



2909

# SAN JACINTO ST

DALLAS, TX 75204

16,300 SF / .4119 ACRES  
MULTI TENANT



MONUMENT REALTY



# ABOUT

- 16,300 square foot multi-functioning commercial building
- Building features:
  - Commercial studio with 4 private offices
  - 3 editing suites
  - 2 studios
  - 3-sided cyclorama wall
  - 5 restrooms
  - 2 lobbies
  - 19 parking spaces
- Studio A provides surrounding space up to 2,100 square feet
- Studio B is room-in-room soundproof with its own 1,200 square feet.
- Private living quarters
  - 2 bedrooms
  - 2 bathrooms
  - Open concept kitchen and living room

# TRANSPORTATION

## TRANSIT/SUBWAY

Deep Ellum Transit Stop   12 min walk/ 0.6mi

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Pearl Transit Stop      13 min walk/ 0.7mi

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St Paul Transit Stop      17 min walk/ 0.8mi

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McKinney and Maple-Routh Transit Stop  17 min walk/ 0.9mi

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McKinney and Fairmount - North Transit Stop 18 min walk/ 0.9mi

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## AIRPORT

Dallas Love Field Airport  13 min drive / 5.7mi

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Dallas/Fort Worth International Airport 28 min drive / 21.2 mi

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EDIT SUITE 1



EDIT SUITE 2



EDIT SUITE 3



STUDIO 1



STUDIO 2



LOBBY 1



LOBBY 2





3-SIDED CYCLORAMA WALL



ENTRANCE 1/2





3-SIDED CYCLORAMA WALL



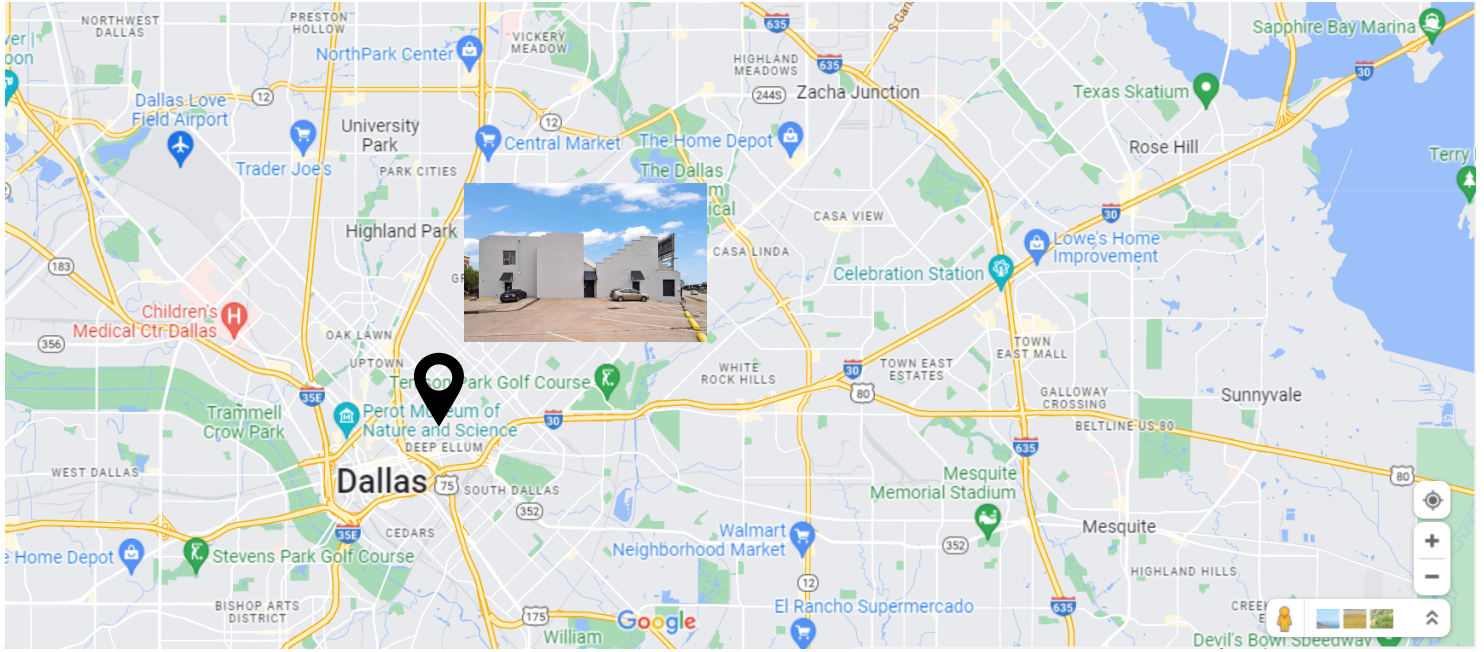
ENTRANCE 1/2



ALLEN  
STREET

N CENTRAL  
EXPY

# LOCATION



## RESTAURANTS

### THE BISCUIT BAR

2550 PACIFIC AVE  
#150

### TWISTED ROOT BURGER BAR

2615 COMMERCE ST

### CANE ROSO

2612 COMMERCE ST

## GROCERIES

### KROGER

4241 CAPITOL AVE

### TOM THUMB

2727 LIVE OAK ST

### TRADER JOES

2001 GREENVILLE  
AVE

## PARKS

### GRIGGS PARK

2200 HUGO ST

### KLYDE WARREN PARK

2012 WOODALL  
RODGERS FWY

### MAIN STREET GARDEN

1902 MAIN STREET

## COFFEE

### FICTION COFFEE

1623 N HALL ST

### CAFE BRAZIL

2815 ELM ST

### MERIT COFFEE

2639 MAIN ST  
#140