



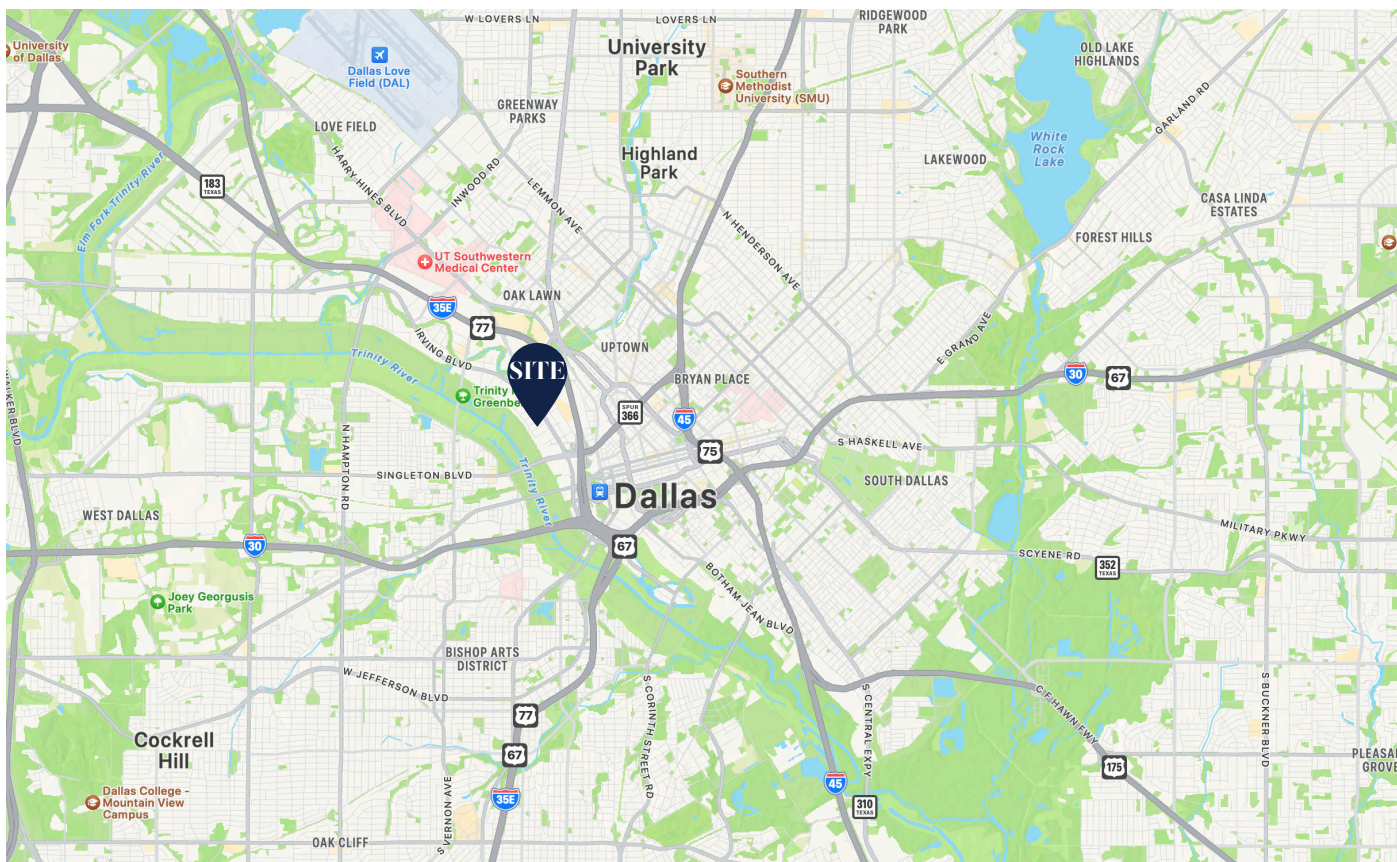
COMMERCIAL DIVISION

Briggs  
Freeman

**Sotheby's**  
INTERNATIONAL REALTY

**DALLAS DESIGN DISTRICT LEASE**

127 PITTSBURG STREET  
DALLAS, TEXAS 75207



**LOCATION**

127 Pittsburg Street  
Dallas, Texas 75207

**AVAILABLE SPACE**

± 6,555 SF Building  
± 5,625 SF Lot

