

DEEP ELLUZA

2616 MAIN STREET • 2804 CANTON STREET
3012 COMMERCE STREET • 3004 COMMERCE STREET

INNOVATION · COMMUNITY · CULTURE

AREA OVERVIEW

Deep Ellum, known for its art, dining, and shopping, is the perfect destination for businesses who want to office in a vibrant, innovative, and creative community. Centrally located, and only a mile from Downtown Dallas, Deep Ellum is home to over a dozen bars, restaurants, and attractions, and to several music and entertainment venues. As this neighborhood continues to evolve, so does its extensive list of local amenities for those who decide to office in this historic district.

AVAILABLE SPACE

Our available office space includes move-in ready, fully furnished spec suites, as well as an excellent second generation space that includes high-end finishes and an unique break room. Our suites are the perfect fit for companies who are looking for an inspiring and energetic atmosphere without the hassle of building out their space from scratch.



2304 CANTON STREET - 6,208 SF



2616 MAIN STREET - 4,707 SF

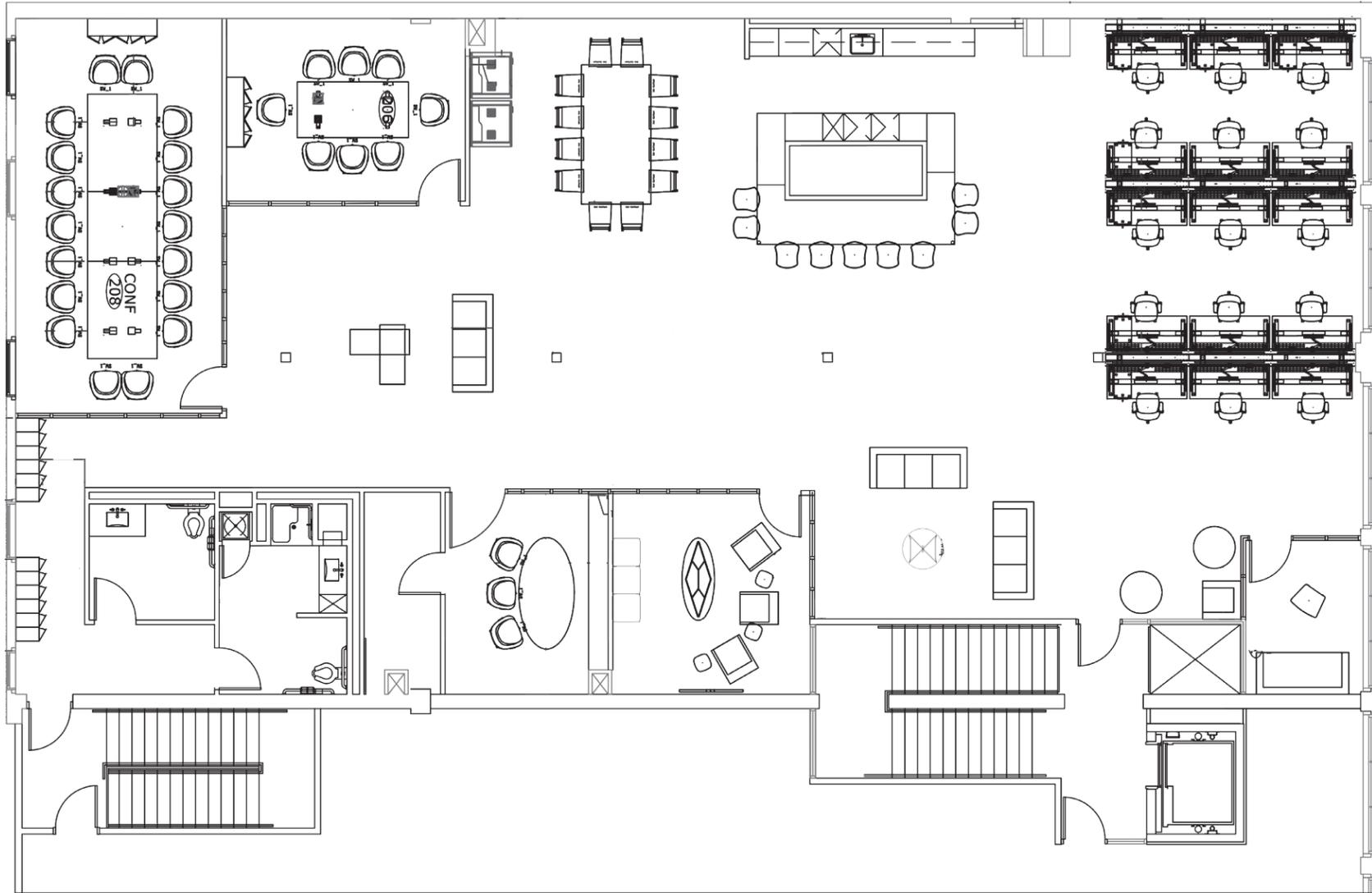


3004 COMMERCE - 5,295 SF



3012 COMMERCE - 4,444 SF

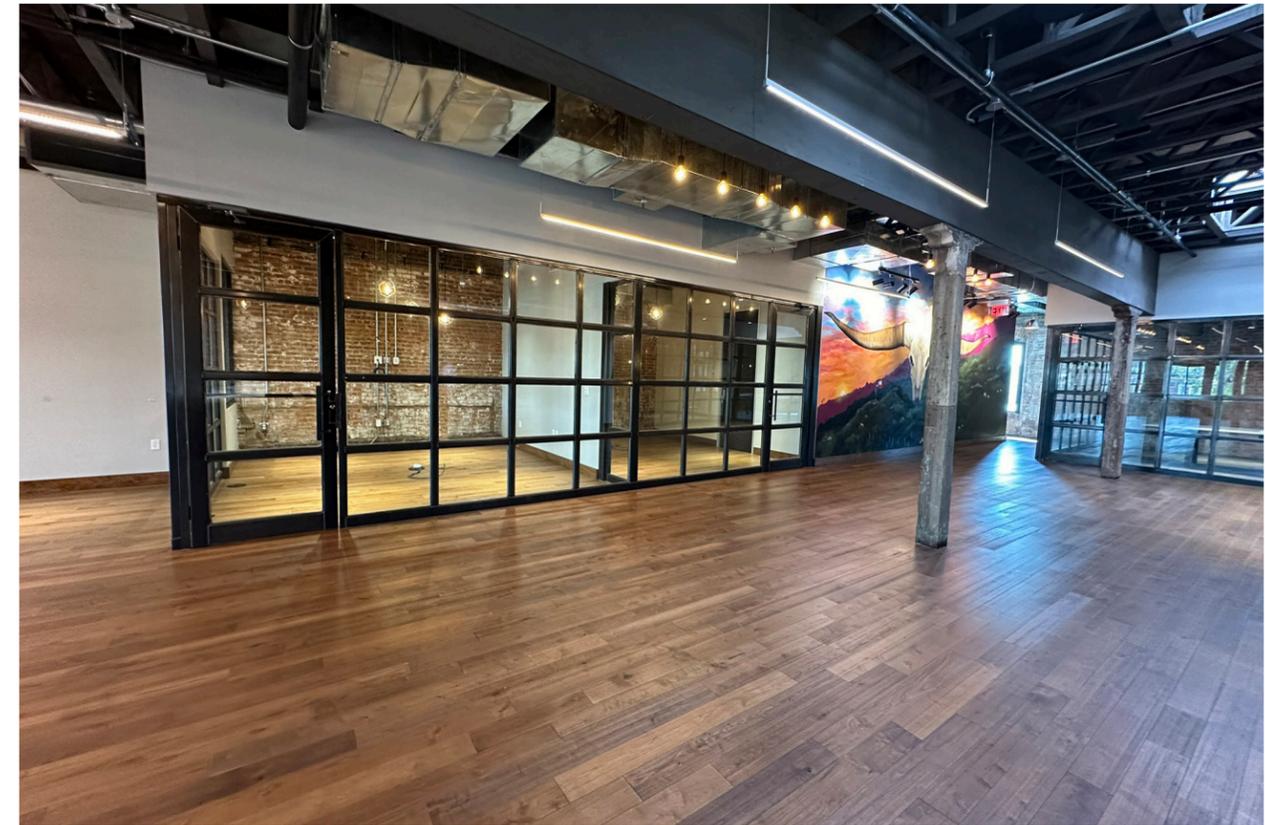
2616 Main Street



Available suite in the heart of Deep Ellum with an open layout that can be customized to fit your tenant's needs. Centrally located with brick and timber environment.

FEATURES:

- high-end finishes throughout
- private restrooms
- open bullpen
- gorgeous open break area
- boardroom
- 3 private offices with room to build more



4,707 SF Available

3004 Commerce Street

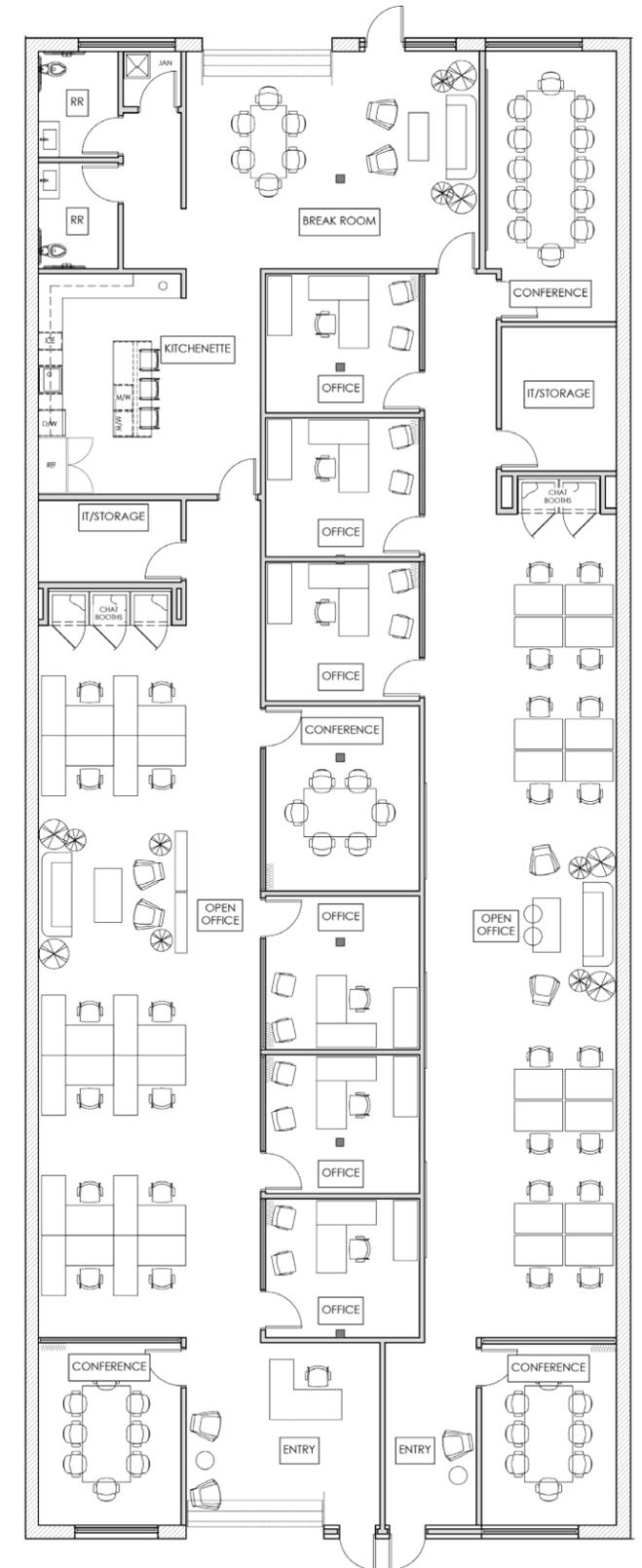


5,295 SF Available

This move-in ready suite in the heart of Deep Ellum offers teams a dedicated workspace in a unique, retail-style store front. Centrally located with eye-catching design and fully furnished, this spec suite ensures you're ready to get right to work.

FEATURES:

- move-in ready
- open bullpen with 28 desks
- 6 private offices
- 4 meeting rooms
- 5 chat booths
- kitchen/break area
- reception + lounge areas
- 2 IT/storage closets



3012 Commerce Street



4,444 SF Available

This move-in ready suite in the heart of Deep Ellum offers teams a dedicated workspace in a unique, retail-style store front. Centrally located with eye-catching design and fully furnished, this spec suite ensures you're ready to get right to work.

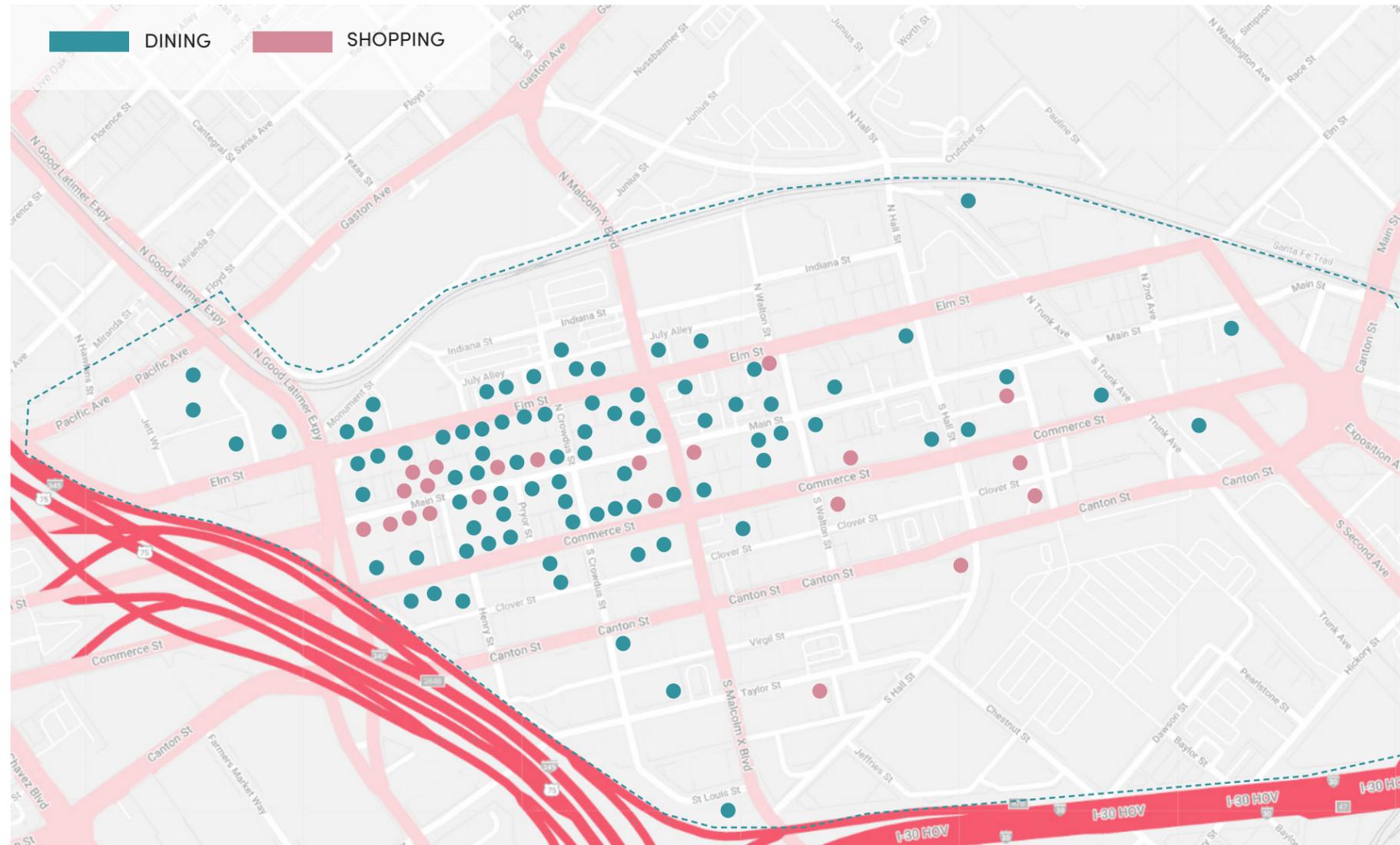
FEATURES:

- move-in ready
- open bullpen with 16 desks
- 4 private offices
- 2 meeting rooms for 6 and 8 people
- 3 chat booths
- kitchen/break area
- reception + lounge areas
- 2 IT/storage closets

LOCATED IN THE HEART OF DEEP ELLUM

LOCAL AMENITIES

Experience the extensive amenities found in Deep Ellum from the comfort of your office. With endless options of restaurants, retail, and entertainment at your doorstep, Deep Ellum is the perfect area to live, work, and play. Not only does Deep Ellum offer over 120 dining and retail options, it's also centrally located in Dallas and only a short drive from many of Dallas' top destinations.



EAT, DRINK, & PLAY

Walking distance to over 120 unique restaurants, retailers, and entertainment venues.



CENTRALLY LOCATED

Just a 5-minute drive to several top destinations in Dallas including AT&T Discovery District, Klyde Warren Park, Fair Park, Dallas Arts District, and the Dallas Farmers Market.



MULTI-FAMILY OPTIONS

Walkable to 20+ multi-family residential options in the area.

NEIGHBORHOOD SECURITY

TPS (Security Team): 24/7 Neighborhood Security housed in the Command Center. The on site team can consist of 5, at times it can be more or less depending on shift changes, security team members on at any given time. This also includes the dispatcher and supervisor. The TPS team usually has a two person foot patrol in intervals throughout the day and also a vehicle that patrols the PID.

Officers: At least 1 to 6 officers on a weekly basis with a higher number of officers towards the weekend. They typically begin around noon and end the night between 2AM on weekdays or 3AM on weekends.

FOR MORE INFORMATION

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