



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



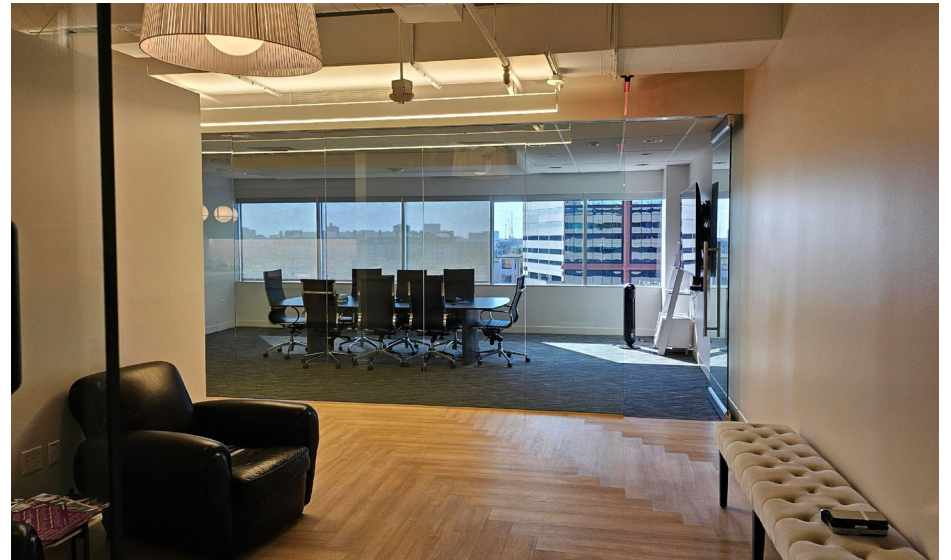
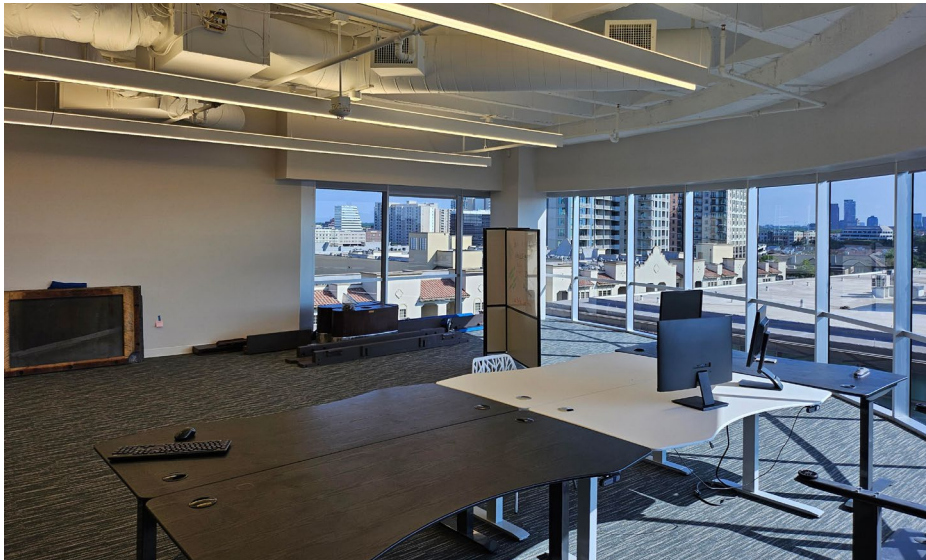
Property Imagery

