

FOR LEASE

IMMEDIATE AVAILABILITY

**16,800 SF AVAILABLE
634 W MOCKINGBIRD LANE, DALLAS, TX
BROOKHOLLOW SUBMARKET**

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



Downtown Dallas

Irving Blvd

Suite 634
16,800-sf

W Mockingbird Lane

Stonelake
CAPITAL PARTNERS

FOR LEASE

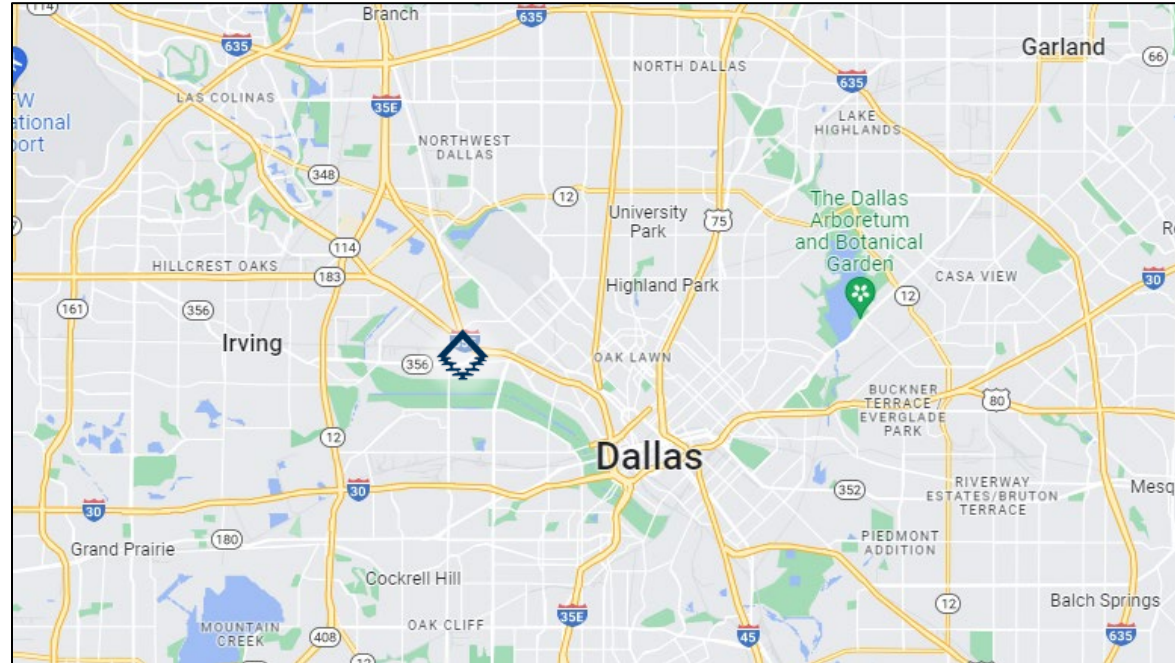
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SPACE FOR LEASE – INFORMATION

- **16,800 SF Available**
 - **2,318-SF Office**
 - **14,482-SF Warehouse**
- **16' Clear Height**
- **2 Dock High Doors**
- **Front Load Building**
- **2024 Make Ready:**
 - **LED Lighting**
 - **Warehouse Whitebox**
 - **Renovated Office**
- **2021 TPO Roof**
- **LED Lighting**
- **Sprinklered**
- **208 Volt, 3-Phase Power**
- **Direct Access to I-35 & John Carpenter**
- **Immediate Availability**



MARKETED BY:

Stephen Williamson

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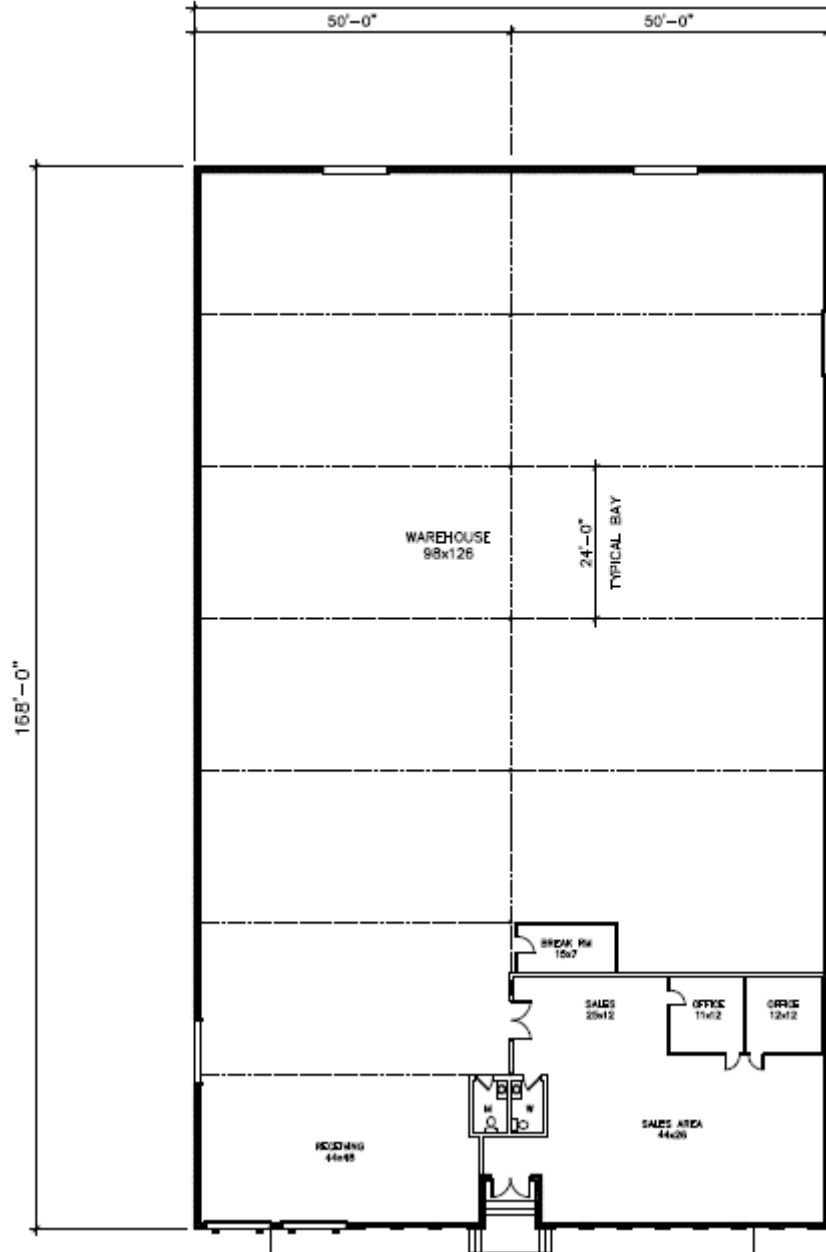


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SF Breakdown	
Warehouse	14,482-sf
Office	2,318-sf
TOTAL:	16,800-sf

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2024 Make Ready

New Interior Paint

New Flooring

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2024 Make Ready

New Deck Paint

LED Lighting

Warehouse Whitebox

Painted Hazard Columns

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