

# 1625 MOCKINGBIRD

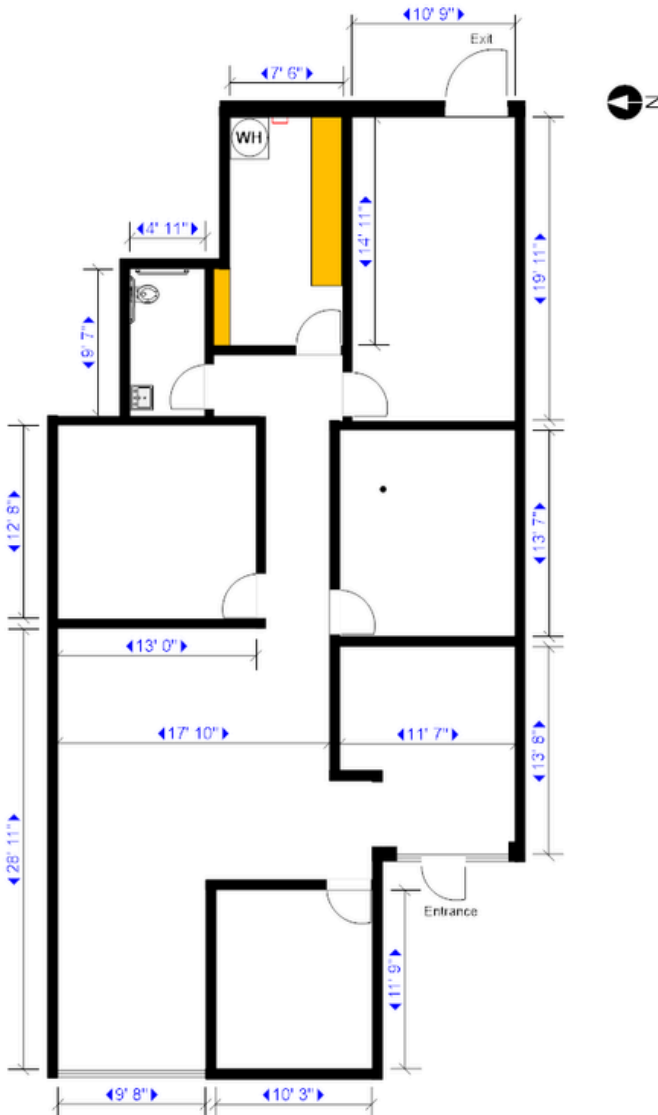
JW Management



Commercial Property Management

Work Hard, Play Hard. Where Business Gets Done

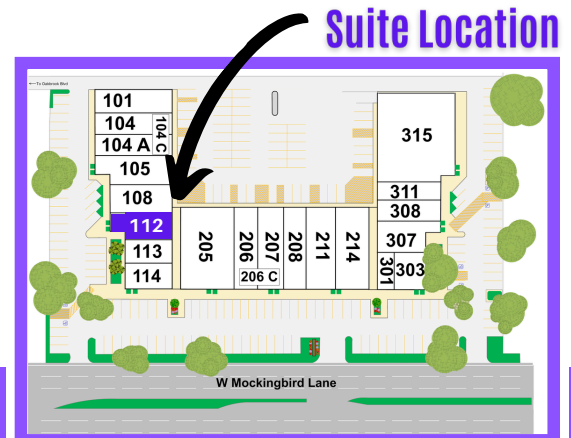
Centrally located - Less than a 2-minute drive from Interstate-35E, State Highways 183 & 114. Within a 2 mile radius of Dallas Love Field Airport and the growing Medical District.



Suite 112

OFFICE RETAIL FLEX SPACE

1,794 SQFT



Schedule Your Tour TODAY!

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JW Management



Commercial Property  
Management

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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 ideal for business—perfect for a barbershop Dallas, beauty salon Fort Worth, or hair salon in Arlington TX. Featuring high-quality finishes and premium materials, this commercial site is well-suited for a hair salon Arlington TX or barbershop Arlington. Concierge maintenance is included. Local family ownership has reinvested over \$3,000,000 in property improvements, and the 2025/26 beautification programs are fully funded.

