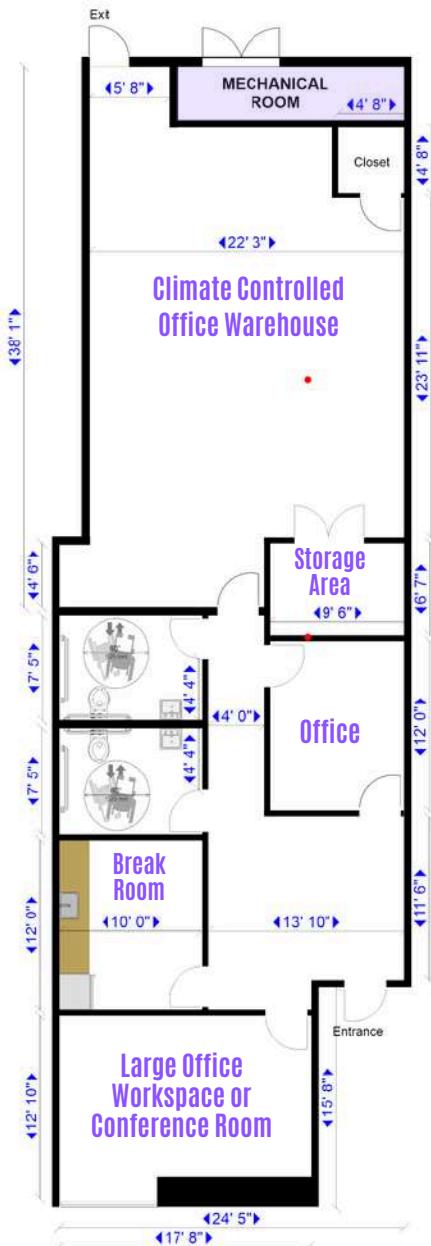


1625 MOCKINGBIRD



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.



Note: Current Layout

Suite 105

OFFICE RETAIL WAREHOUSE FLEX SPACE

2,077 SQFT

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Layout Option 1:
Large Office Workspace
or Conference Room,
up to 2 Private Offices
Break Room
Climate Controlled
Workshop



