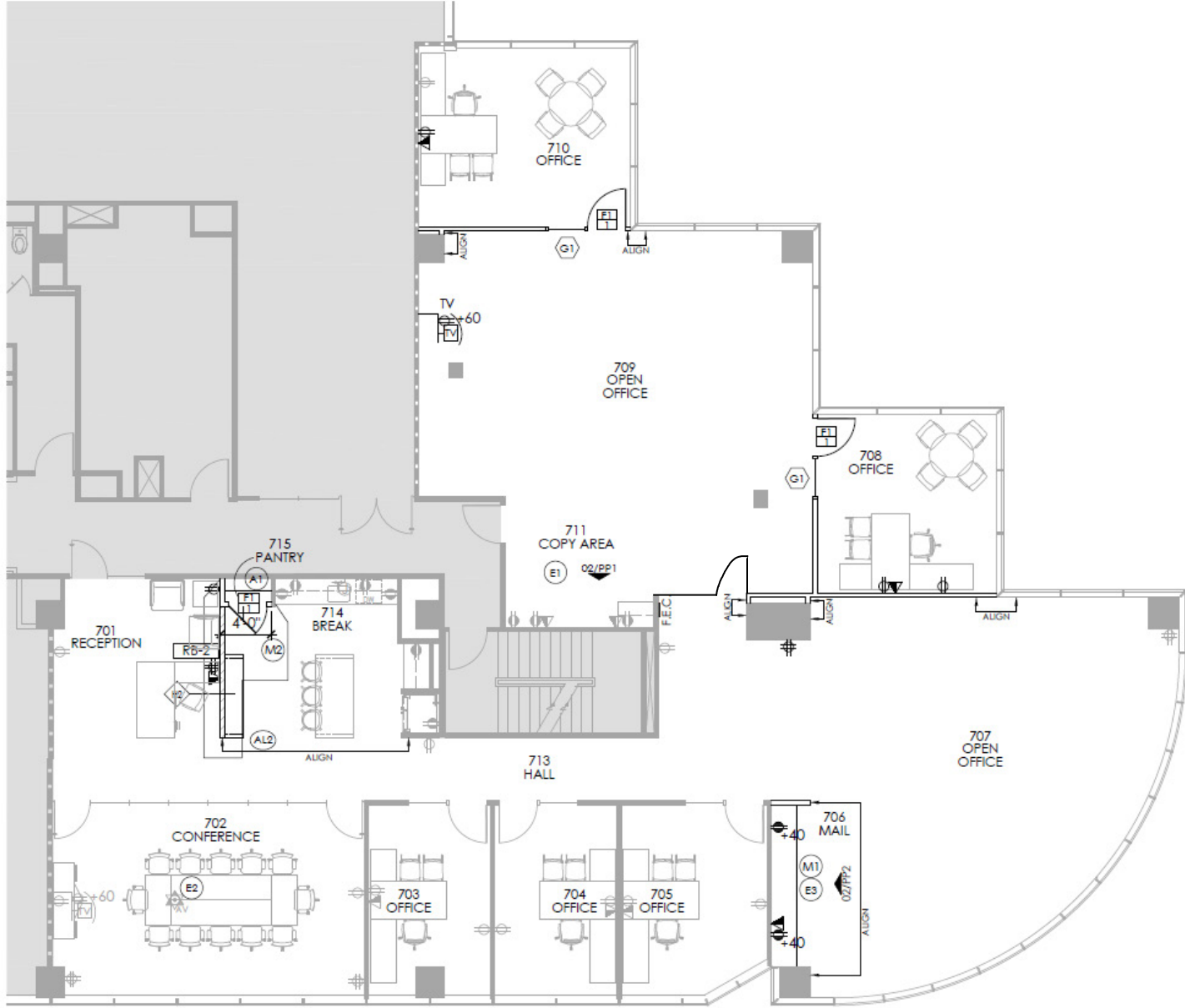
Property Imagery

Various Suites

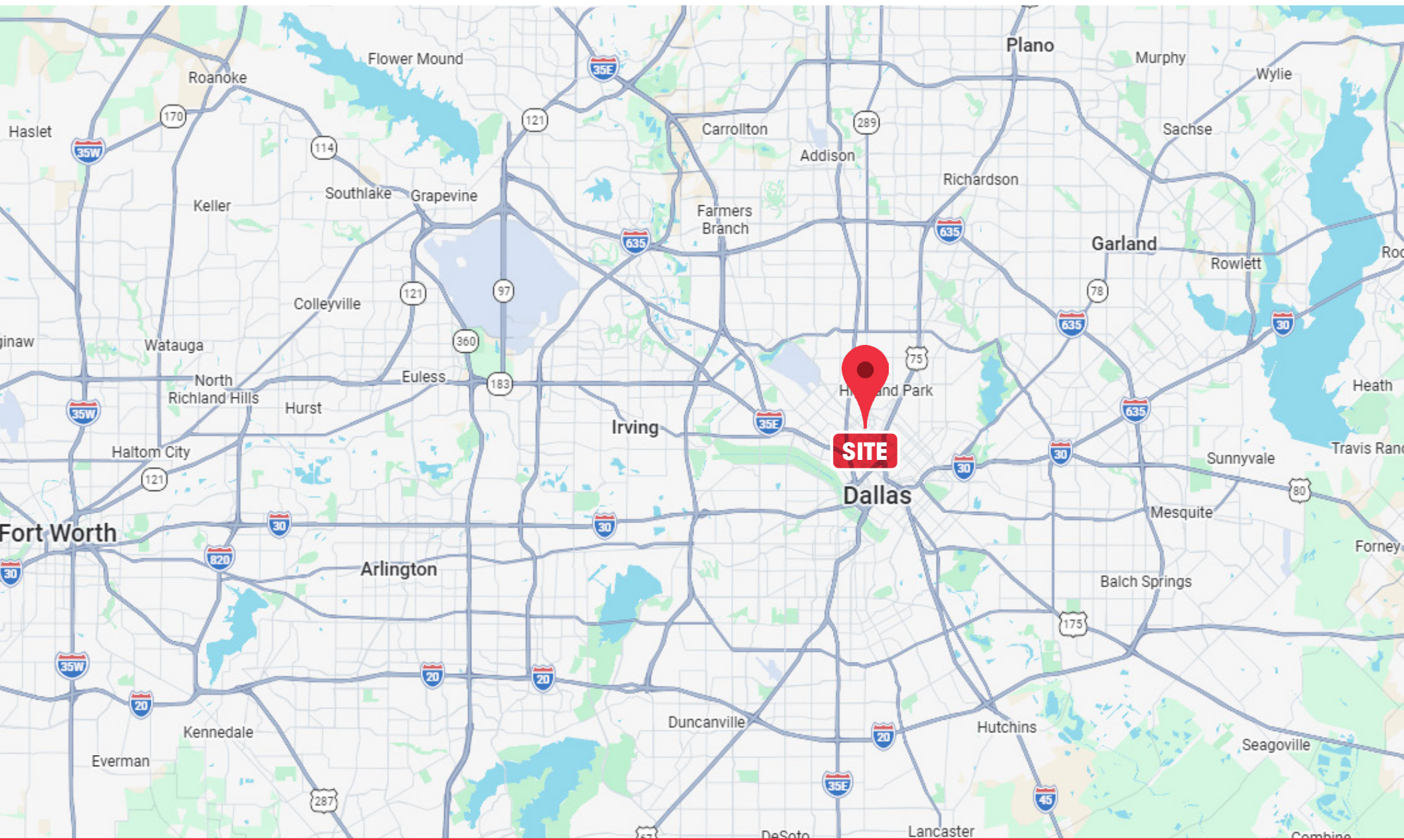


Floorplan

Suite 710



Map



Dallas-Fort Worth Market Summary



Dallas is a city in the U.S. state of Texas that encompasses half of the Dallas-Fort Worth Metroplex. Located in North Texas, the city has a 2022 population estimated at 6,488,000 residents, making it the third-largest city in Texas and the ninth-largest city in the United States. Dallas is the main core of the 11-county Dallas-Fort Worth-Arlington metropolitan area, which had a population of 7,637,387 according to the U.S. Census Bureau's 2020 census. Dallas-Fort Worth added more than 1.2 million residents between 2010 and 2020, growing its population by 20 percent.

