



2111 W Clarendon Dr. Dallas, TX 75208

Spacious, light-filled **commercial space** available in one of Dallas's fastest-growing mixed-use districts. Perfect for studio, retail, wellness, or creative office use.

- **4,200 sq ft** open floor plan with high ceilings
- Smooth concrete floors (not polished)
- Great natural light and street visibility
- Private gated yard for parking or outdoor area
- One existing bathroom (additional build-out negotiable)

**\$21/ SF + NNN
(\$2.50/ SF)**

- ✓ Flexible lease terms
- ✓ Tenant improvements negotiable
- ✓ Perfect blank canvas for your vision
- ✓ Located in walkable Hampton-Clarendon redevelopment area



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