

3100 *Monticello*


THIRTY-FOUR
COMMERCIAL

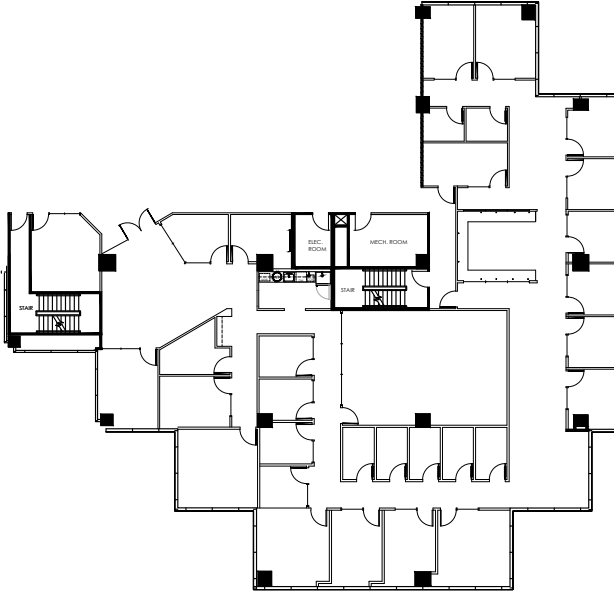
 **PRESCOTT**
GROUP



PREMIER LOCATION

Located in the Knox District neighborhood, 3100 Monticello offers immediate access to Dallas' best restaurants, high-end retailers, and the Katy Trail. The charming destination neighborhood is in the midst of a major transformation and has been strategically master-planned to host a wide range of modern conveniences within a short walking distance from 3100 Monticello. The hotels, luxury housing, shopping, and dining exude class and quality making it an attractive and convenient location for companies seeking the best Dallas has to offer.

KEY PLAN



Featured Availability

Suite 200
8,094 SF
Available Immediately



THIRTY-FOUR
COMMERCIAL

OVERVIEW

Rentable Building Area	175,193 SF
Stories	9
Typical Floor Size	20,000 SF
Building Class	A
Parking Ratio	3/1,000
Year Built	1983
Renovated	2019

BUILDING HIGHLIGHTS

- Steps away from the Katy Trail
- Highly coveted Highland Park location
- State-of-the-art fitness center and on-site grab and go deli
- On-site ownership, management & security
- Free on-site shoe shine

BEAUTIFUL NEWLY RENOVATED AMENITIES



Artistic Lobby and Welcoming Reception

Convenient, Fully Stocked Grab n' Go Deli



State-of-the-Art, Full Service Fitness Center





Modern, Architectural Drive-Up





LOCAL AMENITIES

Steps away from the Katy Trail 

Excellent central location with outstanding access to North Central Expressway, Uptown, Preston Center & CBD

