

A modern, multi-story office building with a light blue and grey facade and large black-framed windows. The building is set against a clear blue sky with some greenery in the foreground. A semi-transparent yellow box is overlaid on the top half of the image, containing text.

FOR SUBLEASE

**Lease Expiration:
1/31/29**

BOGART

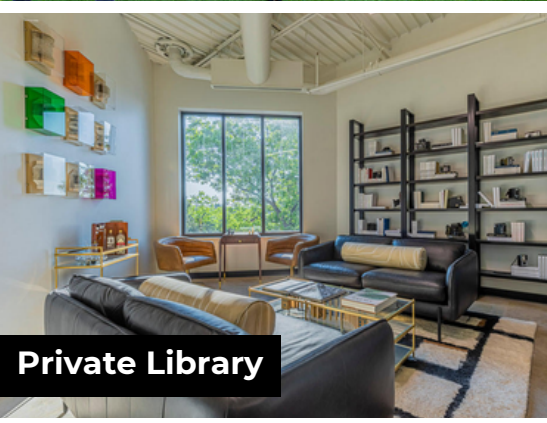
4621 Ross Avenue



Outdoor Tenant Space



Tenant Lounge & Terrace



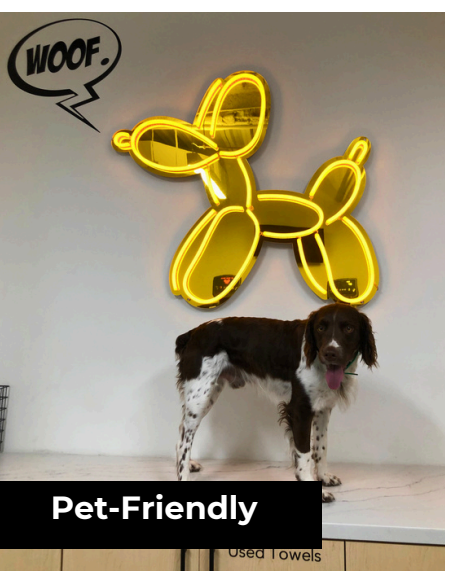
Private Library



Grab & Go Café
in Wesley Wellness Club



Modern Art Throughout



Pet-Friendly



Infrared Sauna
in Wesley Wellness Club



Gym Space with Spa-Inspired Showers / Spin / Yoga Studio

THE HIGHLIGHTS

- 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
- 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

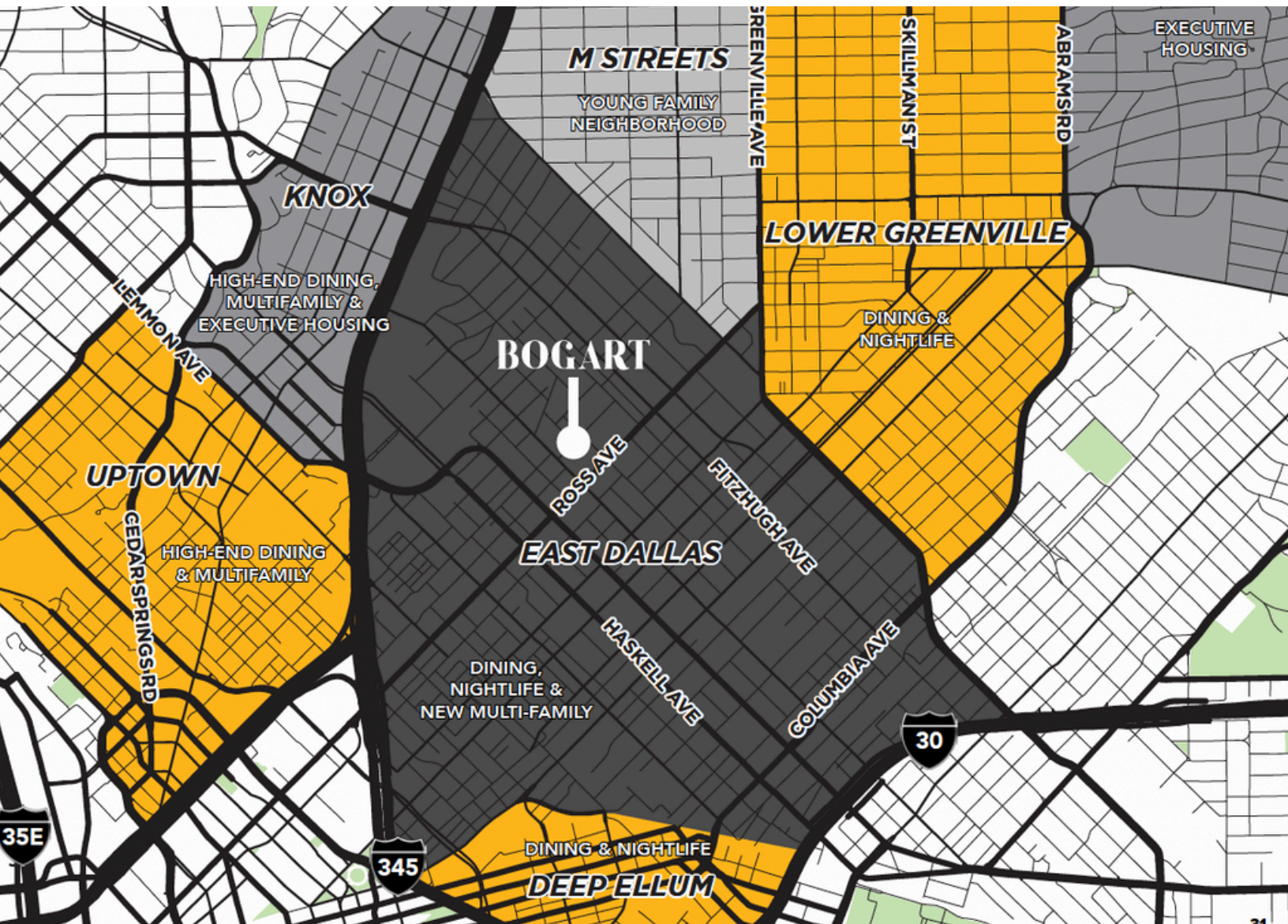
HG SPLY
CO.

Highfives

T
TOASTED
COFFEE * KITCHEN


MUTTS
Canine Cantina

**20,000 VIEWS PER DAY
ON ROSS AVENUE**



VIRTUAL TOUR



3,225 RSF

- 2 Offices (up to 3 possible)
- Large Conference Room - 12+ seats
- IT Room + Breakroom
- Open Area: 8 desks
- 2 Furnished Offices
- 1 Small Conference Room - 5+ Seats
- 2 Lounge Areas
- *Furniture Negotiable

