

OFFICE FOR LEASE

351

E Hudgins St, | Grapevine, TX

CONTACT:
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TX #0758527



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LISTING DETAILS



PROPERTY DESCRIPTION

Make your business stand out in historic Grapevine Texas with a newly renovated modern space for lease! The 351 building features a mix of modern and classic design, providing the perfect backdrop for any business. With its high ceilings and open concept floorplan, you won't be short on space. Conveniently located just one block from Historic Main Street with access to its unique shops, restaurants, and activities, walkable to the New Hotel Vin, steps away from the Trinity Metro TEX Rail, within minutes of DFW International Airport and 25 minutes to Downtown Dallas and Fort Worth. Make the most out of Grapevine Texas's historic setting by leasing this high-end space.

PROPERTY HIGHLIGHTS

- Private Executive Offices
- Multiple Conference & Meeting Rooms
- Access to Kitchen/Break Room
- Access to the Vault Lounge
- Indoor Pickle Ball Court
- Walking Distance to Downtown Historic Grapevine
- TexRail Commuter just Minutes away

OFFERING SUMMARY

Lease Rate	\$1,200-\$1,500/office (+Nets)
Available SF	± 1,000 SF
Lot Size	51,401 SF
Building Size	15,000 SF
Zoning	Office

DEMOGRAPHICS

	1 Mile	2Mile	3Mile
Total Households	3,762	9,064	17,507
Total Population	7,272	20,006	41,103
Average HH Income	\$91,093	\$94,836	\$108,424

351

LOCATION



PROXIMITY

DFW Airport.....	4 mi
Irving.....	14 mi
AT&T Stadium.....	16 mi
Downtown Dallas.....	22 mi
Frisco.....	25 mi
Downtown Fort Worth.....	26 mi

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DOWNTOWN GRAPEVINE



Downtown Grapevine, Texas is a charming and vibrant destination that captures the essence of small-town America with its unique blend of history, culture, and entertainment. Located in the heart of the Dallas-Fort Worth metroplex, this picturesque area offers a multitude of reasons why it's considered a great place to live, work and visit.

The area hosts numerous events and festivals throughout the year, such as the Main Street Fest, the Christmas Capital of Texas celebrations, GrapeFest and the Grapevine Farmers Market.

#2

SCHOOL DISTRICT IN
TARRANT COUNTY

200+

RESTAURANTS
& BARS

17M+

ANNUAL VISITORS FOR
FESTIVALS/EVENTS



CHRISTMAS CAPITAL OF TEXAS

Except for maybe the North Pole itself, there's no place brimming with more Christmas cheer than Grapevine, the Christmas Capital of Texas®. With 1,400 events in 40 days, the town should be at the top of the list for anyone looking to make lasting holiday memories. Home to the famous Grapevine Vintage Railroad, or as it is known come Christmastime, the North Pole Express®. One of the most popular annual events in Grapevine.

WINE CAPITAL OF TEXAS

As the fifth-largest wine producing state in the nation, Grapevine has earned its reputation as the headquarters of the Texas wine industry, giving it the title of the "Wine Capital of Texas." Wine enthusiasts can sample a wide variety of award-winning wines at the numerous wineries and tasting rooms located within the area. The GrapeFest, one of the largest wine festivals in the state, attracts thousands of visitors every year.