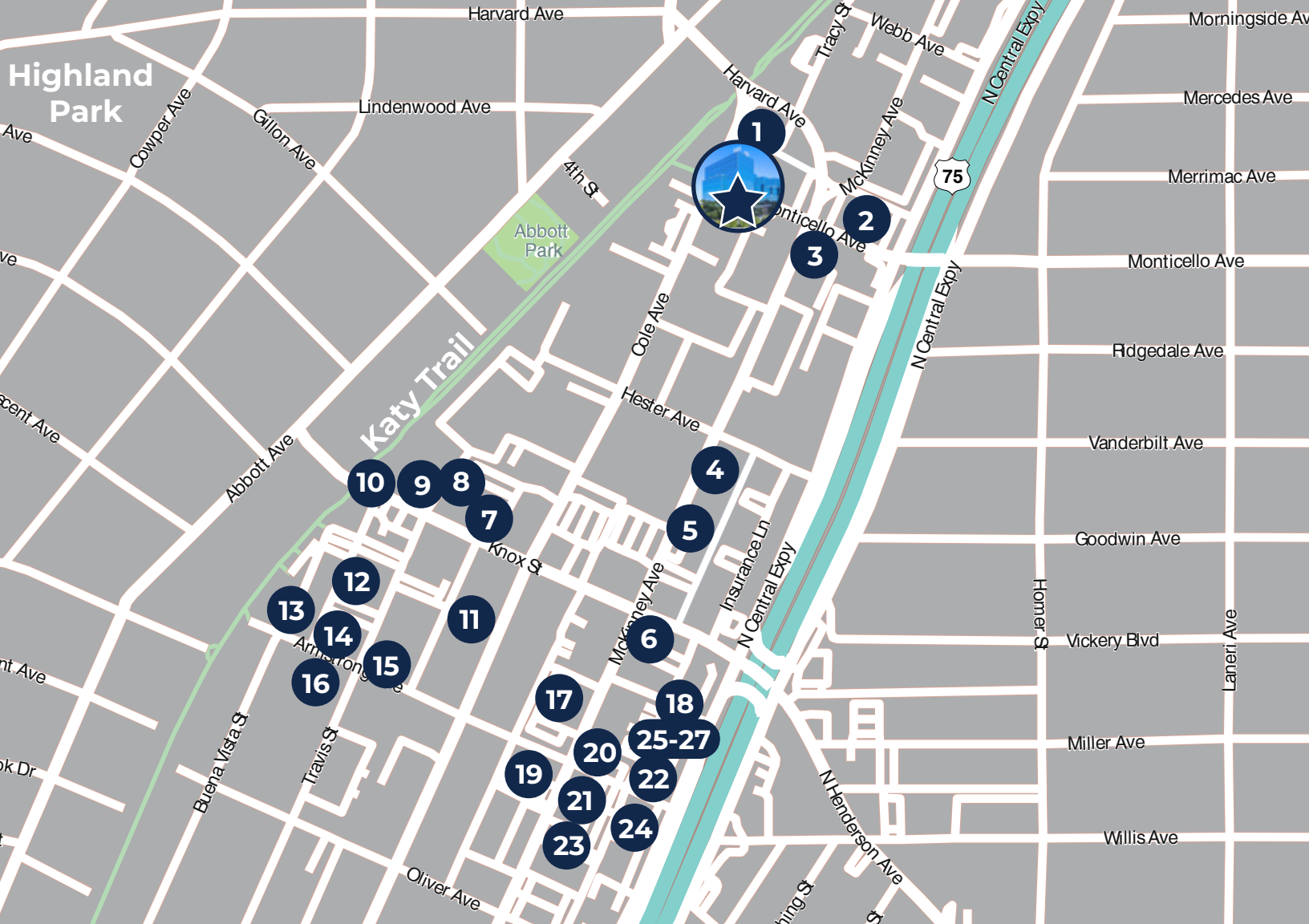
Within minutes to retail shops, banks, hotels and a wide variety of restaurants

RESTAURANTS WITHIN A 10 MINUTE WALK

- | | | |
|---------------------|--------------------------|------------------------|
| 1. JAVIER'S | 10. TOULOUSE | 19. ORIGIN KITCHEN |
| 2. HENRY'S MAJESTIC | 11. LITTLE KATANA | 20. CHIPOTLE |
| 3. CHELSEA CORNER | 12. GEORGIE | 21. DOCE MESAS |
| 4. KA THAI | 13. CAFE MADRID | 22. PEI WEI |
| 5. LA DUNI | 14. ZIZIKI'S | 23. ROTI GRILL |
| 6. CHUY'S | 15. LE BILBOQUET | 24. POTBELLY SANDWICH |
| 7. STARBUCKS | 16. GRANGE HALL | 25. CAULDRON ICE CREAM |
| 8. UP ON KNOX | 17. JASPER'S | 26. JERSEY MIKE'S |
| 9. TAVERNA | 18. FADI'S MEDITERRANEAN | 27. GO FISH POKE |



THIRTY-FOUR
COMMERCIAL



3100 Monticello

FOR LEASING INFORMATION:



THIRTY-FOUR
COMMERCIAL

214.974.4334

Sarah Kennington
sarah.kennington@thirty-four.com

Ruth Griggs
ruth.griggs@thirty-four.com

Bryce Jackson
bryce.jackson@thirty-four.com

PROUDLY OWNED &
OPERATED BY:



PRESCOTT
GROUP