**ZONING**

PD 621 - Subarea 1A

**TRAFFIC COUNTS**

I-35E: 278,014 VPD  
Riverfront Blvd: 26,495 VPD

**PRICE**

\$40/RSF NNN

**BY THE NUMBERS**

**Median Household Income**

1-mile	3-miles	5-miles
\$91,500	\$79,200	\$72,900

**Population**

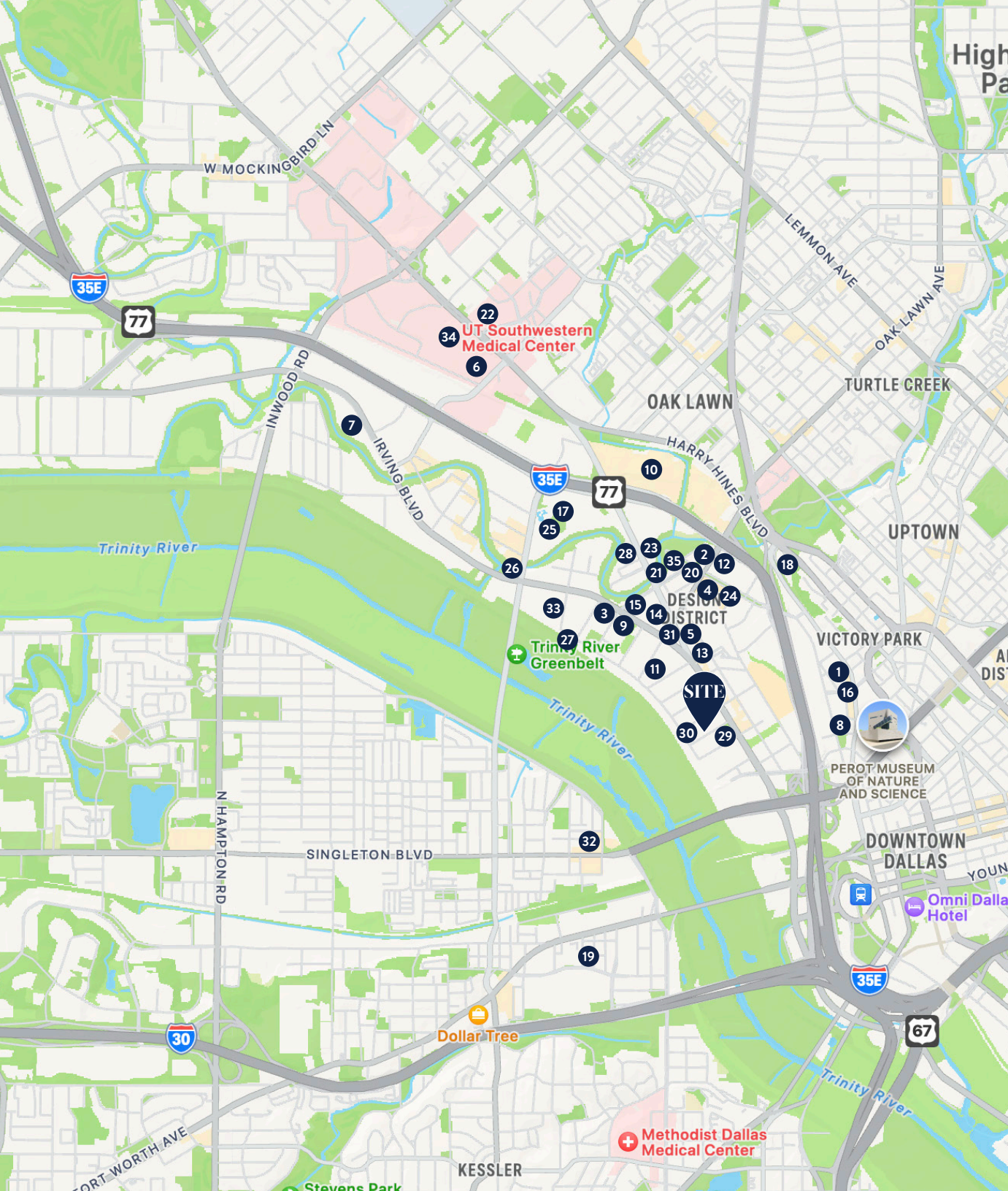
1-mile	3-miles	5-miles
44,500	215,000	475,000

