

BOGART

4621 ROSS AVENUE | DALLAS, TEXAS



THE BUILDING

- 3 Story Class A Urban Office
- Building Total 50,675 RSF
- Completely renovated in 2021!

THE AMENITIES

- Curated Collection of Museum-Quality Art and Mid-Century Modern Design
- On-Site Courtesy Officer (24/7)
- Private Library
- Fitness - Energy Room with Spa-Inspired Showers / Spin / Yoga Studio
- Outdoor Lounge Seating with Games & Wi-Fi
- Five-Star Tenant Lounge / Coffee Bar / Wine Bar
- Private Zen Garden
- Less than 1 mile to Arts District, Henderson Ave & Lower Greenville Restaurants
- Dog Friendly
- On-site Wellness Center and Grab-and-Go Café with Healthy Options

THE FACTS

- Availability - 1,300 - 10,880 RSF
- Lease Term - 3-10 Years
- Rental Rate - \$24 NNN + E
 - Estimated 2024 OPEX - \$11.67 / RSF
 - Estimated 2024 Electricity - \$1.50 / RSF
 - Each tenant has control of their HVAC
- Parking 3:1000 Ratio
- Unreserved: Free
- Reserved: \$75/ month
- Ample surface visitor parking

