

# FOR LEASE

\*IMMEDIATE AVAILABILITY\*

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

D II B



Downtown Dallas

Irving Blvd

Suite 634  
16,800-sf

W Mockingbird Lane

# FOR LEASE

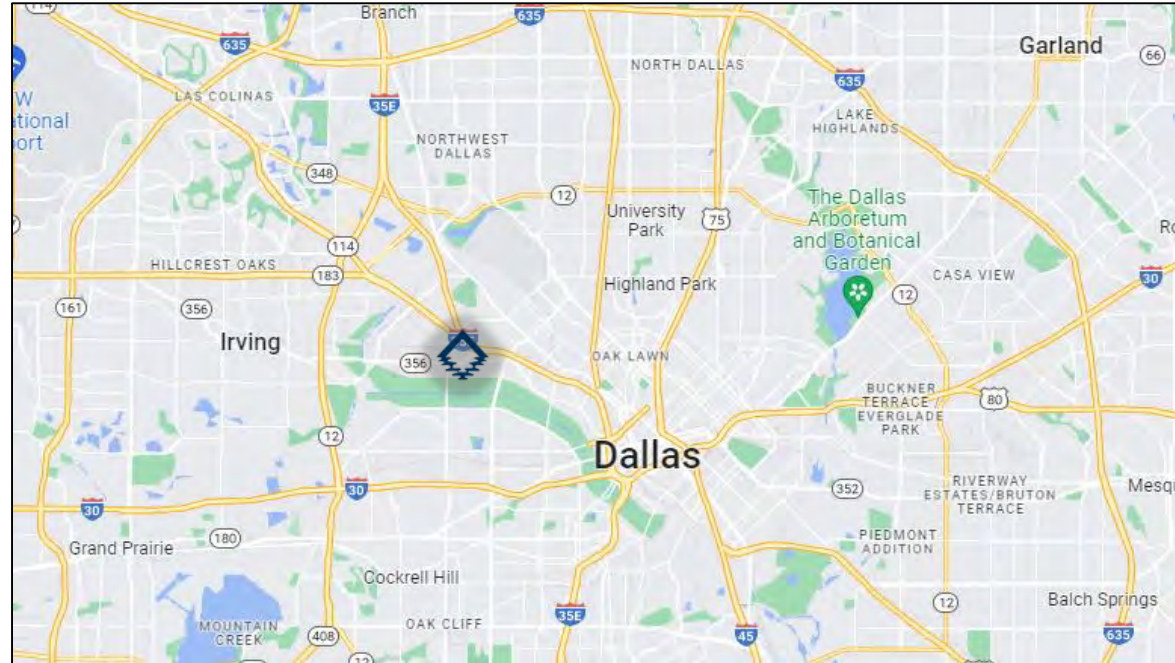
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## **SPACE FOR LEASE – INFORMATION**

- **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:**

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**Martin Grossman**

214-600-1970

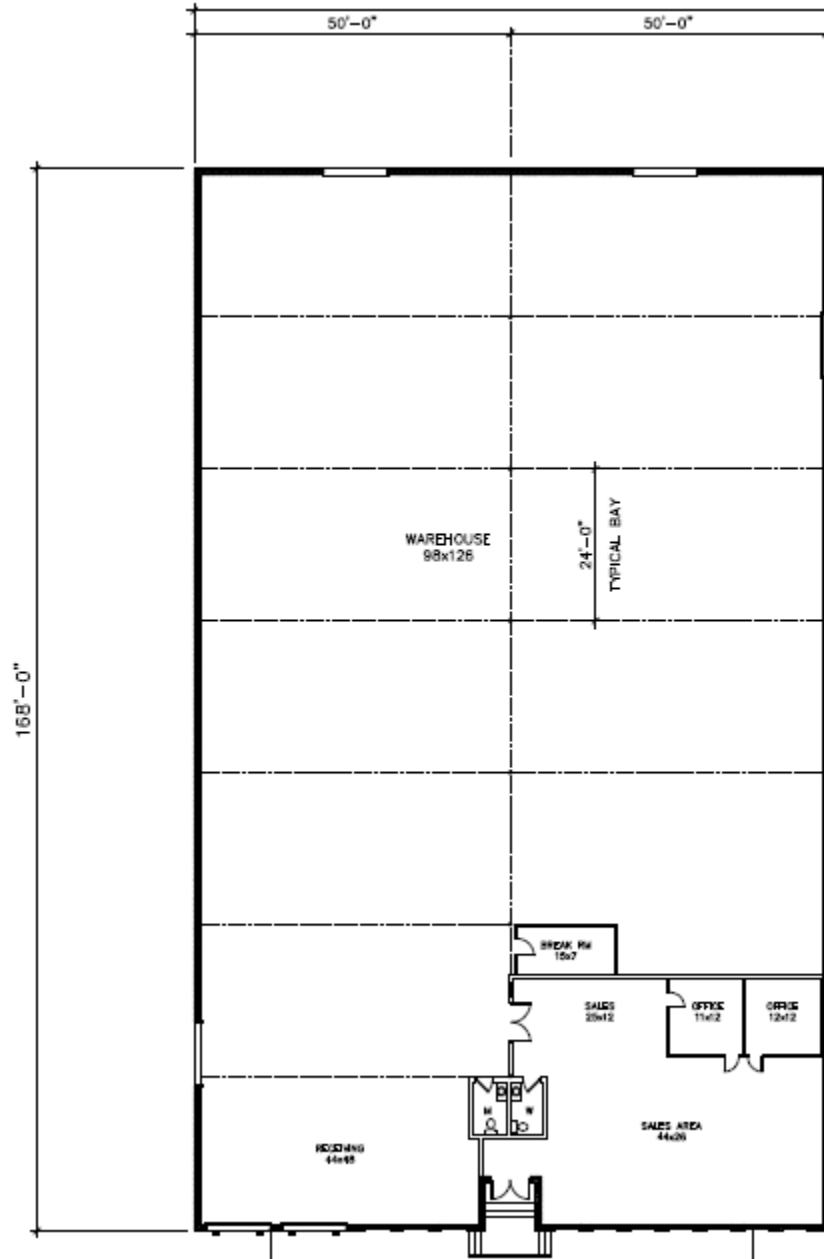
[mgrossman@db2re.com](mailto:mgrossman@db2re.com)



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SF Breakdown	
Warehouse	14,482-sf
Office	2,318-sf
<b>TOTAL:</b>	<b>16,800-sf</b>

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**2024 Make Ready**

New Deck Paint

LED Lighting

Warehouse Whitebox

Painted Hazard Columns

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**2024 Make Ready**



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*2024 Make Ready*



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*2024 Make Ready*

*New Interior Paint*

*New Flooring*

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*2024 Make Ready*





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Suite 634  
16,800-sf  
Available

PINNACLE  
Paints

W Mockingbird Lane