



**FOR
LEASE**
6,797 RSF

1921 GREENVILLE AVENUE

DALLAS, TX 75206

**FOR LEASING INFORMATION
CALL 214.974.4334**

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MADISONPARTNERS



**THIRTY-FOUR
COMMERCIAL**

1921 GREENVILLE



THE PROPERTY

Located deep in the heart of Lowest Greenville and steps away from some of the best bars and bites in Big D including Village Baking Co, Alamo Club, HG Supply Co and Truckyard, this space combines the conveniences of contemporary office while remaining true to its roots with wood flooring and exposed beam ceilings throughout. Take advantage of the rare opportunity to office in one of the most exciting neighborhoods Dallas has to offer.

Building Highlights

Second floor office above retail

- Suite Size: 6,797 SF

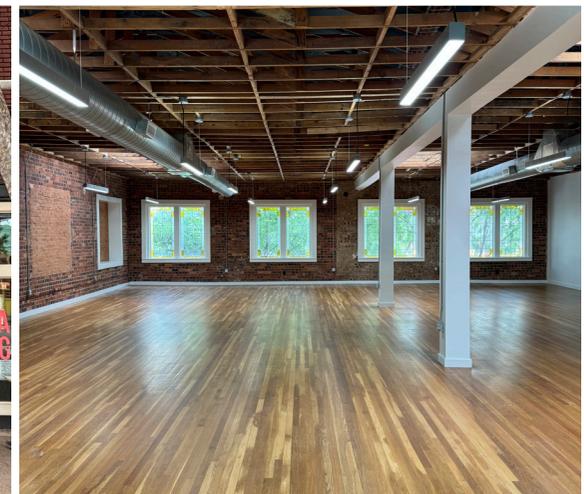
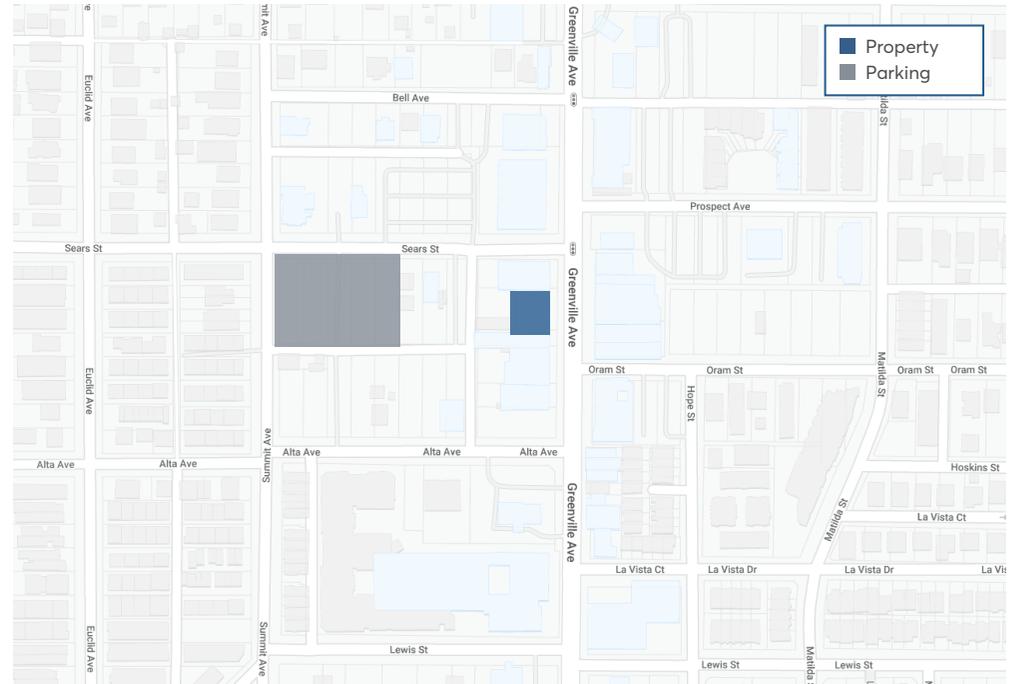
Demised:

