

COLE COLLECTIVE

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155 - 165 COLE STREET
DALLAS, TEXAS 75207





AVAILABILITY

155 Cole - 4,800 SF

159 Cole - 2,400 SF

161 Cole - 2,400 SF

163 Cole - 2,400 SF

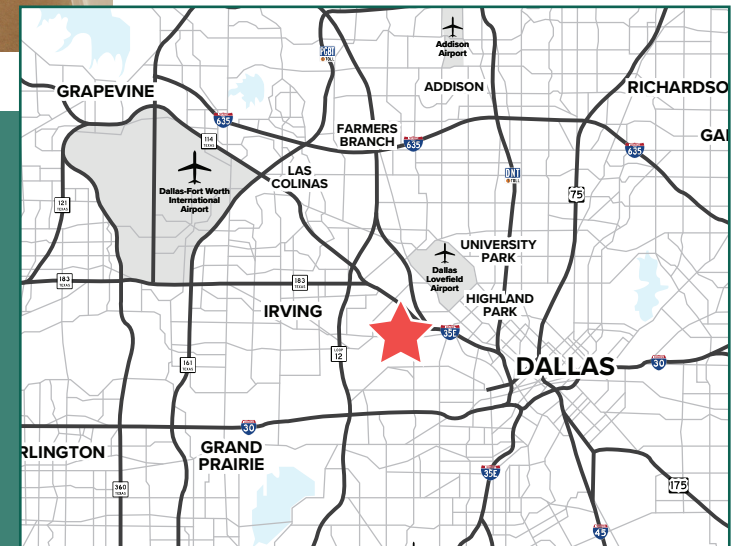
165 Cole - 2,400 SF

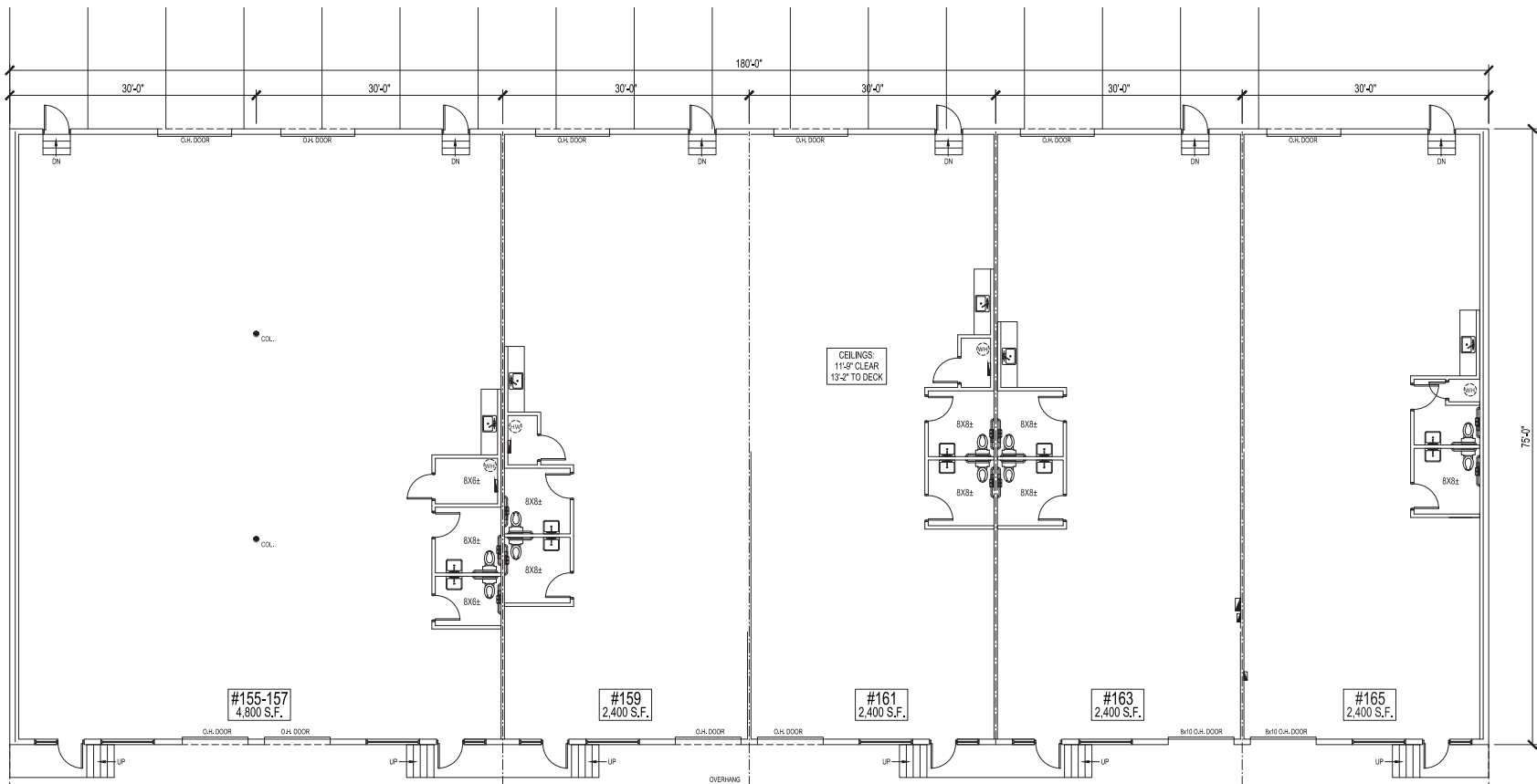
CONTIGUOUS AVAILABLE - 14,400 SF

SUPERIOR LOCATION

DESIGN DISTRICT

- Professionally designed and finished
- Glass storefront entrances
- Kitchenettes & private restrooms
- Modernized fixtures
- Glass dock doors facing north and south
- Vaulted ceilings with pin-weld
- 40 on-site parking spaces / 3.6 per 1,000 SF ratio
- Walking distance to restaurants & entertainment





FLOOR PLAN

COLE COLLECTIVE
UP TO 14,400 SF CONTIGUOUS

DESIGN DISTRICT



URBY

OLD PARKLAND

UPTOWN

FERRIS WHEELERS

RODEO GOAT

THE MEXICAN

TOWN HEARTH

IRVING BLVD

ascension
COFFEE ROASTERS

CARBONE VINO

THE SEAM

THE Charles

MARKET CENTER BLVD

MAVS TRAINING FACILITY

EL CARLOS
Sports

N RIVERFRONT BLVD

dallas contemporary

COLE
COLLECTIVE

AMENITIES

- FOOD & BEVERAGE
- ACCOMMODATIONS
- HEALTH & WELLNESS
- ART & CULTURE

Downtown Dallas

5 Minutes - 1.5 Miles

Dallas Love Field Airport

10 Minutes - 4.4 Miles

Addison Executive Airport

16 Minutes - 14.2 Miles

DFW International Airport

22 Minutes - 19.2 Miles

Fort Worth

30 Minutes - 32.1 Miles



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OLIVER DAY
972.983.9323
oday@holtlunsford.com

SAM CRAIN
469.744.3443
scrain@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

A buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Holt Lunsford Commercial, Inc.

359505

hlunsford@holtlunsford.com

972.241.8300

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Mario Zandstra

312827

mzandstra@holtlunsford.com

972.241.8300

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone