



Colliers



A photograph of a modern, multi-story office building with a light-colored facade and large, dark-framed windows. The building is situated in a courtyard with a paved walkway and a green lawn in the foreground. A tree with green leaves is visible in the upper left corner. The sky is blue with some clouds. The building has a prominent entrance on the left side with a dark awning and the address number 4621. The right side of the image is partially obscured by a decorative pattern of white circles on a dark background.

BOGART

4621 Ross Avenue
Dallas, TX 75204

THE GREENS

- Excellent Visibility Fronting Ross Ave
- Dog-Friendly Office Building
- Ample Surface Parking (3/1,000)
- On-Site Courtesy Officer
- Curated Collection of Museum-Quality Art and Mid-Century Modern Design
- Tenant Lounge, Library and Gym
- On-Site Wellness Center and Grab-and-Go Café with Healthy Options at Wesley Wellness Club
- Less than 1 Mile to the Arts District, Henderson Avenue, & Lower Greenville



THE NEIGHBORHOOD

Leela's
wine bar

THE
RUSTIC

TRUCK YARD
BREWS * GRUB * TUNES

SPROUTS[®]
FARMERS MARKET

TRADER
JOE'S



ASIAN
SMOKEHOUSE
& BAR

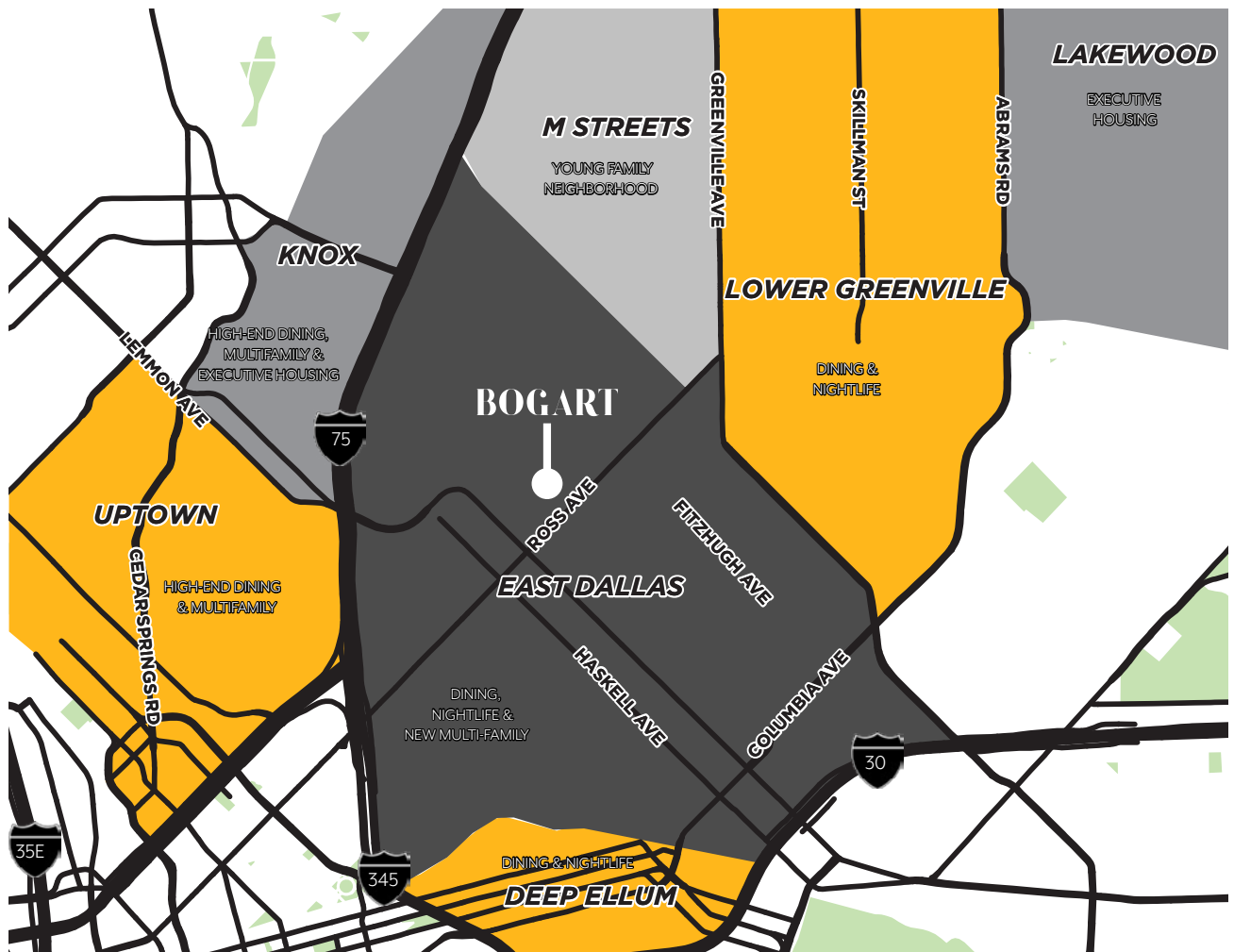
HG
SPLY
CO.

Highfives

T
TOASTED
COFFEE * KITCHEN

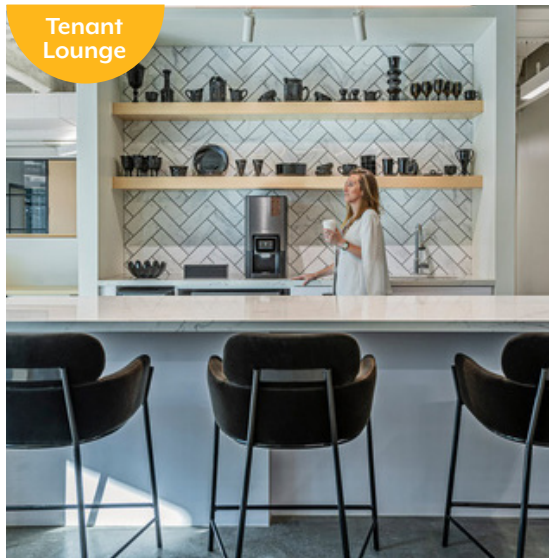
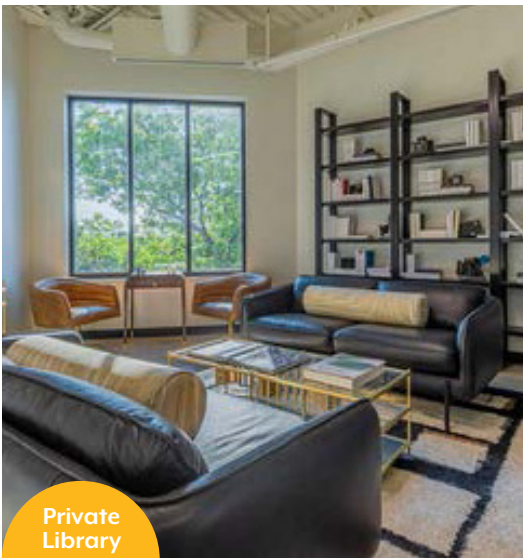

MUTTS
Canine Cantina

20,000 VIEWS
PER DAY ON ROSS AVENUE



**Bold.
Captivating.
Smart.**

This is BOGART.



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