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PHOTOS



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PHOTOS

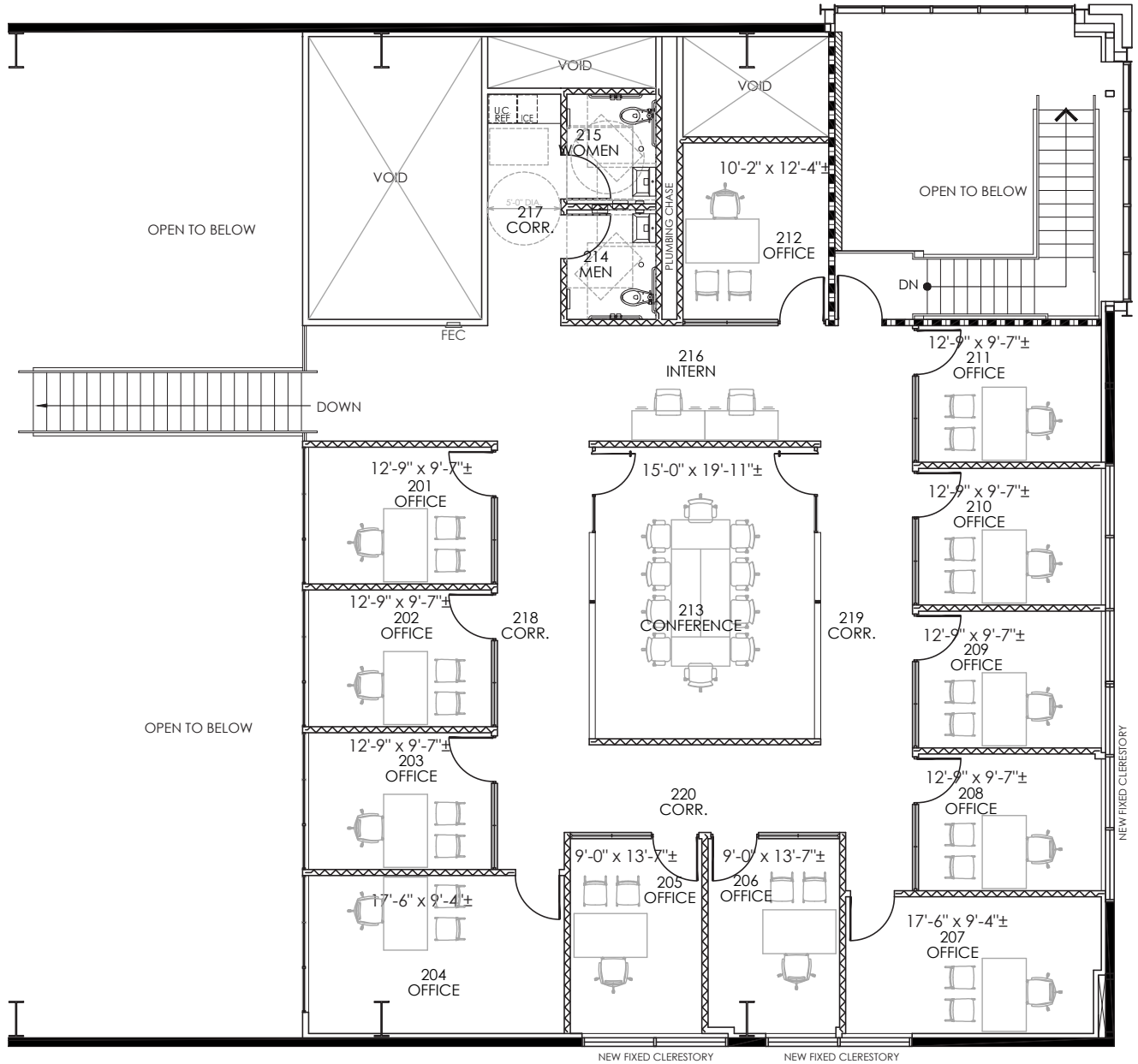


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FLOOR PLANS

MEZZANINE LEVEL

3,000 SF



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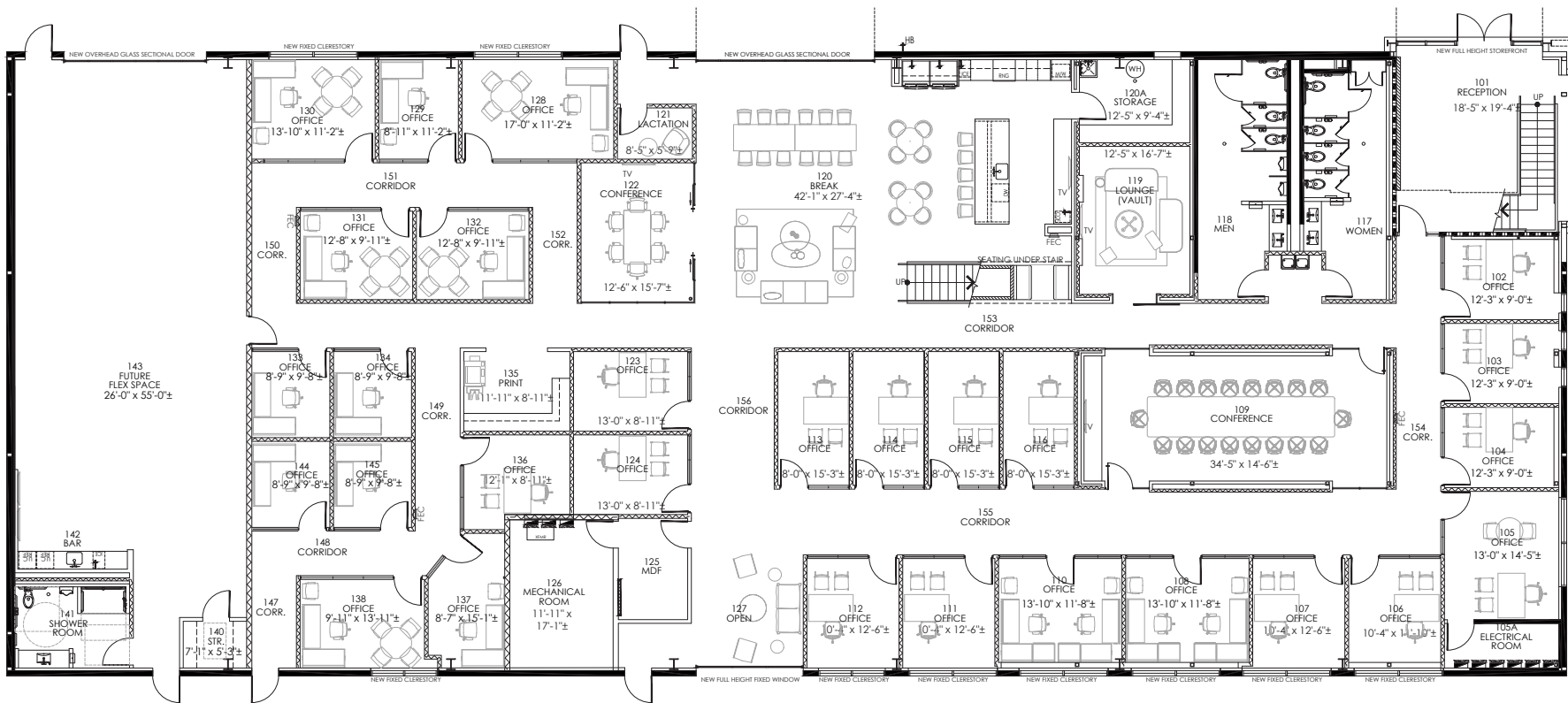


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FLOOR PLANS

FIRST FLOOR

Contact to discuss options



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