

# 1625 MOCKINGBIRD



Work Hard, Play Hard. Where Business Gets Done

Mockingbird Mall is a Mixed-Use 3+ acre business park located in the West Dallas Stemmons Business Corridor District. The business park is adjacent to the Dallas Medical District, 5 minutes west of the Dallas Love Field Airport and 20 minutes away from the DFW International Airport. The business park is in the perfect location to serve your Dallas clientele. Schedule your tour TODAY!



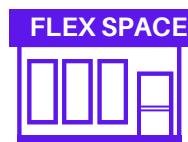
Mockingbird Mall



Dallas Medical District



Office Retail Space



Office Warehouse Space



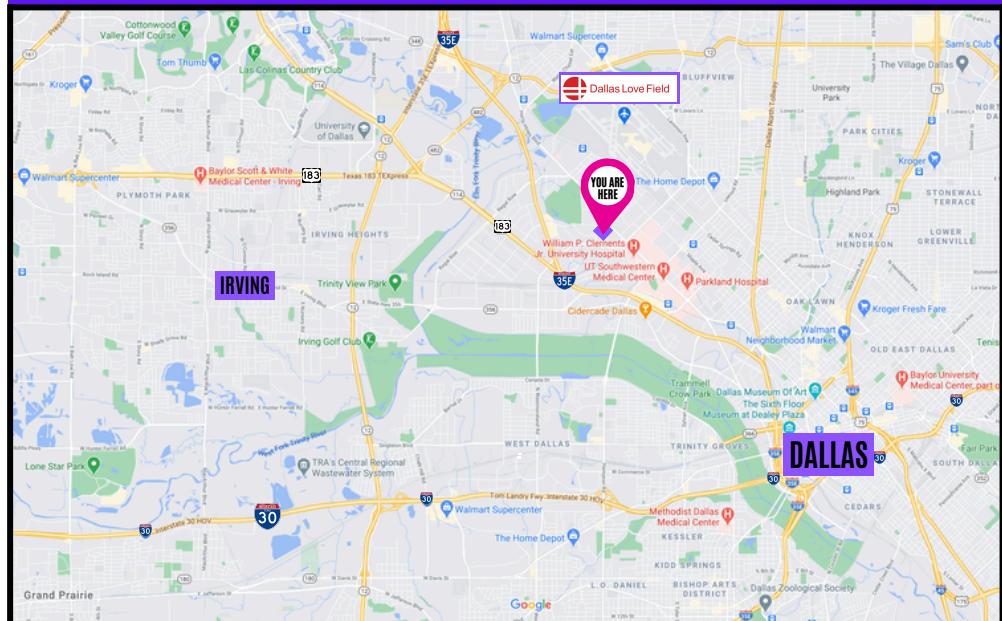
Warehouse Space



Complimentary Services

Office Warehouse Layout Design

Location - Location - Location



Ver 2.00

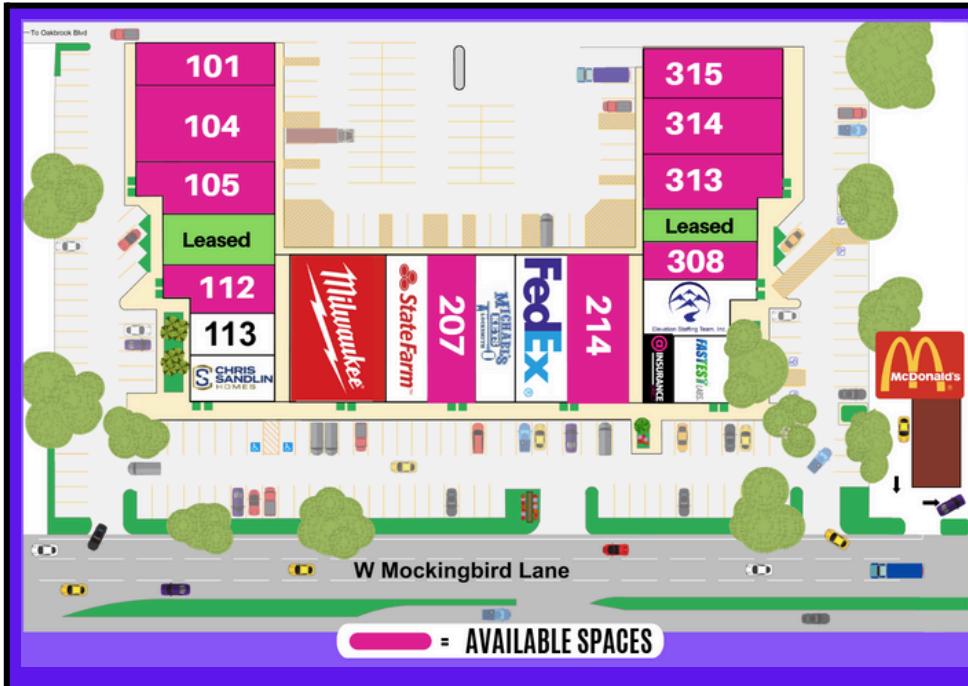
Visit our property to learn more about 1625 Mockingbird

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Clean & Bright Spaces | Layout Design | Floor-to-Ceiling Windows  
Onsite Leasing & Maintenance | Beautiful Landscaped Grounds



Don't miss this  
**OPPORTUNITY**  
for a  
**PRIME**  
**LOCATION.**  
Contact us  
**TODAY**  
for  
**AVAILABLE**  
**SUITES!**

817-265-4608

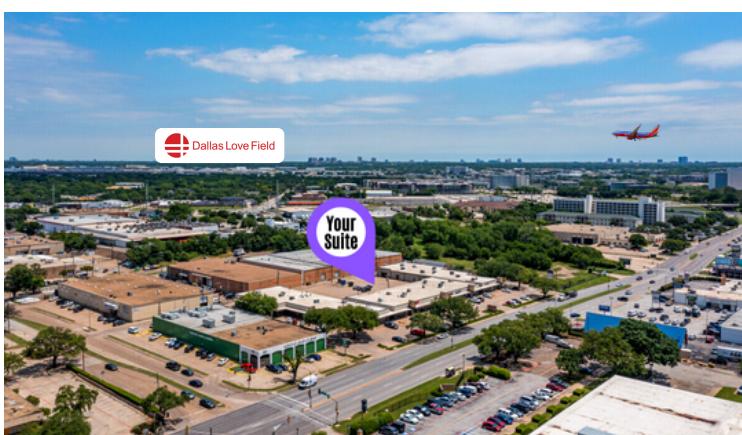
[www.jwmgmt.com](http://www.jwmgmt.com)

andrewd@jwmgmt.com

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## Class A Finish Outs

The 1625 Mockingbird location is centrally located and excellent for business. The building finishes feature high-quality design and materials. Our service includes concierge maintenance. The local family ownership believes in reinvesting into the properties and invested over \$3,000,000.00 so far over the last 5 years in property improvements. Our 2025-26 maintenance & property beautification programs are fully budgeted.

The finish outs include high-end Timely prefinished metal frames with solid core birch finish doors. The ceilings are 2' x 2' reveal edge tiles. LED energy-efficient motion-activated lighting throughout the offices. High-end replaceable carpet tiles are used. Breakroom high-end cabinetry products feature soft-close hinges and dovetail drawers with quartz countertops, under-mount stainless steel sinks, and delta faucets with integrated pull-down spray handles. Optional upgrades are available.

All roofs are fully upgraded with energy-efficient TPO and maintain an R-29 insulation value. The well-lit outdoor parking lots, as well as building exteriors and entrances, utilizes energy-efficient LED lighting.

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