

FOR SALE

2 0 0 1

IRVING BLVD

SUITE 157

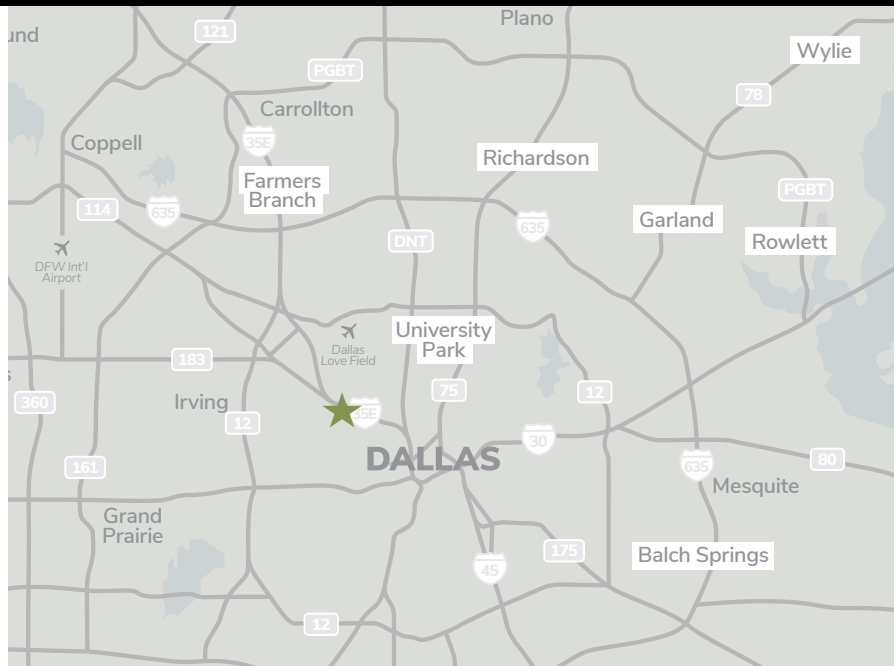


D A L L A S
D E S I G N
DISTRICT

OFFICE / SHOWROOM BUILDING

PROPERTY FEATURES

- 6,276 SF (Suite 157) office/showroom
- 1 Dock High
- 16 Total Parking Spaces
 - 7 parking spaces (fenced and gated)
 - 6 parking spaces off Express St
 - 3 parking spaces outside gated area
- 100% HVAC (pin weld insulation)
- Fully Sprinklered
- Two (2) 400A, 120/208V, 3-Phase service panels
- 0.36 AC (15,615 SF land)
- HOA Dues: \$2,500 per Quarter
- Access from Irving Blvd
- Secured, fenced, and gated parking complemented by an outdoor landscaped lounge area



STREAM[®]

GIOVANNI SCARDINO

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JASON MOSER

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OVERALL OFFICE FLOOR PLAN

- 6,276 SF (Suite 157) office/showroom
- 1 Dock High
- 100% HVAC (pin weld insulation)
- Fully Sprinklered
- Two (2) 400A, 120/208V, 3-Phase service panels



