

WHERE VISIONARIES ARE SETTING THEIR SIGHTS.

Are you looking for a new, innovative workplace? One that mirrors your company culture and impresses employees and customers alike? Then take a tour of the 2,770 sf opportunity at 2408 Farrington to see adaptive reuse at its finest.

You'll find a highly finished creative space that's perfect for office, showroom, architects, designers, marketing, public relations, advertising, social media and biotech companies.

This landmark building is located in the vibrant Design District North neighborhood that features direct access to the new Trinity Strand Hike & Bike Trail that will connect to the Katy Trail. It's adjacent to the Medical District and minutes from Pegasus Park, World Trade Center, Uptown, various Design District boutique shops and restaurants.

This single-story, vintage office has been completely renovated. It features a hand-crafted iron deco glass front door, radius interior walls, column-free insulated 14' high ceilings, epoxy concrete floors, a custom kitchen, unisex bathroom and a private patio deck.

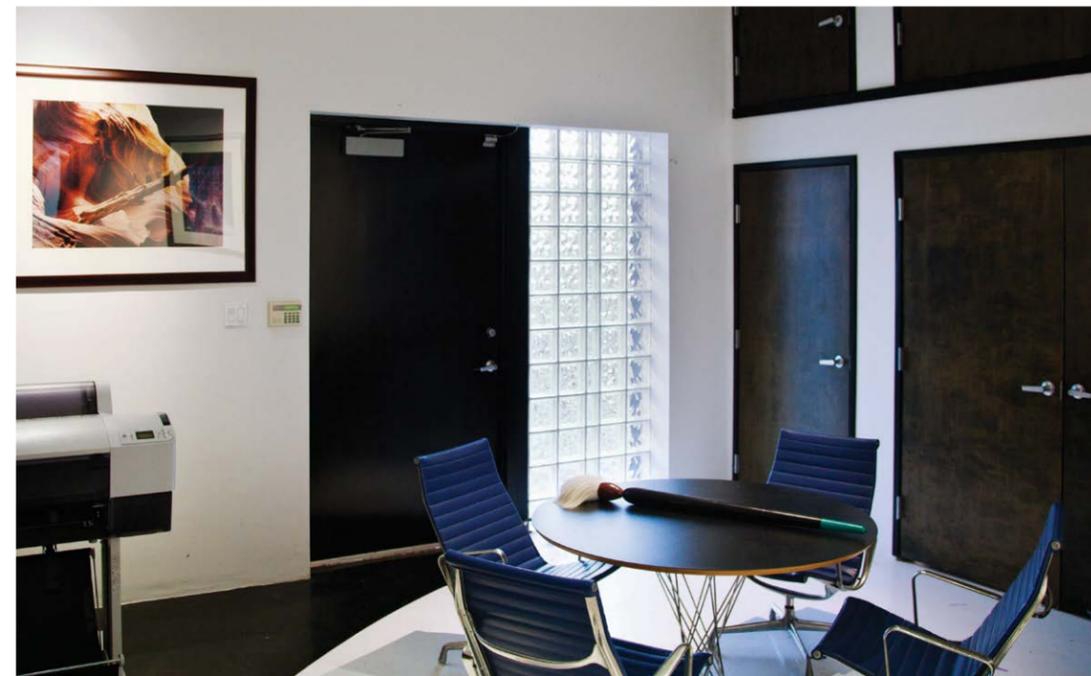
In addition, the office has industrial strength three-phase power and fiber connectivity. Tenant parking totals 23 curb spaces around the building on Farrington and Conant Streets, with 2 private spaces located in a secured fenced lot with an automatic opener.

If your must-have list includes "collaborative office space", "location, location, location", "plentiful parking", and "bulletproof infrastructure" – 2408 Farrington checks all of your boxes.



