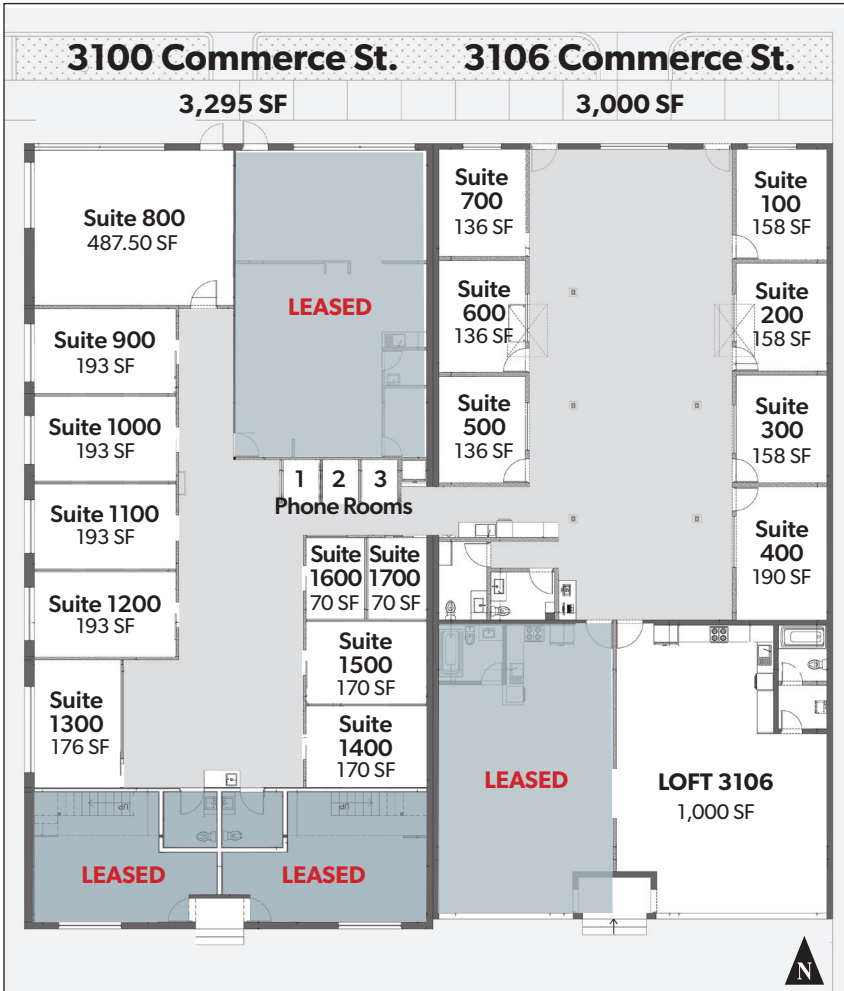


FOR LEASE: 3100-3106 Commerce St. 3,000 to 7,295 SF



www.3100Commerce.com



COMMERCIAL SPACE

Rebuilt in 2016-2018 this Deep Ellum space has 3,000 to 7,295 sf of office/retail/commercial space available with 14'-17' ceilings, block/brick construction, wood beams, steel trusses, exposed brick walls, stained concrete floors, updated wiring and LED lighting, new plumbing and HVAC, Cat 6 & distributed wifi tied to a data closet branched to a fiber ring. Three phone rooms, four bathrooms and kitchen. Six skylights and walls of windows bring in natural light. Lighting around exterior of building. 12 security cameras record the access and entrances. Furnished and ready to move in.



PROPERTY HIGHLIGHTS

PROPERTY
2 Buildings

TOTAL SF
10,000 SF

PARKING
On-street & Nearby Paid Lot

LOADING
Grade Level & Dock High

TRAFFIC
3,000 per Day

CONDITION
Rebuilt and New

RESTROOMS
4

LOADING DOCK DOORS
2

THE LOCATION

This Office/Retail space is located in Deep Ellum, a historic cultural district on the East edge of Downtown, which the Dallas Observer selected as “the best neighborhood in Dallas”. An entertainment district is known for award-winning restaurants, a variety of nightlife, and world-class live music. Deep Ellum is the perfect neighborhood for business productivity and entrepreneurial collaboration.



THE OPPORTUNITY

**3106
Commerce St.
3,000 SF**

Ceiling: 14'

Frontage:
50 ft. Commerce St.

Parking:
On-street & Nearby Paid Lot

Renovated:
2016 to 2018

Bathrooms: 2

Internet:
Fiber Ring & CAT 6

Condition:
Finished and Furnished Office



**3100
Commerce St.
3,295 SF**

Ceiling: 17'

Frontage:
25 ft. Commerce St. &
100 ft. Hall St.

Parking:
On-street & Nearby Paid Lot

Renovated:
2016 to 2018

Bathrooms: 2

Internet:
Fiber Ring & CAT 6

Condition:
Finished and Furnished Office