Suite Location

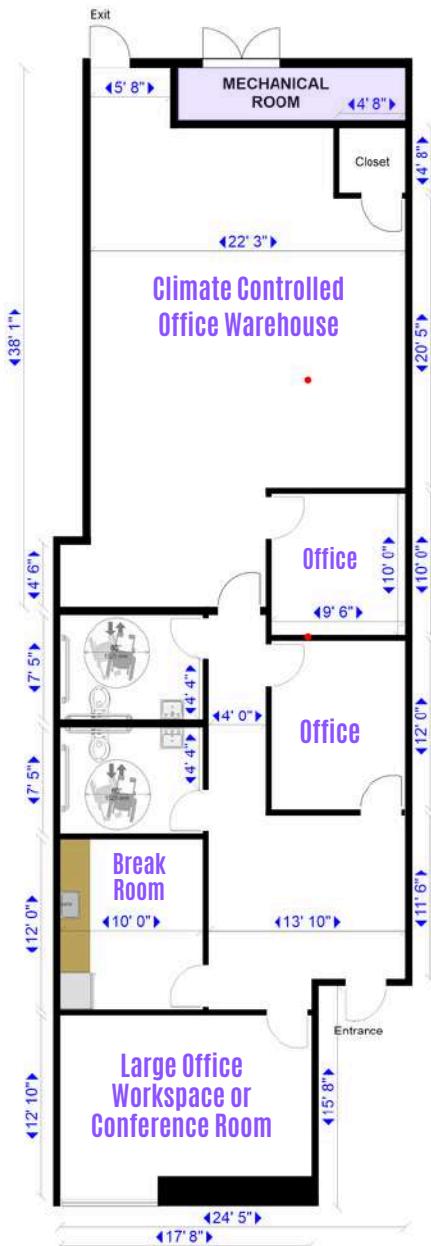


1625 MOCKINGBIRD

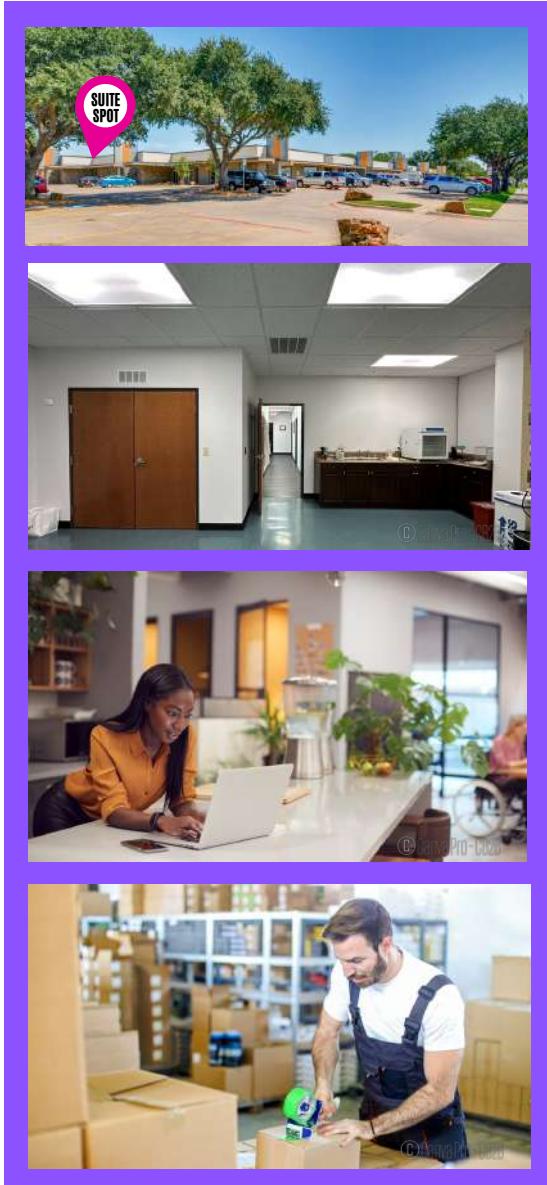


Work Hard, Play Hard. Where Business Gets Done

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.



Layout Option 2:
Large Office Workspace
or Conference Room,
up to 3 Private Offices
Break Room
Climate Controlled
Workshop



Suite 105

OFFICE RETAIL WAREHOUSE FLEX SPACE

2,077 SQFT

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Suite Location



1625 MOCKINGBIRD



Work Hard, Play Hard. Where Business Gets Done

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 excellent for business. The building finishes feature high-quality design and materials. Our service includes concierge maintenance. The local family ownership believes in reinvesting in the properties and has invested over \$3,000,000.00 in property improvements over the last five years. Our future maintenance and property beautification programs are fully budgeted.

The Office Retail finish outs include high-end Timely prefinished metal frames with solid core birch finish doors. These spaces have the option to be built out revealing the 12' ceilings with exposed HVAC vents and Iron beams. The office ceilings are 9' tall and use 2' x 2' reveal edge ceiling tiles. 100% LED energy-efficient motion-activated lighting is utilized throughout the offices. High-end replaceable carpet tiles are intermixed with wooden flooring. The breakrooms utilize high-end cabinetry products that feature soft-close hinges and dovetail drawers. The countertop features quartz solid surfaces with under-mount stainless steel sinks and delta faucets that have integrated pull-down spray handles. Optional upgrades are available.

All roofs are fully upgraded with energy-efficient TPO and maintain an R-29 insulation value in the office areas. The well-lit outdoor parking lots, as well as building exteriors and entrances, utilizes energy-efficient LED lighting.