AMENITIES

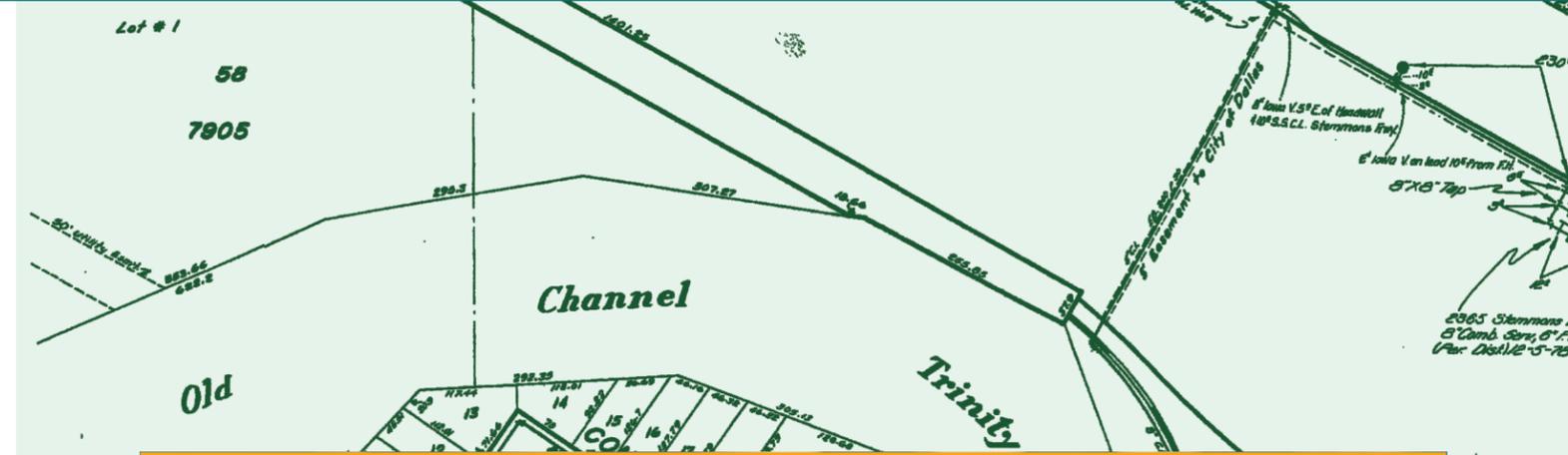
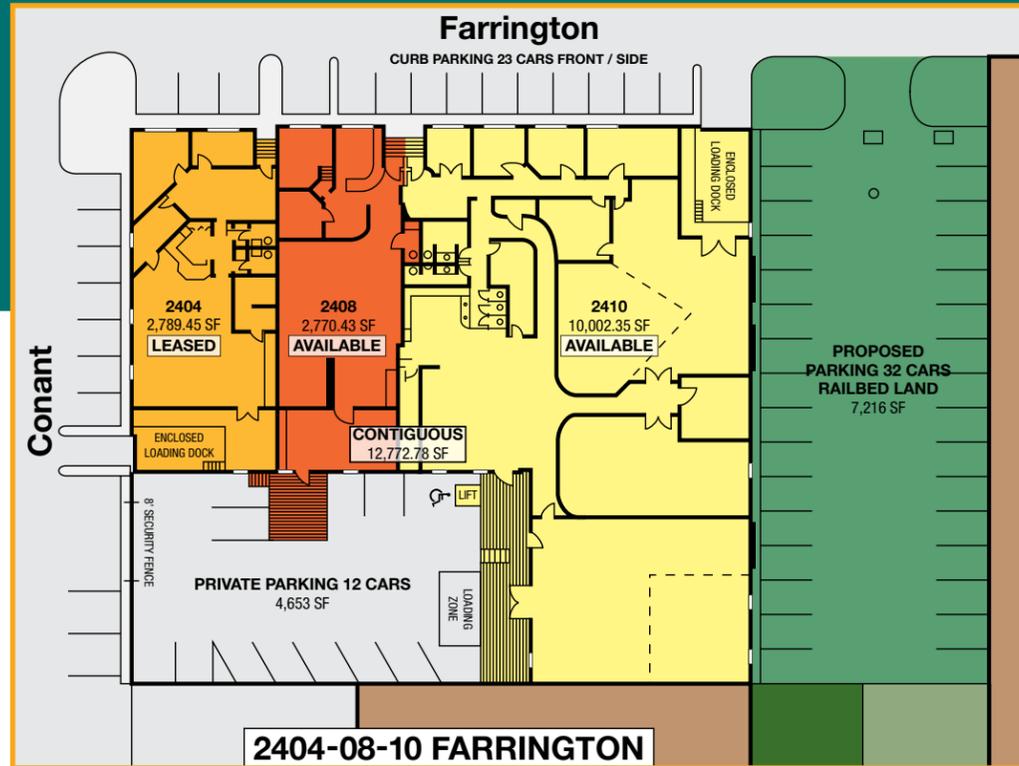
- > 2,770 RSF
- > Four Private Offices
- > Open Workspace Studio
- > Custom Kitchen
- > Unisex Bathroom
- > Floor-to-Ceiling Bookcases
- > Private Patio Deck
- > Radius Interior Walls
- > Pin-weld Insulated Ceiling
- > Epoxy Concrete Floors
- > Recessed Lighting
- > Custom 21' Radius Desk
- > 10 Tons HVA/C
- > Three-Phase Power
- > 2 Private Enclosed Parking Spaces, 23 Curb
- > Wave-style Bike Rack
- > Trinity Strand Hike & Bike Trail
- > Building Signage Available
- > On-site Management



Destination: Design District North

Boutiques, Shops & Restaurants

- Arby's
- Ascension Coffee
- Avant Chamber Ballet
- Bellini's Italian Cafe
- BOWLounge
- Buffalo Wild Wings
- Burger King
- Carbone Dallas
- Chick-Fil-A
- Culinary Dropout
- Dallas Contemporary
- DEC on Dragon
- Denny's
- Delucca Gaucho Pizza & Wine
- Domino's Pizza
- Dunkin' Donuts
- EVELYN
- Ferris Wheelers Backyard & BBQ
- Flying Fish
- GRIT Fitness
- Hilton Anatole
- Jack in the Box
- Kroger
- LA DUNI Bakery
- McDonald's
- Mama's Daughters' Diner
- Mike Anderson's BBQ House
- Mr. Sugar Rush
- Original Market Diner
- OSO Climbing Gyms
- Pakpao Thai
- Panera Bread
- Paw Lofts
- Pegasus City Brewery
- Peticolas Brewing Company
- Pie Tap | Pizza Workshop + Bar
- Popeyes Louisiana Kitchen
- Rodeo Goat
- 7-Eleven
- Slow Bone BBQ
- Subway
- Susan's Burgers N More
- Taco Cabana
- Tango Room
- Texas Ale Project
- Texas Security Bank
- The UPS Store
- The Barre Code
- The Charles
- The Echo Lounge & Music Hall
- The Mexican
- Tiger's Den CrossFit
- Town Hearth
- Trinity Groves
- Triumphs Espresso & Whiskey
- URBY Dallas
- Victory Bark Veterinary
- Virgin Hotel
- Wayward Coffee
- Whataburger
- YARDSTICK Dog Hotel



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