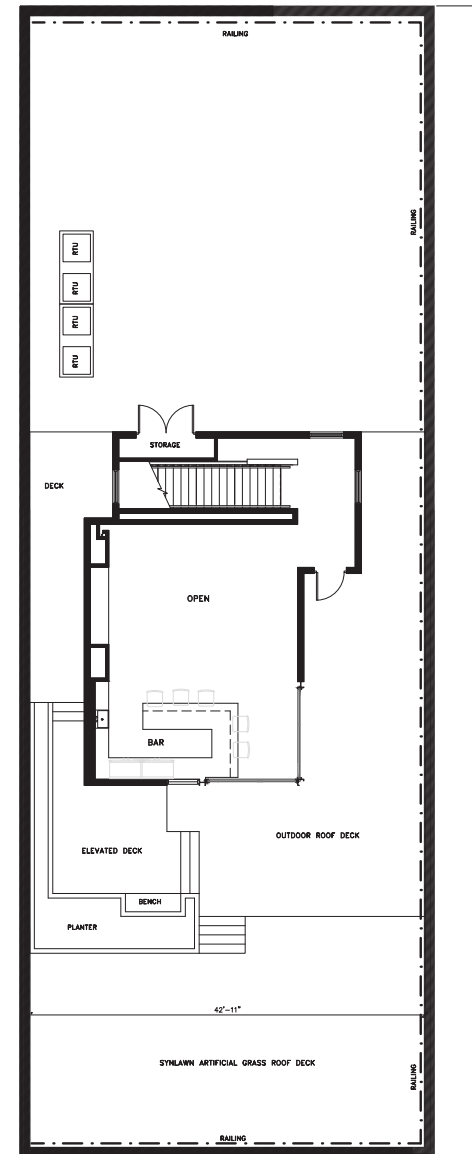
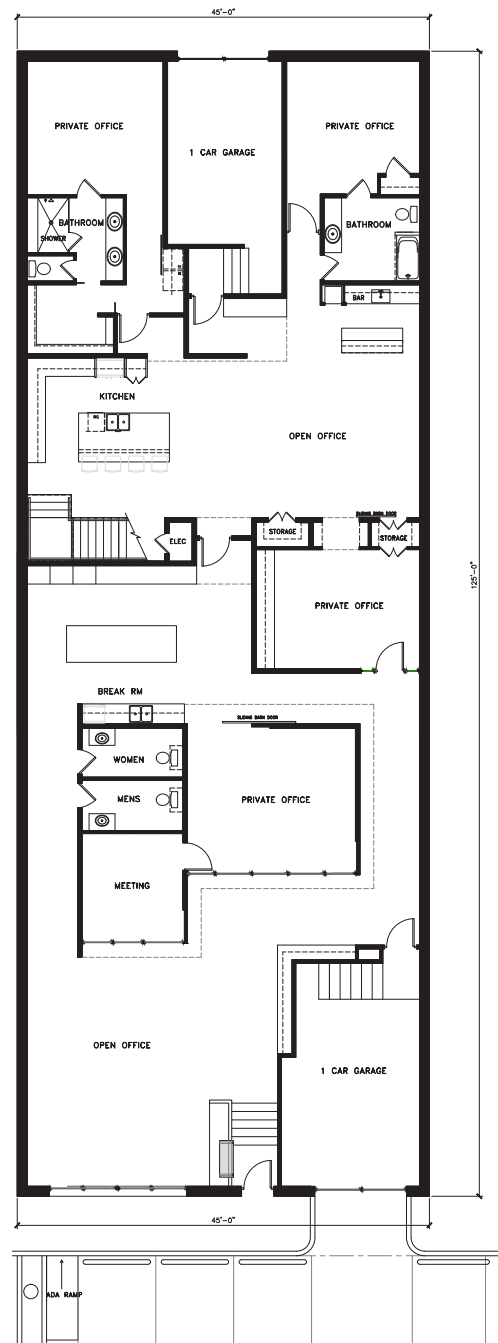
**HIGHLIGHTS**