Dallas-Fort Worth is home to 22 Fortune 500 companies, the fourth-largest concentration of such companies in the country. The Metroplex has one of the largest concentration of corporate headquarters in the U.S. and is the only metro area in the country home to three of the top-ten largest Fortune 500 companies by revenue.

The metropolitan economy is the fourth-largest in the United States, with a 2022 real GDP estimate of \$534.8 billion. From 2020 to 2021, Dallas-Fort Worth had both the fourth-highest job growth rate in the nation, and is the fourth-largest employment center in the nation (behind New York City, Los Angeles, and Chicago) with more than three million non-farm jobs. In the latest rankings released in 2020, Dallas was rated as a "beta plus" world city by the Globalization and World Cities Study Group & Network. Dallas is also ranked 14th in world rankings of GDP by the Organization for Economic Co-operation and Development.

The Dallas-Fort Worth metroplex comprises the highest concentration of colleges and universities in Texas. Over 41 colleges and universities are located within the Metroplex, which is the most of any metropolitan area in Texas. The UT Southwestern Medical Center is home to six Nobel Laureates and was ranked No. 1 in the world among healthcare institutions in biomedical sciences.

No. 1

Fastest Growing MSA in the U.S. from 2010 to 2020 (*U.S. Census Bureau*)

4th

Largest Metropolitan Area in the United States

4th

Highest Job Growth Rate in the U.S. (*U.S. Bureau of Labor Statistics*)

22

Fortune 500 Companies Call Dallas-Fort Worth Home (*The Dallas Morning News*)

10K

Home to over 10,000 corporate headquarters, making it the largest concentration in the U.S.

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2020 Population	42,664	178,633	363,426
2024 Population	45,778	201,405	393,331
2029 Population Projection	46,178	204,971	397,436
Annual Growth 2020-2024	1.8%	3.2%	2.1%
Annual Growth 2024-2029	0.2%	0.4%	0.2%
Households			
2020 Households	28,660	97,873	171,278
2024 Households	30,453	110,411	186,646
2029 Household Projection	30,666	112,354	188,802
Annual Growth 2020-2024	1.7%	3.2%	2.6%
Annual Growth 2024-2029	0.1%	0.4%	0.2%
Avg Household Size	1.50	1.70	2.00
Avg Household Vehicles	1.00	1.00	2.00
Housing			
Median Home Value	\$468,930	\$463,328	\$464,053
Owner Occupied Households	5,059	27,346	61,823
Renter Occupied Households	25,607	85,008	126,979
Household Income			
< \$25,000	3,818	18,110	34,387
\$25,000 - 50,000	2,982	15,340	29,548
\$50,000 - 75,000	6,051	20,707	32,344
\$75,000 - 100,000	3,075	12,214	18,858
\$100,000 - 125,000	3,175	10,721	15,609
\$125,000 - 150,000	2,838	7,781	11,982
\$150,000 - 200,000	3,412	9,297	13,975
\$200,000+	5,101	16,241	29,944
Avg Household Income	\$122,510	\$109,554	\$108,959
Median Household Income	\$94,308	\$77,146	\$72,634

	1 Mile	3 Mile	5 Mile
Population Summary			
Age 15+	40,503	172,900	327,378
Age 20+	40,038	167,070	309,519
Age 55+	7,696	39,447	87,755
Age 65+	4,036	20,027	47,294
Median Age	33.50	34.60	34.90
Avg Age	35.80	36.50	36.90
Education			
Some High School, No Diploma	790	15,832	39,965
High School Graduate	1,927	17,224	39,687
Some College, No Degree	5,214	27,947	50,427
Associate Degree	2,135	11,801	19,535
Bachelor's Degree	16,304	56,620	90,791
Advanced Degree	12,522	36,951	62,619
Employment			
Civilian Employed	33,880	128,883	225,505
Civilian Unemployed	771	4,380	8,487
Civilian Non-Labor Force	5,749	38,395	89,648
U.S. Armed Forces	11	70	156
Housing Value			
< \$100,000	42	817	4,081
\$100,000 - 200,000	295	2,016	6,364
\$200,000 - 300,000	811	3,885	7,727
\$300,000 - 400,000	883	4,146	7,403
\$400,000 - 500,000	692	4,194	8,158
\$500,000 - 1,000,000	1,507	7,196	14,495
\$1,000,000+	786	4,786	13,373

Demographic data © CoStar 2026



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