- Suite A: 3,228 SF
- Suite B: 3,569 SF

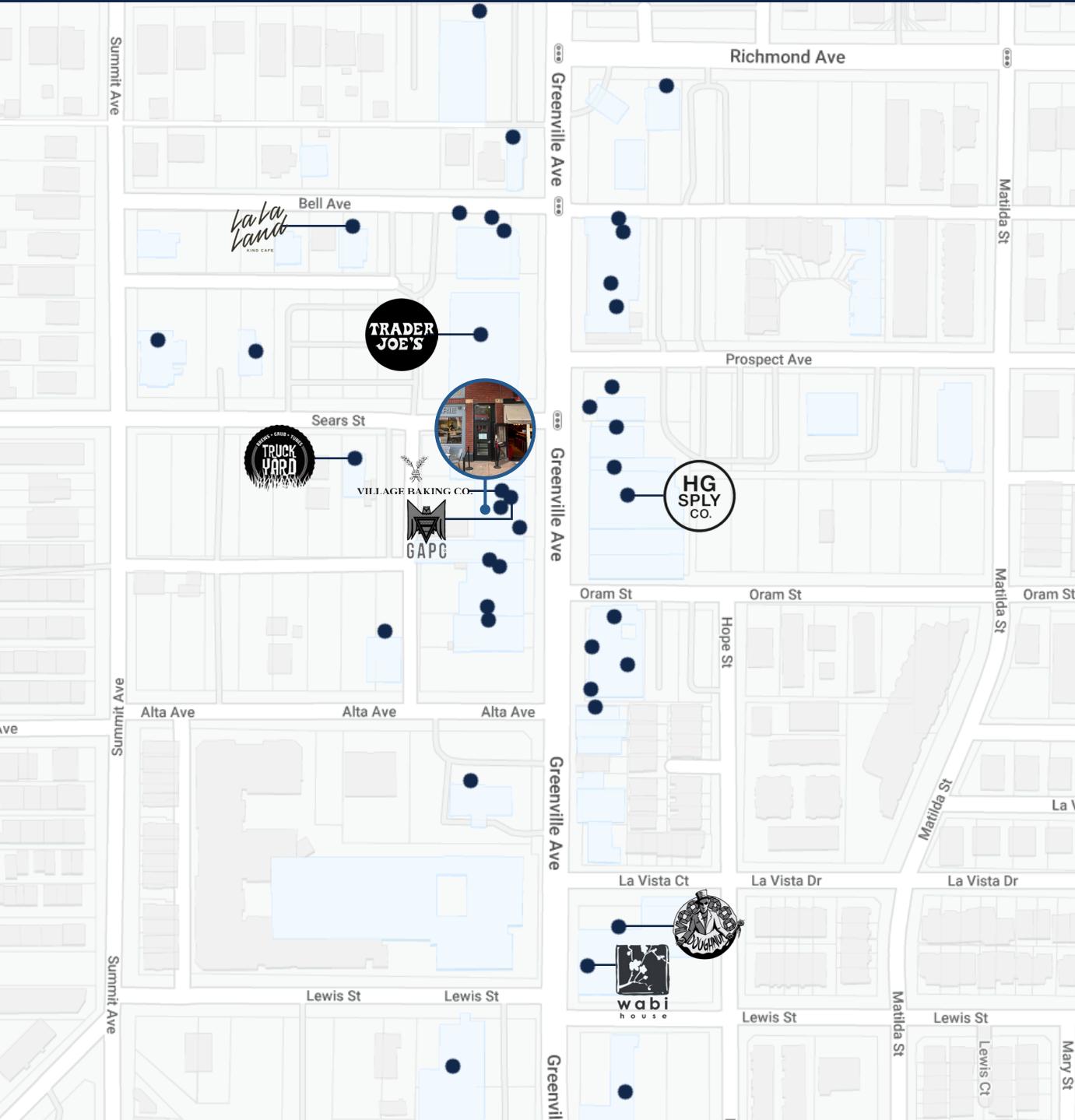
Parking: 3 per 1,000

2024 Operating Expenses:

- Opex: \$13.33
- Electrical: Submetered



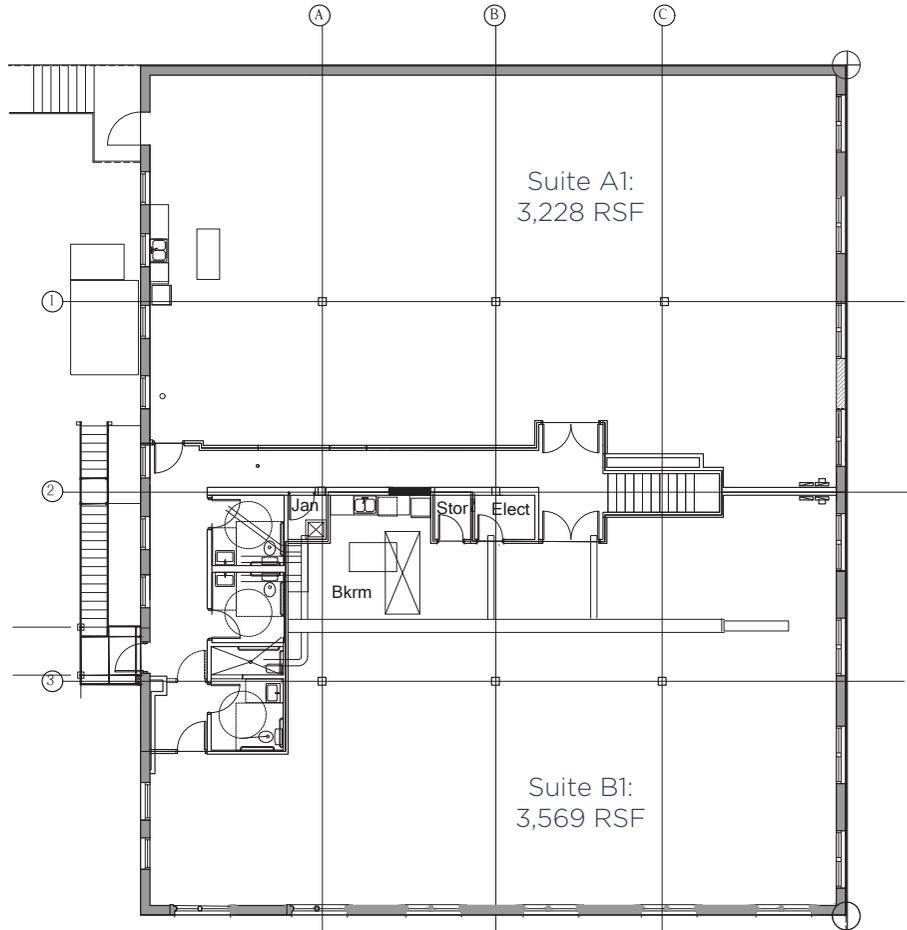
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Nearby Retail + Restaurants