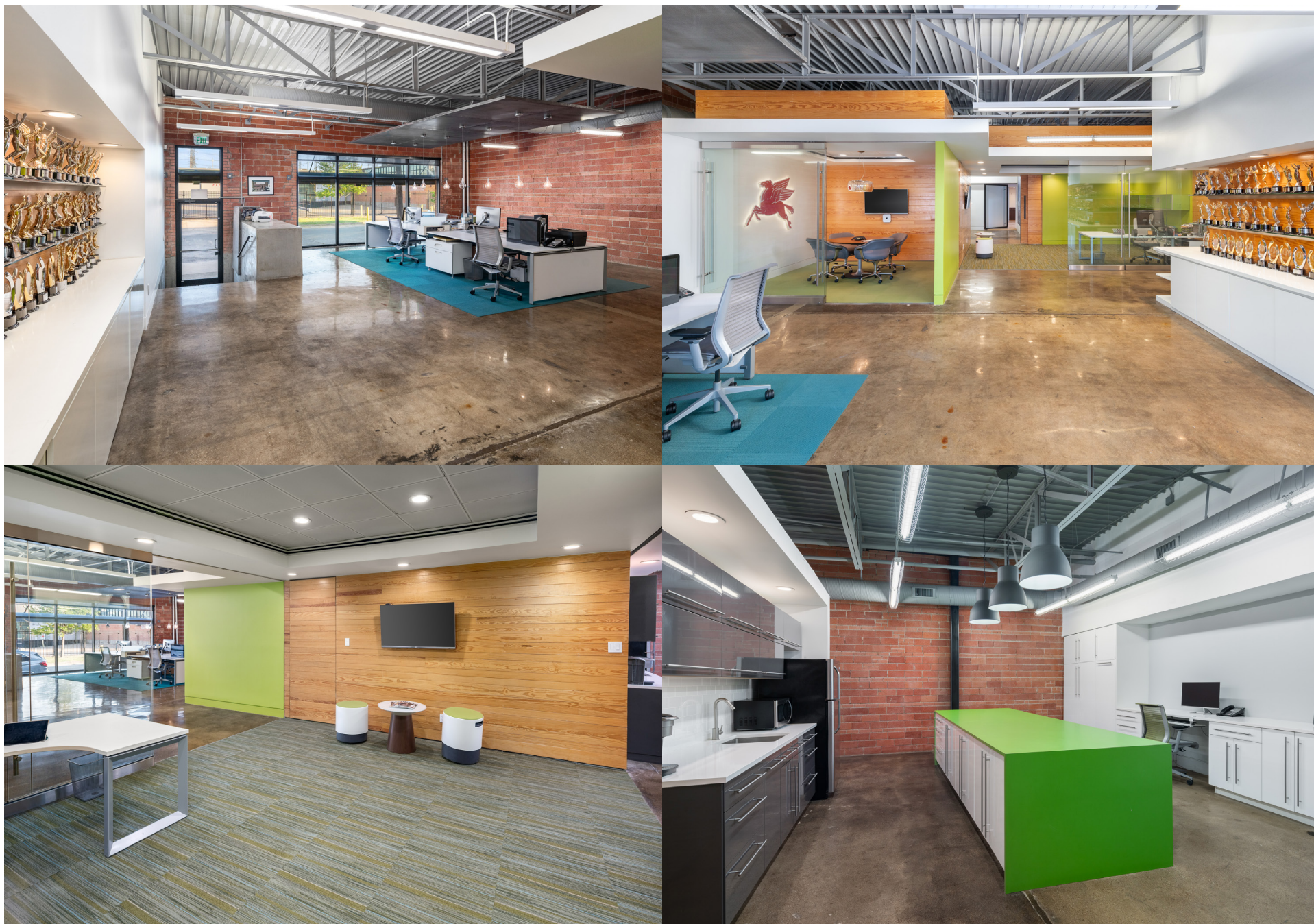
- Stunning architecturally designed creative office with living quarters
- Located in the heart of the Dallas Design District
- A true live / work / play environment
- Close proximity to some of Dallas’ finest restaurants
- 2 grade-level roll-up doors for single-car garages with additional parking in front
- Easy access to Dallas’ major thoroughfares
- Bullpen, conference room, shared office, break room, living room, full kitchen, 2 bedrooms / executive offices, second level lounge/bar, rooftop deck, 2 full- and 2 half-bathrooms
- Area developments: Urby luxury apartments, Trinity Groves, Manufacturing District, The International, River Edge, 1333 Oak Lawn and more

