



## ABOUT MADEWELL SPACES

Built *BY entrepreneurs FOR entrepreneurs*. We know what it's like to roll up your sleeves and get the work done, so we've created an environment to make your entrepreneurial journey easier.

Small, medium, large, and XL warehouse, retail, and office spaces available for 6, 12, or 24-month leases. Find a space that works for your business today!

### CONTACT US

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## OUR AMENITIES

Our space isn't just a place to work; it's a thriving hub of innovation and collaboration. You'll have access to all our amenities:

- Two docks for seamless shipping and receiving
- On-site concierge
- Carrier pickups (USPS, UPS, FedEx Ground, FedEx Express)
- Warehouse equipment (pallet jacks, carts, electric stacker, etc)
- Delivery concierge
- Coffee/tea station to fuel your productivity
- Sleek conference rooms
- Vibrant co-working space
- 200+ parking spaces
- 24/7 access so you're in control of your work schedule

But here's the real magic – you're not just getting these incredible amenities; you're becoming a part of a dynamic and collaborative community of entrepreneurs. Our space thrives on the energy and ideas of like-minded individuals, making it the perfect breeding ground for innovation and success. Join us today and elevate your business to new heights in a community that empowers, inspires, and supports your entrepreneurial journey. Your dream workspace awaits – seize it now!





## WHO WE ARE

Madewell Spaces is built **by entrepreneurs, for entrepreneurs**. We saw a critical gap in the market for small businesses looking for spaces where they could scale – long-term leases, inflexible space offerings, and isolated old-fashioned buildings that don't foster the collaboration needed for entrepreneurs to thrive. So we took action.

We converted a lifeless theater in the heart of a bustling Carrollton retail center into a *thriving business hub* where innovation meets community. Our facility offers small, medium, large, and XL warehouse, retail, and office spaces\* designed to scale with your ambitions.

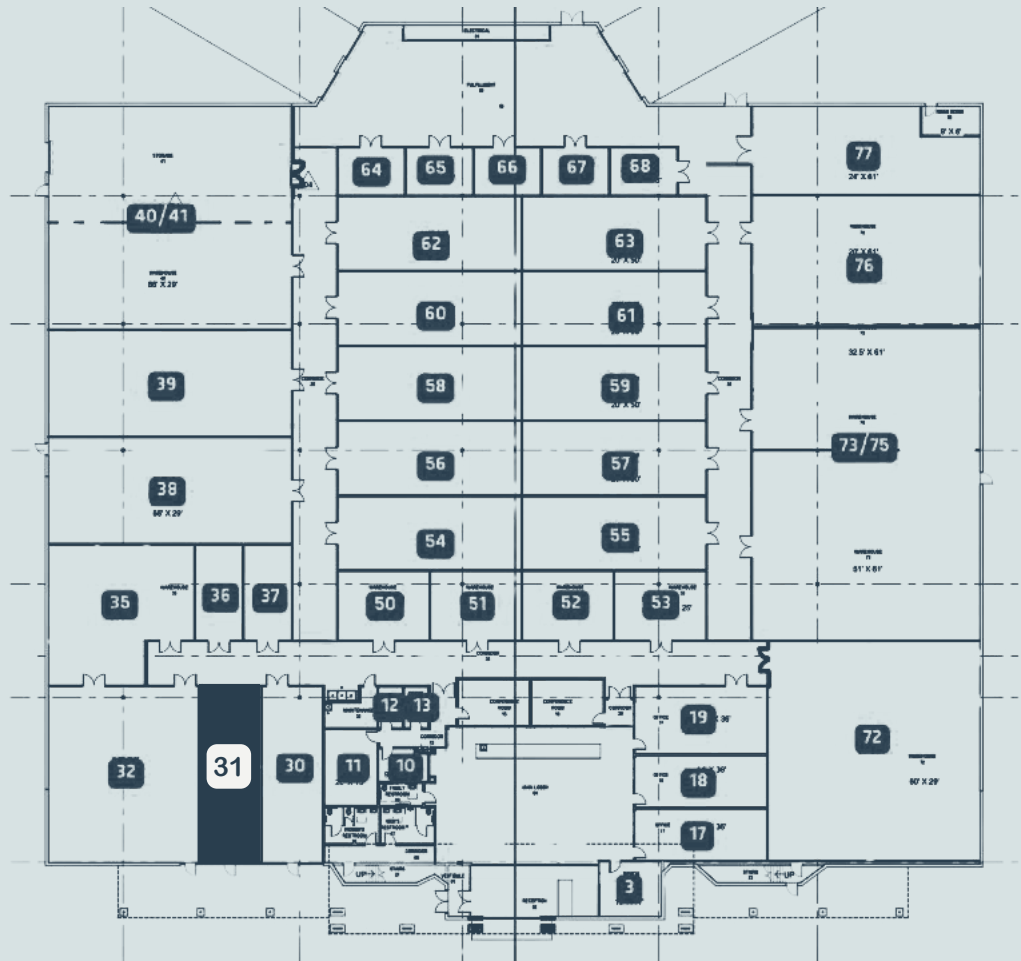
**What makes us different?** First, we're located in a retail area instead of an isolated industrial zone—you'll be able to create an HQ surrounded by restaurants, shops, and other amenities with 200+ parking spaces, making it a place people actually want to come to work. Second, we understand that every business is unique, so we don't force them into one-size-fits-all solutions. Instead, we provide *flexible, customizable spaces with transparent pricing, no lengthy commitments* that trap growing businesses, and the expertise to *tailor any unit* to match exactly what your business needs.

When you join Madewell Spaces, you're not just renting a space—you're joining a community that empowers, inspires, and supports your entrepreneurial journey.



\*Restrictions: manufacturing, food production, vape shops, event spaces, churches, movie theaters, adult bookstores, bowling alleys, skating rinks, bars or taverns, restaurants, massage parlors, car wash, health spa or gym, automotive repair facility, dance hall, billiard or pool hall, game room or arcade, schools, or the renting, leasing or sale or displaying for the purposes of renting, leasing or sale of any motor vehicles, boats or trailers

# FLOORPLAN



## PROPERTY HIGHLIGHTS

ADDRESS	2661 Midway Rd, Suite 200/Unit 31, Carrollton, TX 75006
BUILDING NAME	Madewell Spaces
POTENTIAL USES	Office, Retail, Storage, Distribution, Warehouse
SF AVAILABLE	816 SF
SUBMARKET	Addison/Metropolitan
PARKING RATIO	Plenty of Parking
AVAILABILITY/TERM	Available Immediately – 1–3 Year Term
ACCESS	Access to Dock High and Grade Level Loading

## SUITE 200 / UNIT 31



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