

2797 IRVING BOULEVARD

FOR LEASE

PROPERTY HIGHLIGHTS

- 2,300 - 30,000 SF Available For Lease
- 100% HVAC Suites Available
- Dock High and Ramp Loading
- 12'ft clear height
- "IM" Industrial Manufacturing Zoning
- 38 Striped Parking Spaces (Expandable to 50+)
- 1.33 Acres of Land
- 2025 Exterior & Interior Renovations Underway
- Infill Dallas Location (Irving Blvd. Frontage)
- Design District | Love Field | Medical District Proximity
- Call Brokers for Lease Rates



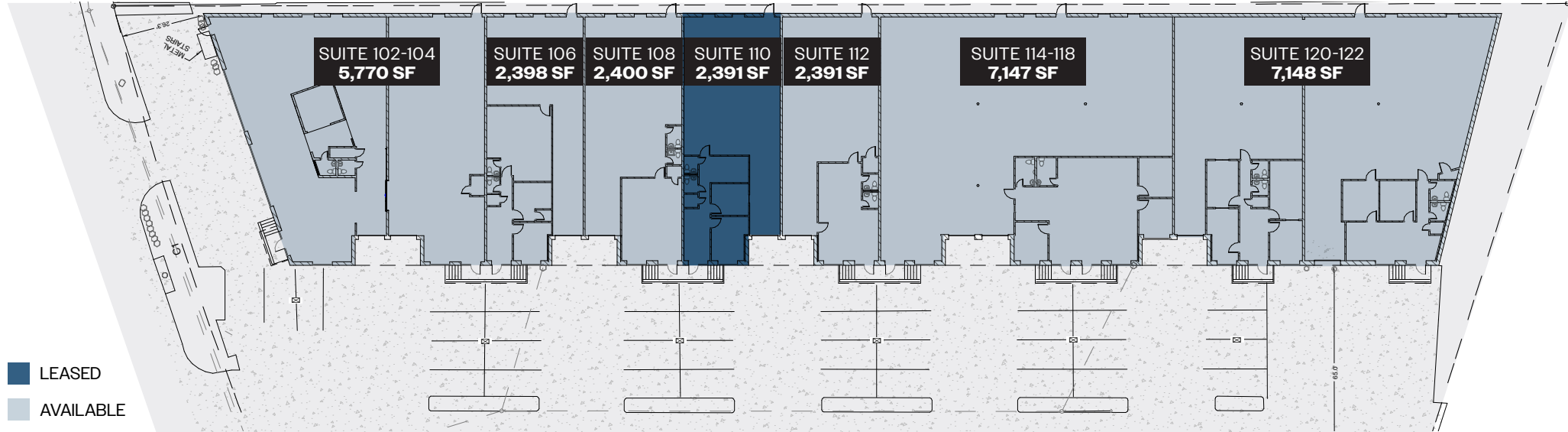
GIOVANNI SCARDINO
847.612.8488
giovanni.scardino@streamrealty.com

JAMIE JENNINGS
214.267.0452
jjennings@streamrealty.com



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Concept Plans - Suites 102 & 104



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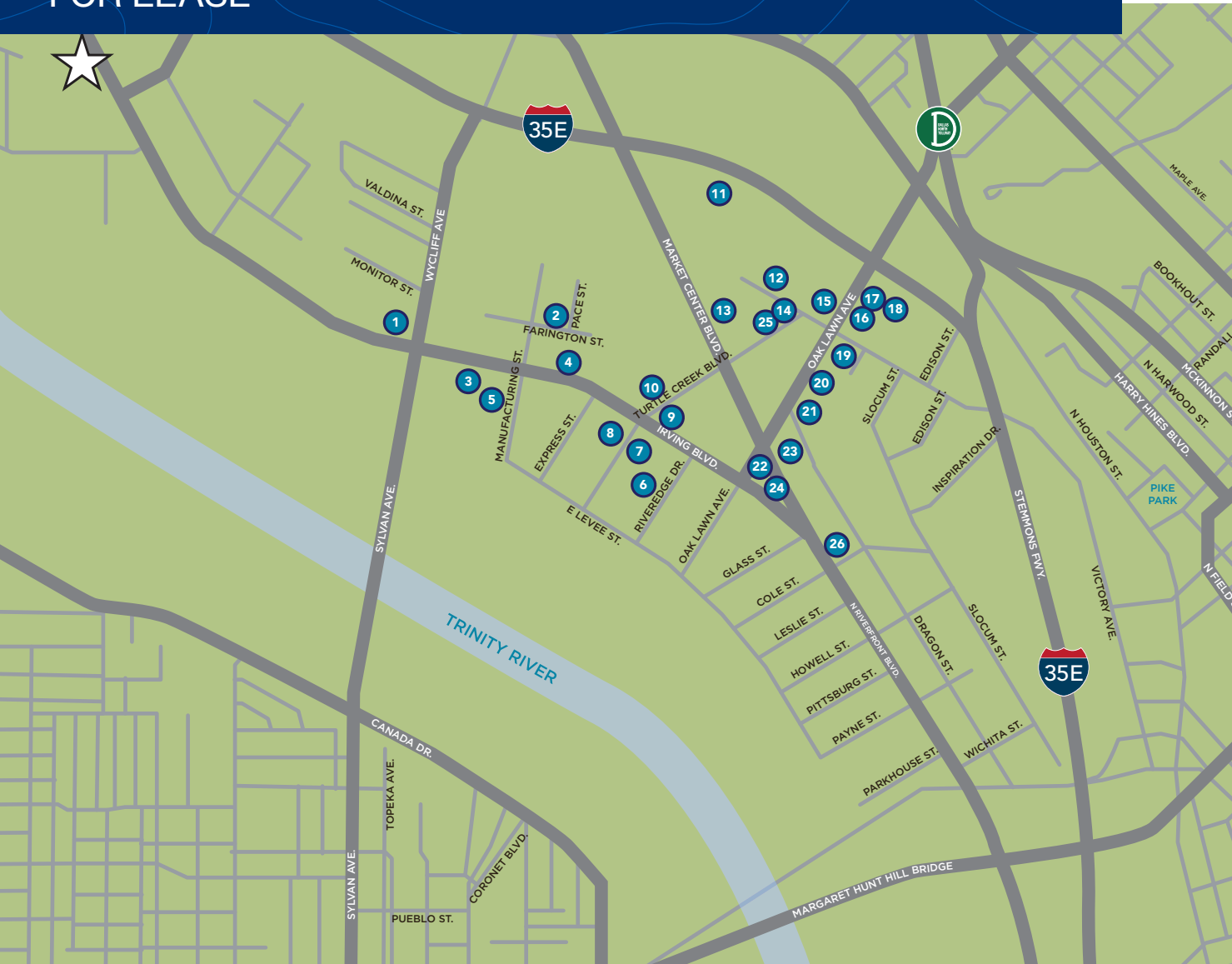
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LOCATION HIGHLIGHTS



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

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