



BOGART

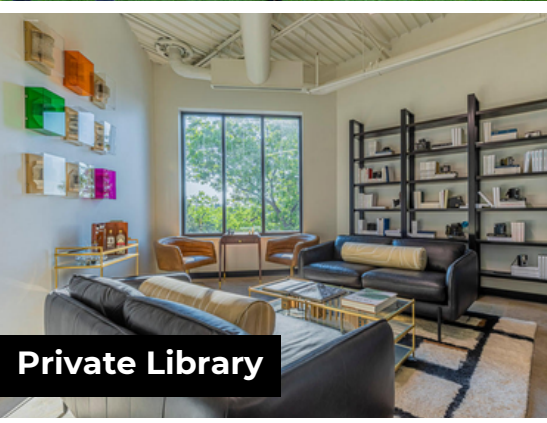
4621 Ross Avenue



Outdoor Tenant Space



Tenant Lounge & Terrace



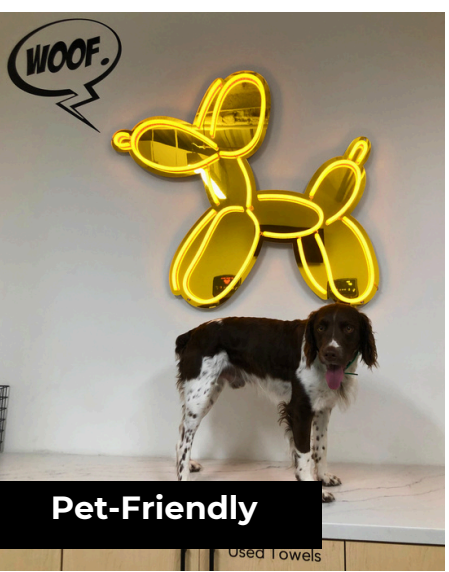
Private Library



Grab & Go Café
in Wesley Wellness Club



Modern Art Throughout



Pet-Friendly



Infrared Sauna
in Wesley Wellness Club



Gym Space with Spa-Inspired Showers / Spin / Yoga Studio

THE HIGHLIGHTS

- Excellent Visibility Fronting Ross Ave
- Dog-Friendly Office Building
- Ample Surface Parking (3/1,000)
- On-Site Courtesy Officer
- Curated Collection of Museum-Quality Art and Mid-Century Modern Design
- On-Site Wellness Center and Grab-and-Go Café with Healthy Options at Wesley Wellness Club
- Less than 1 Mile to the Arts District, Henderson Avenue, & Lower Greenville

SCAN FOR MORE INFORMATION:



THE NEIGHBORHOOD

Leela's
wine bar

THE RUSTIC TRUCK YARD
BREWS * GRUB * TUNES

SPROUTS
FARMERS MARKET

TRADER JOE'S



ASIAN
SMOKEHOUSE
& BAR

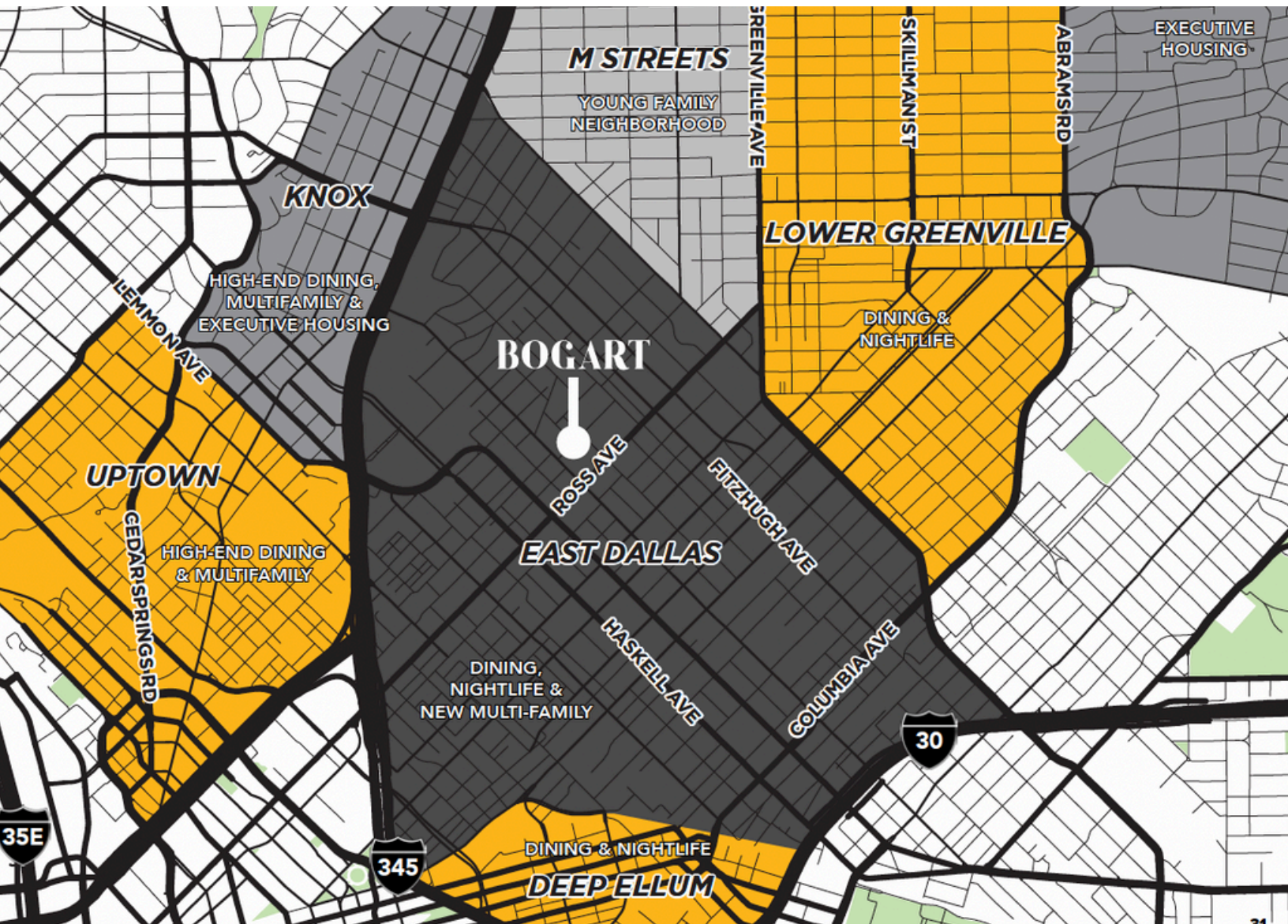
HG SPLY
CO.

Highfives

T
TOASTED
COFFEE * KITCHEN


MUTTS
Canine Cantina

**20,000 VIEWS PER DAY
ON ROSS AVENUE**





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Allison Johnston Frizzo
afrizzo@hart-cre.com
214-499-5101



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