1625 MOCKINGBIRD



Work Hard, Play Hard. Where Business Gets Done

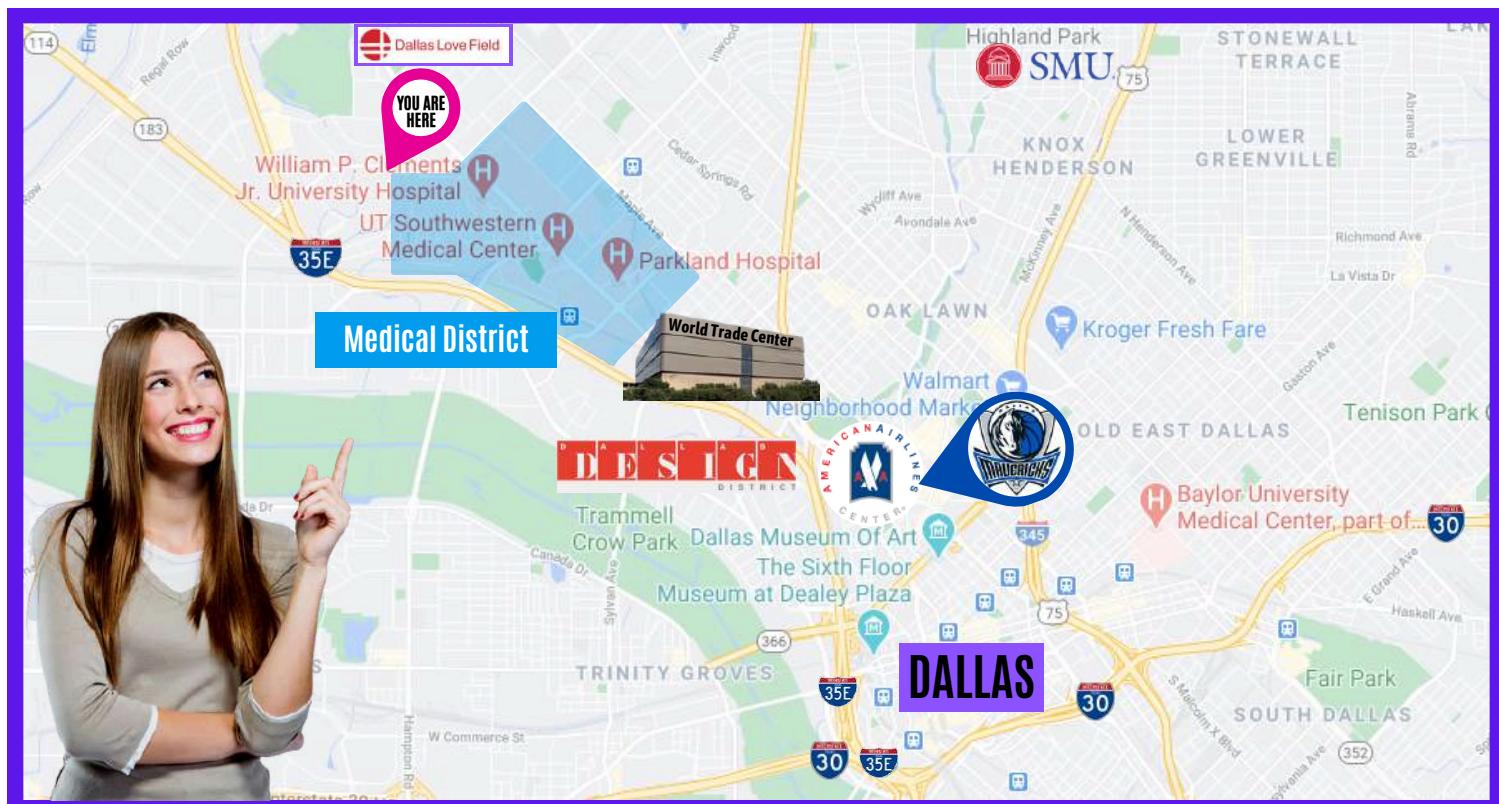


Within 7 minutes of:

- 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