# LOCAL ATTRACTIONS

1. American Airlines Center
2. Ascension Coffee
3. Bowlounge
4. Carbone
5. The Charles
6. Children's Medical Center
7. Cidercade
8. Cinepolis
9. Culinary Dropout
10. Dallas Market Center
11. Dallas Contemporary
12. Delucca Gaucho Pizza & Wine
13. Dragon Street Glass Gallery
14. El Bolero
15. Flying Fish
16. Hero
17. Hilton Anatole
18. Local Tap & Table
19. Manhattan Project Brewery
20. Meddlesome Moth
21. The Mexican
22. Parkland Health
23. Rodeo Goat
24. Scott + Cooner
25. SER Steak + Spirits
26. Slow Bone BBQ
27. Tailwaters Fly Fishing
28. Terranova Cafe
29. Texas Ale Project
30. Tiger's Den CrossFit Dallas
31. Town Hearth
32. Trinity Groves
33. Triumph's Espresso & Whiskey
34. UT Southwestern Medical
35. Virgin Hotel





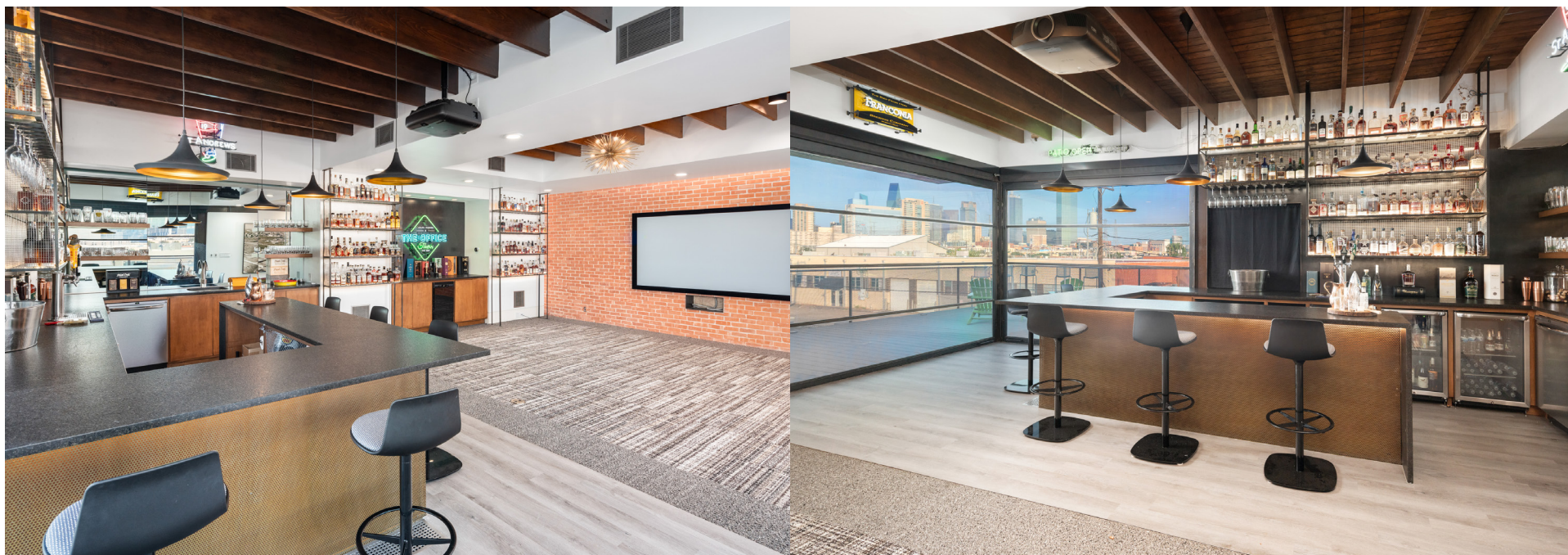




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