Various Suites



Property Imagery

Suite 710



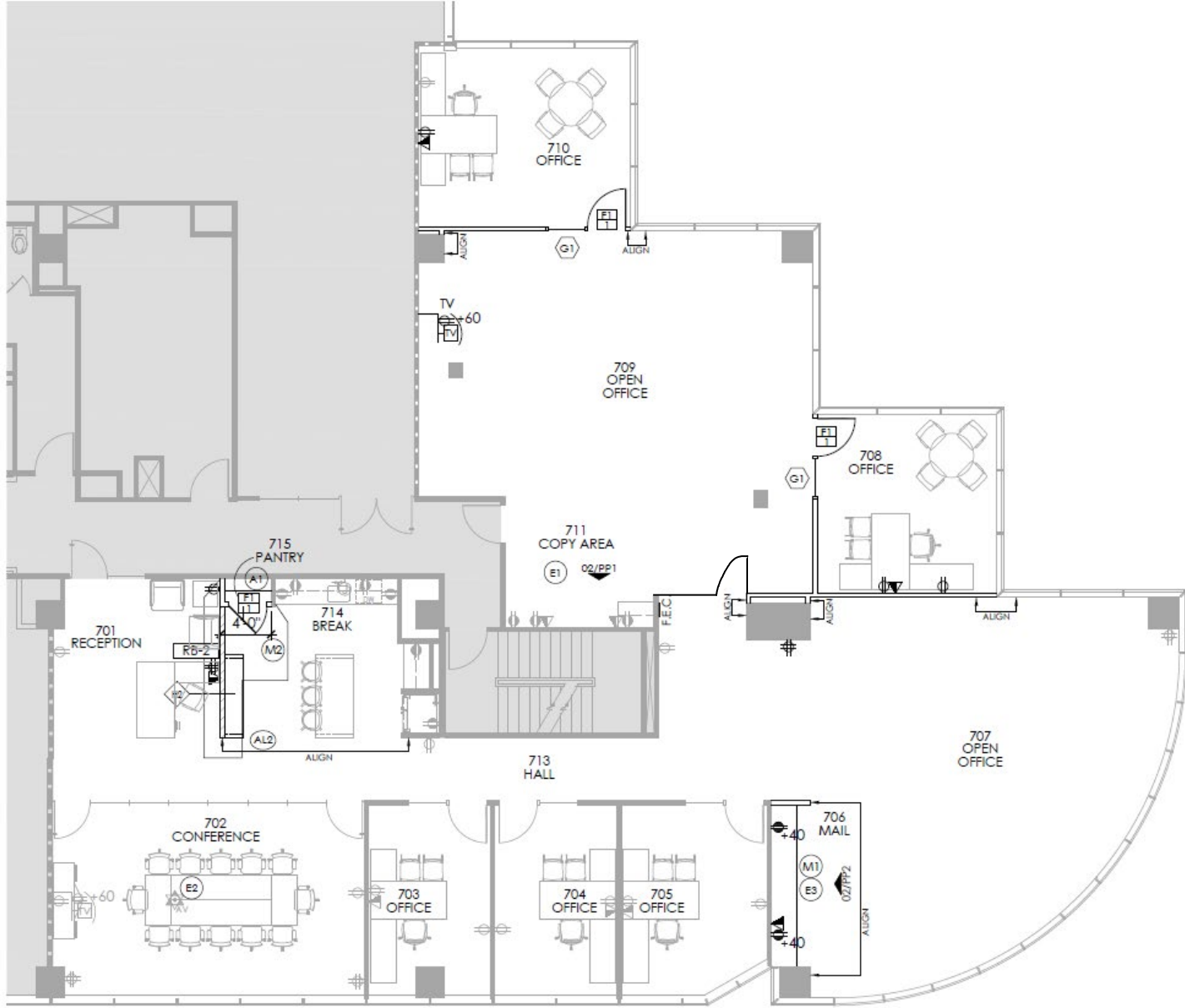
Property Imagery

Suite 710

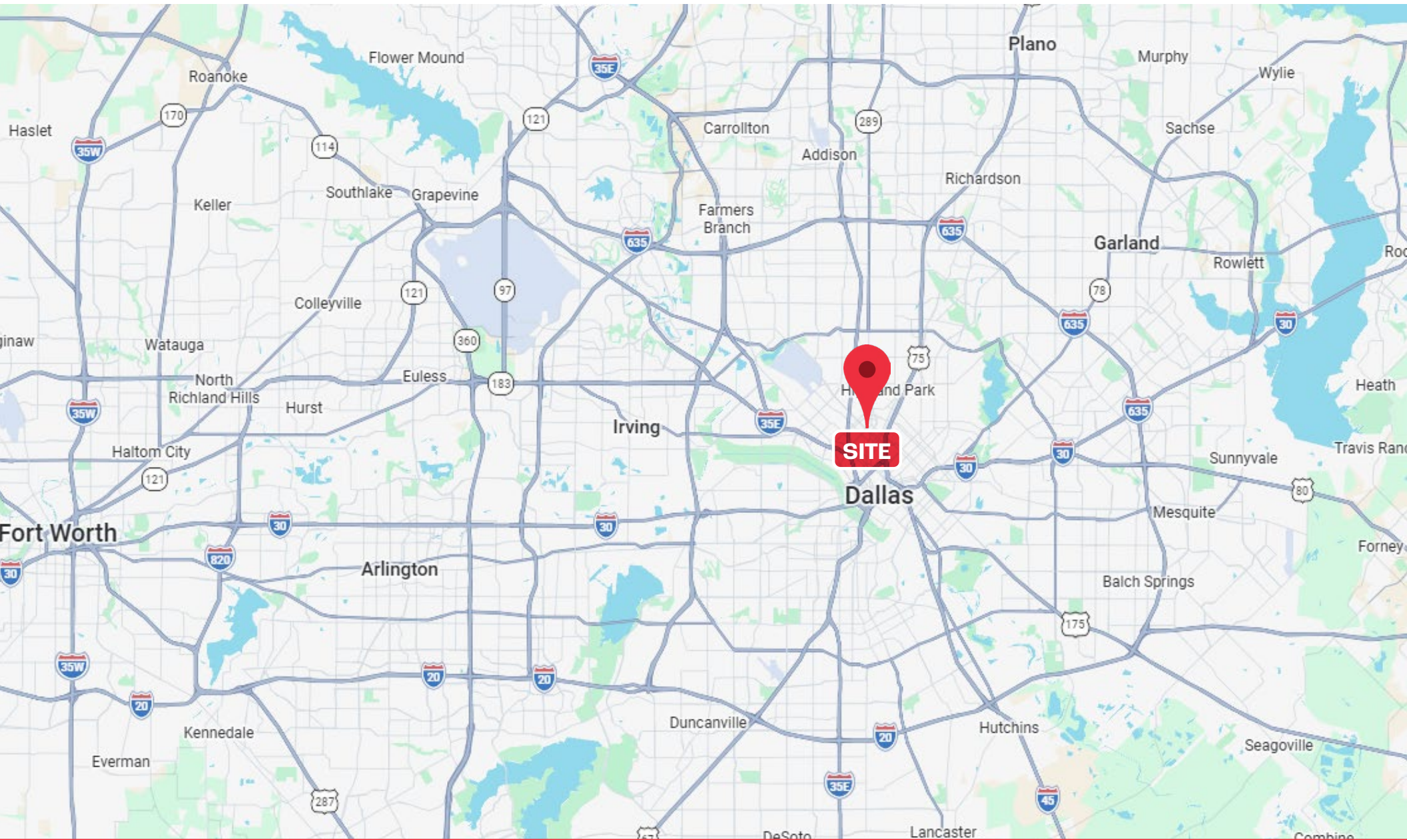


Floorplan

Suite 710



Map



Cortland, NY Market Summary



Cortland is a city and the county seat of Cortland County, New York, United States. Known as the Crown City, Cortland is in New York's Southern Tier region. As of the 2020 census it had a population of 17,556.

Located in the glaciated Appalachian Plateau area of Central New York State, Cortland sits midway between Syracuse and Binghamton. Predominantly rural county is the southeastern gateway to the Finger Lakes Region.

Cortland, settled in 1791, was made a village in 1853 (rechartered in 1864), and incorporated in 1900 as New York's 41st city. Its growth was intricately tied to the development of transportation networks, particularly the Erie Canal, which facilitated trade and commerce. Notably, Cortland is home to SUNY Cortland, a renowned public university, emphasizing its historical role in education.

Cortland's economy has evolved over the years.

Historically, it was a center for agriculture and manufacturing, with industries like furniture and textiles playing a crucial role. In recent decades, the economy has diversified to include healthcare, education, and retail. SUNY Cortland is a significant employer, and the healthcare sector, with institutions like Cortland Regional Medical Center, also contributes to the local economy. Additionally, the city benefits from its proximity to nearby cities like Syracuse and Ithaca, which provide additional job opportunities and economic support.

Cortland County is known for its natural beauty, with picturesque landscapes, lakes and outdoor recreational opportunities. It's an area popular with outdoor enthusiasts, offering activities such as hiking, fishing, and skiing in the winter. The Finger Lakes region, famous for its wineries and vineyards, is within driving distance, making it a popular destination for day trips.



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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