Office/retail build-outs include Timely prefinished metal frames, solid core birch doors, and options to expose 12' ceilings with HVAC and iron beams—great for open salon layouts. Standard 9' ceilings feature acoustic tiles, LED motion lighting, replaceable carpet tiles, and wood plank flooring. Breakrooms are equipped with quartz countertops, soft-close cabinetry, and Delta faucets with pull-down sprayers. Additional upgrades available. Roofs are fully upgraded with TPO (R-29 insulation), and parking lots, building exteriors, and entrances are all lit with energy-efficient LED lighting—providing a professional look and feel for any hair salon Dallas Texas, barbershop Fort Worth, or hair salon in Dallas.

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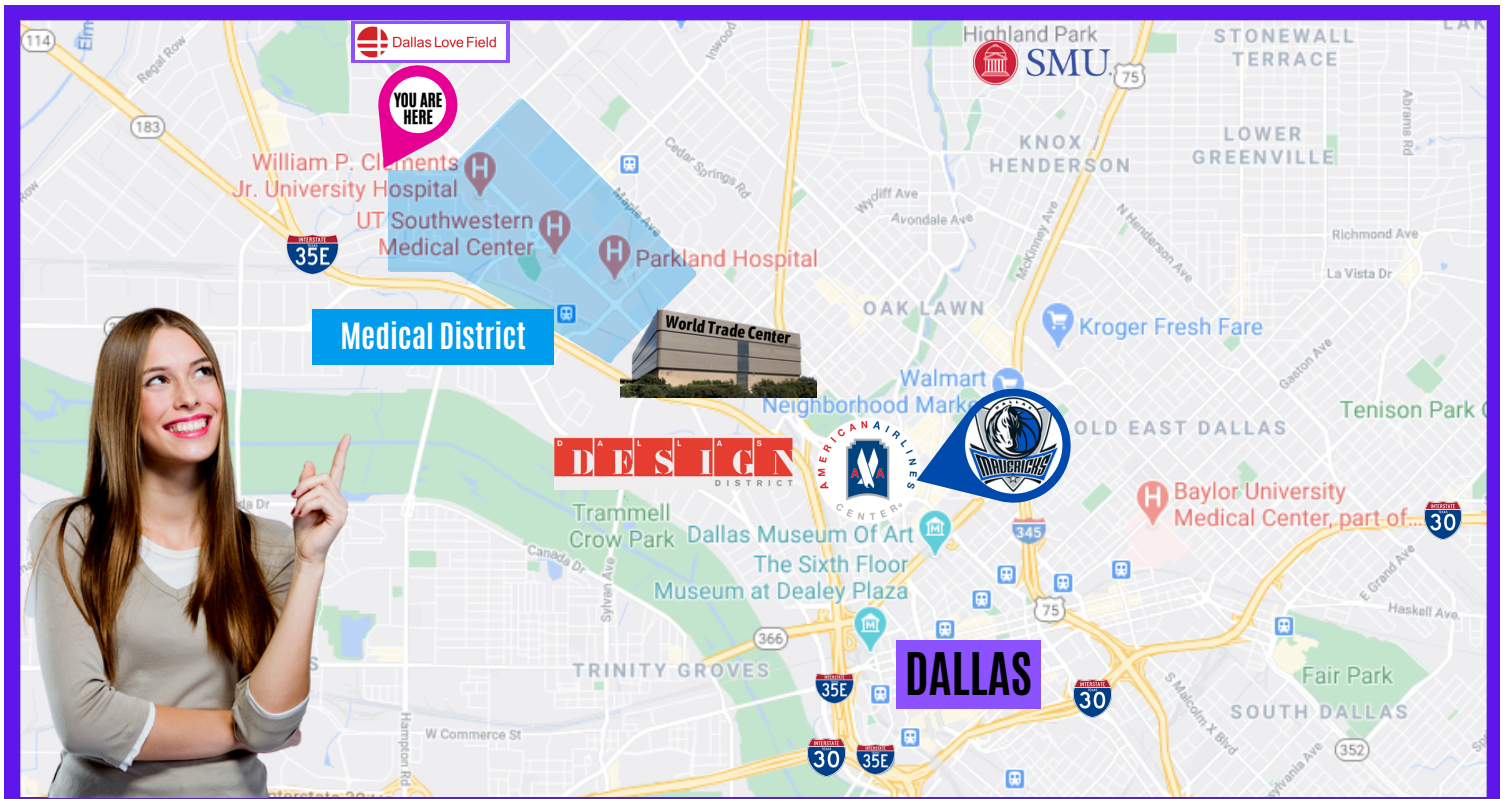


Within 7 minutes of:

- 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