- | | |
|---------------------------------|--------------------------|
| Trader Joe's | Shoyo |
| TruckYard | Rye |
| HG Supply Co | Medium Rare |
| HIDE | Starbucks |
| Son of a Butcher | Thai Oriental Food |
| La La Land Kind Café | MyPiesPizzeria |
| HINODEYA Ramen & Bar | Carte Blanche |
| Company Café & Bar | Single Wide |
| Leela's Wine Bar | Meyboom Brasserie |
| Greenville Avenue Pizza Company | Quarter Acre |
| Village Baking Co | Manpuku Japanese BBQ |
| Boulangerie | Dallas |
| The Old Crow | The Libertine Bar |
| Alamo Club | Abby's Bagels |
| Ngon Vietnamese Kitchen | Voodoo Doughnut |
| Gallo Nero Italian Bistro | Wabi House |
| Apothecary | Thai Thai |
| Fortune House Chinese Cuisine | River Pig Saloon |
| KAIYO | Tacos Y Mas |
| Eddie's Tex Mex | FENG CHA |
| | Charlie's Creole Kitchen |
| | Taqueria Y Panderia |
| | Chichen-Itza |

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KEY PLAN



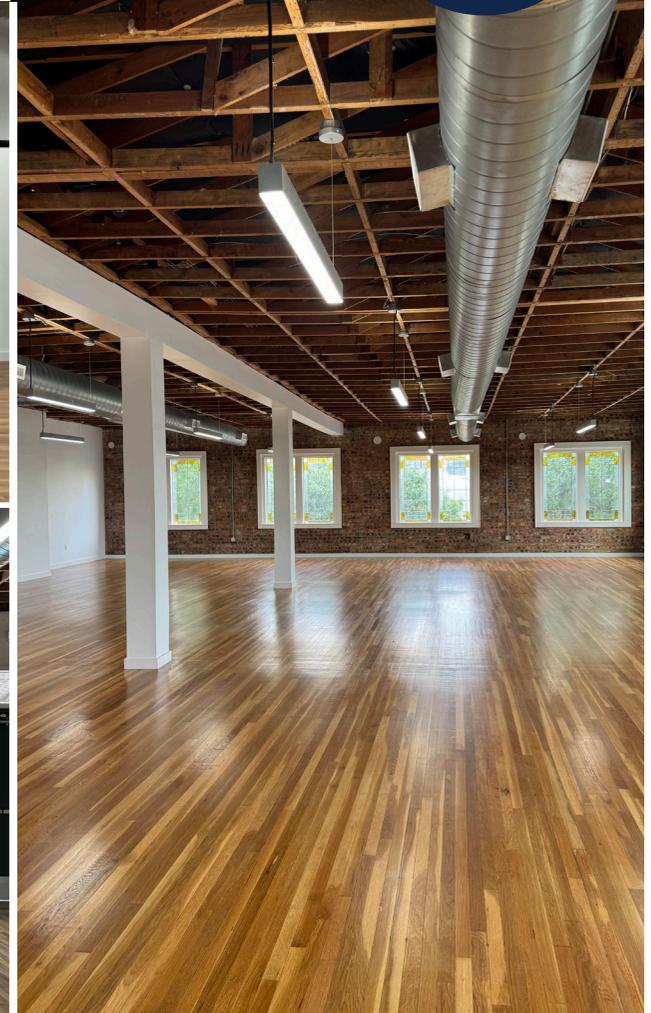
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