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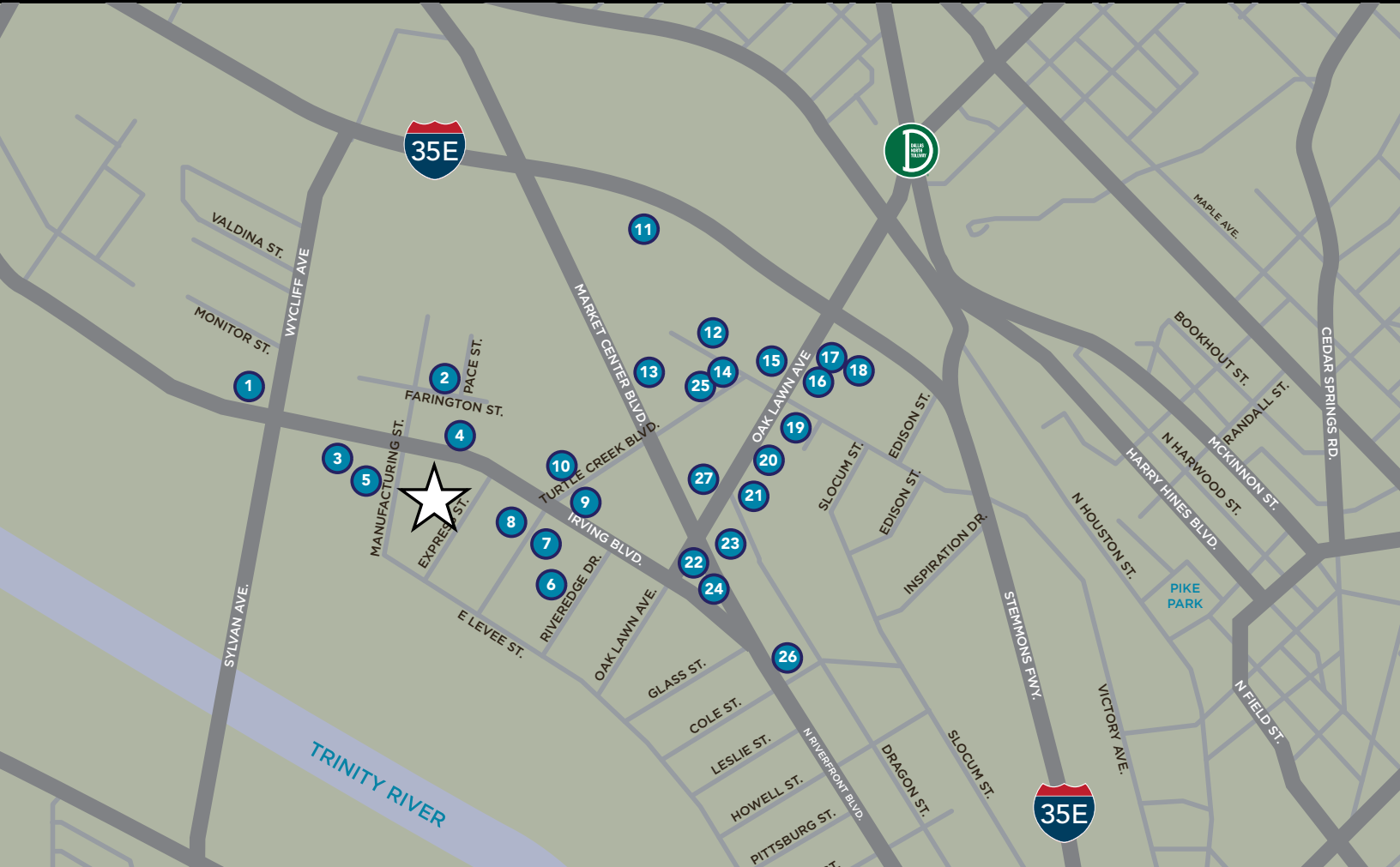
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LOCATION HIGHLIGHTS

1. Slow Bone BBQ — 2234 Irving Blvd
2. Peticolas Brewing Company Taproom — 1301 Pace St
3. Wayward Coffee — 2025 E Irving Blvd
4. Mama's Daughter's Diner — 2014 Irving Blvd
5. Triumphs Espresso & Whiskey — 141 Manufacturing St
6. Puerto Cocina & Bar — 155 River Edge Drive
7. Culinary Dropout — 150 Turtle Creek Blvd
8. Bowlounge — 167 Turtle Creek Blvd
9. Flying Fish — 1838 Irving Blvd
10. Evelyn — 1201 Turtle Creek Blvd
11. Medieval Times Dinner & Tournament — 2021 N Stemmons Fwy
12. The Meteor Dallas — 1950 Hi Line Dr
13. Rodeo Goat — 1926 Market Center Blvd
14. Commons Club — 1445 Turtle Creek Blvd
15. Ascension Coffee Roasters — 1621 Oak Lawn Ave
16. Delucca Gaucho Pizza & Wine — 1628 Oak Lawn Ave
17. Jo'Seon Wagyu Omakase Restaurant — 1628 Oak Lawn Ave
18. Alara Modern Mediterranean — 1628 Oak Lawn Ave
19. Tango Room — 1617 Hi Line Dr
20. Carbone Dallas — 1617 Hi Line Dr
21. Carbone Vino — 1617 Hi Line Dr
22. Pie Tap Pizza — 1212 Oak Lawn Ave
23. The Charles — 1632 Market Center Blvd
24. Town Hearth — 1617 Market Center Blvd
25. Virgin Hotel — 1445 Turtle Creek Blvd
26. El Carlos Elegante — 1400 N Riverfront Blvd
27. Maroma — 1333 Oak Lawn Ave



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