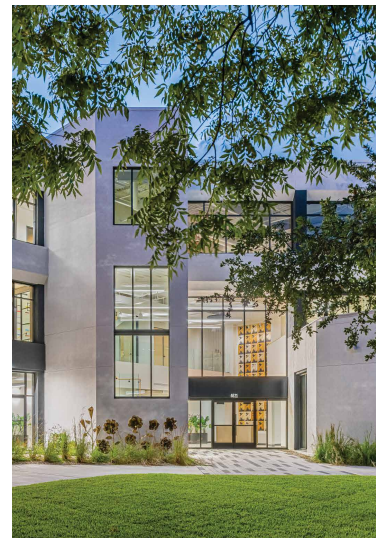
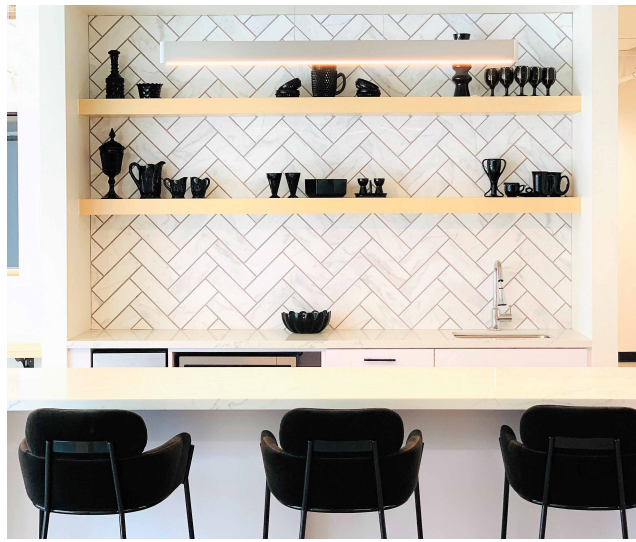




ALT+CO
ALTSCHULER AND COMPANY

BOGART
M2G VENTURES

4621 ROSS AVE
DALLAS, TX 75204



BOLD. CAPTIVATING. SMART.

FLEXIBLE SUITE SIZES AVAILABLE

THE BUILDING

50,000 RSF

Built in 1973

Renovated in 2020

Excellent visibility facing Ross Avenue (20,000 views/day)

Less than 1 mile to the Arts District, Henderson Avenue, and Lower Greenville

Ample surface parking (3/1,000)

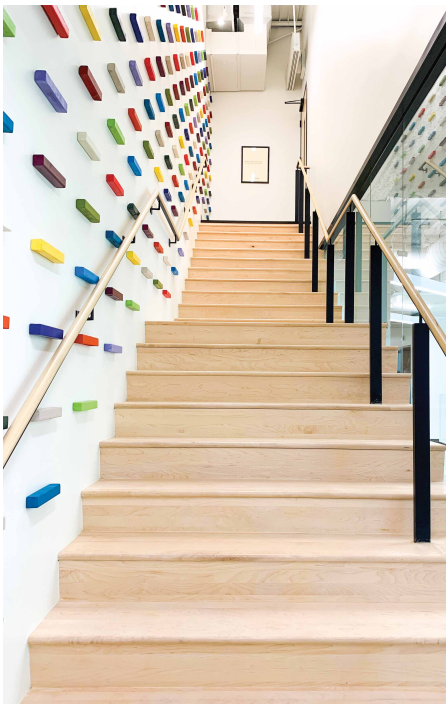
THE AMENITIES

On-site courtesy officer

Curated collection of museum-quality art and mid-century modern design

Tenant lounge and gym

On-site wellness center and grab-and-go cafe with healthy options at Wesley Wellness Club



THE NEIGHBORHOOD

Leela's
wine bar

THE
RUSTIC

TRUCK YARD
BREWS * GRUB * TUNES

SPROUTS[™]
FARMERS MARKET

TRADER JOE'S



ASIAN
SMOKEHOUSE
& BAR



Highfives

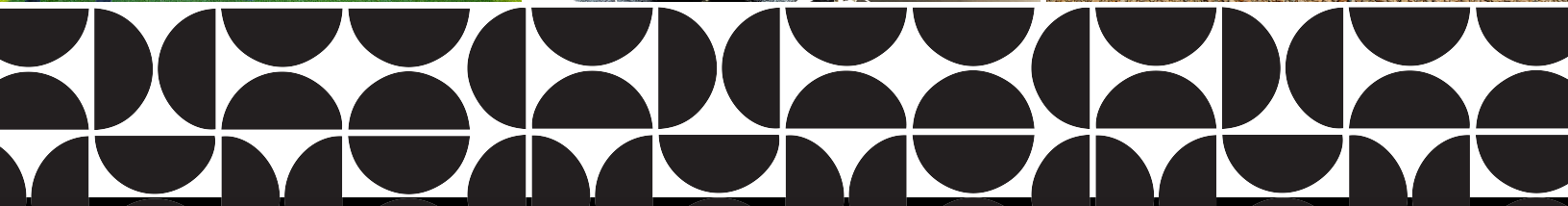
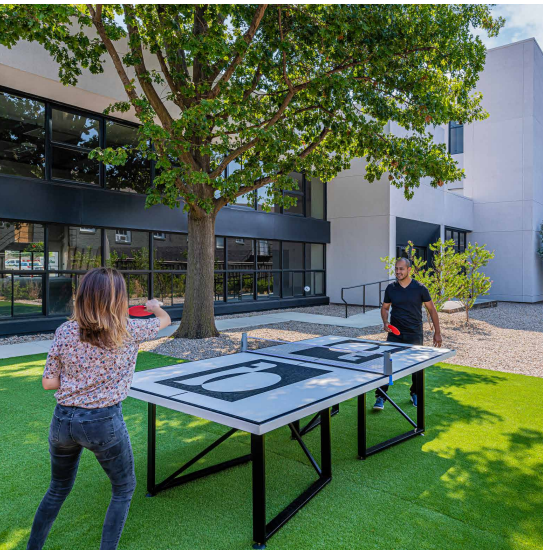
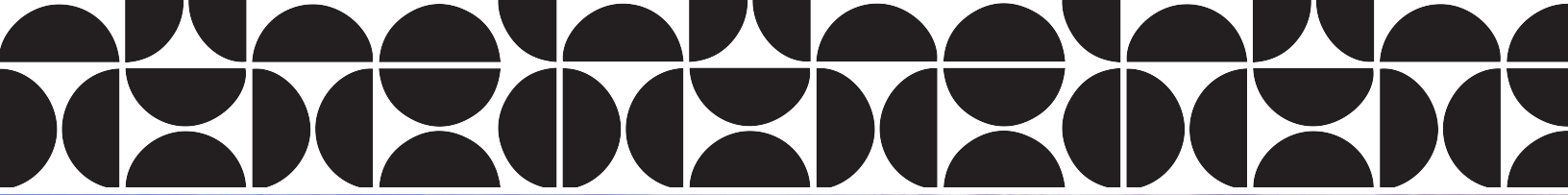
FORTUNE
HOUSE 福臨門
SHANGHAI KITCHEN

LaLaLand
KIND CAFE

20,000 VIEWS

PER DAY ON ROSS AVENUE





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