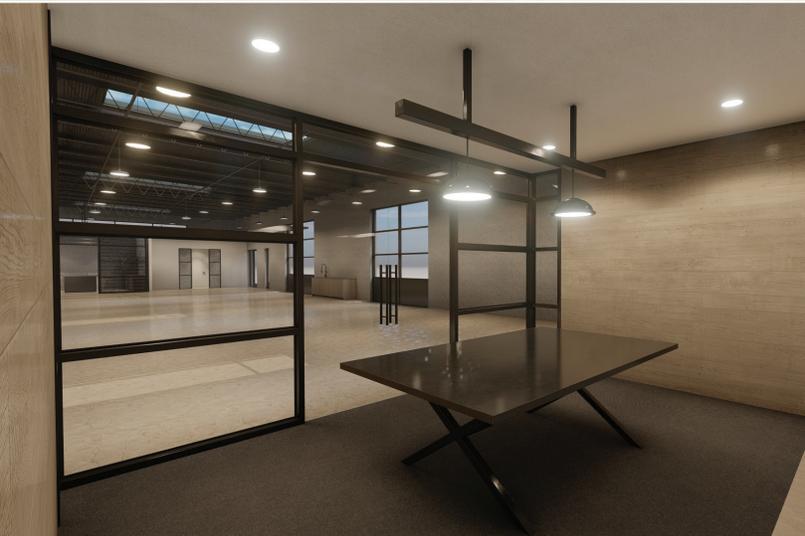


# FOR SALE

4,536 SF AVAILABLE



## BUILDING OVERVIEW

**AVAILABLE**  
4,536 SF

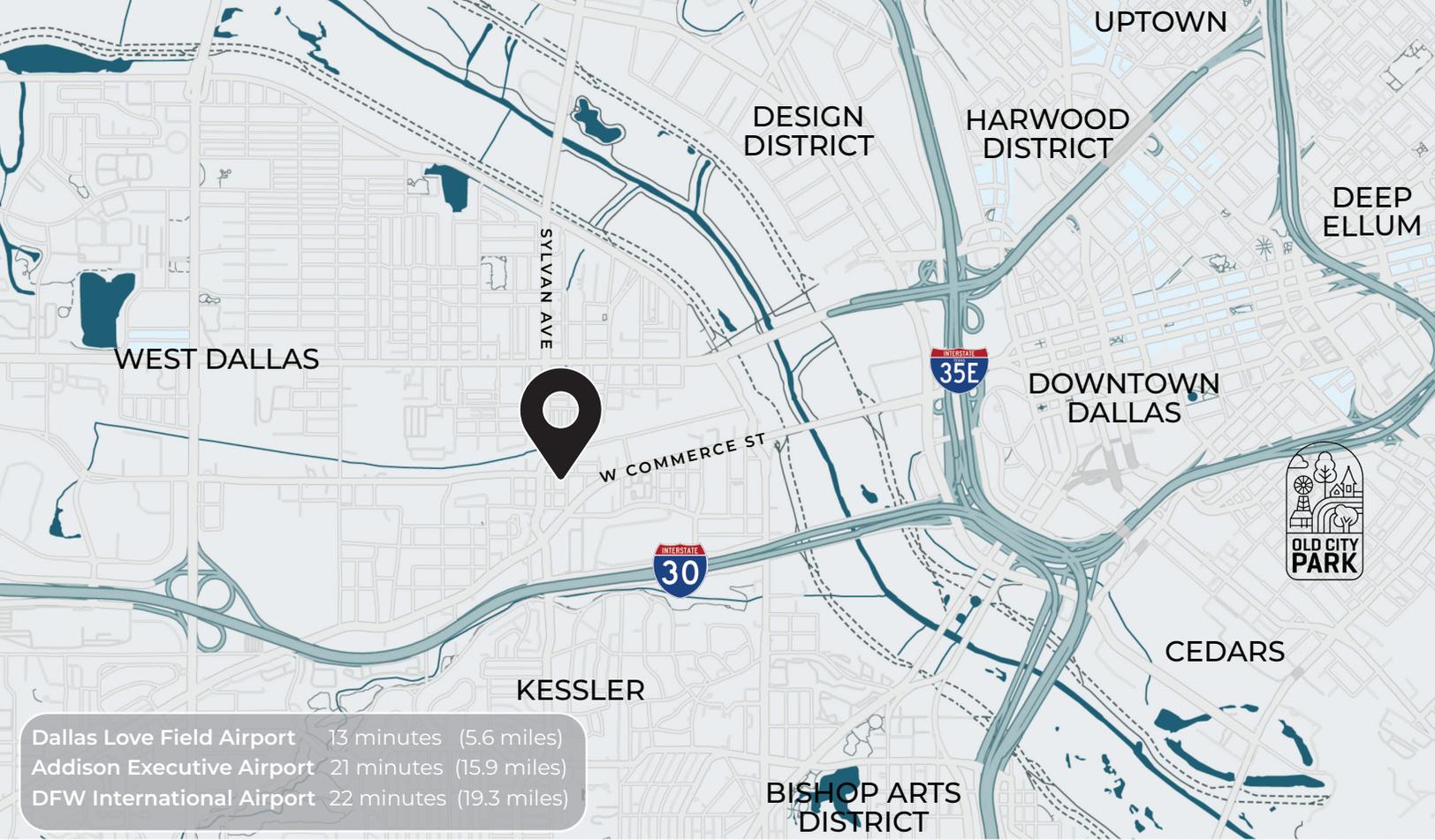
**ASKING PRICE**  
Call For Pricing

**BUILDING**  
Stand-alone building with ample reserved parking

High exposed ceilings with pin-weld insulation, exposed ducting, polished concrete floors, retail storefronts, rear entrances, common corridor with multi-stall restrooms

**LOCATION**  
Located next to the wildly successful Sylvan Thirty mixed-use development providing walkable restaurants, residences, and entertainment

Quickly accessible from Sylvan, W Commerce, I-30, and I-35 – less than five minutes away from the Design District, Uptown, and Downtown



Dallas Love Field Airport 13 minutes (5.6 miles)  
 Addison Executive Airport 21 minutes (15.9 miles)  
 DFW International Airport 22 minutes (19.3 miles)

