

Archetype/pe



REBEL BREWING CO.

REBEL
BREWING
COMPANY

A R C H E T Y P E





archetype with us.



The Archetype at 3131 Irving Boulevard is being transformed from a six-building, 112,741 square foot light industrial park into a modern urban industrial project filling a much-needed niche in the Brookhollow market. The Archetype is being redeveloped with a full rebrand, total project renovations, storefront upgrades, environmental graphics, enhanced landscaping, public art installations, and a real brand presence the market has been lacking.

Strategically located at the gateway between the East Brookhollow and Dallas Design District/North Trinity submarkets, this will be the premier project of choice for logistics, showroom, medical, distillery, roastery, brewery, and ecommerce players. With immediate access to I-35E, the project enjoys market momentum from neighboring Community Beer Co.'s new brewery and taproom at Pegasus Park, a \$350M mixed-use development adjacent to the Dallas Design District.

The building's enhanced design and unbeatable access coupled with coveted visibility at a prime intersection allows it to attract the most discerning mix of **archetypes** from 2,000 SF to 25,500 SF.

Welcome to The Archetype, complete Q1 2023.

archetype

ar·che·type
/'ärkə,tīp/

The heartbeat of a brand; Personas that convey meaning allowing customers to relate to a product, offering or space.

see also: www.archetypedallas.com



- 1 public art throughout
- 2 new landscaping
- 3 new wayfinding & signage
- 4 enhanced storefronts & overall facade updates
- 5 exterior lighting upgrades

target tenant mix



2,000 SF TO 25,535 SF
AVAILABLE

Archetype



OPPORTUNITY FOR GREENSPACE
OR PATIO EXCLUSIVE TO THIS
STANDALONE BUILDING

3131 IRVING BLVD

full building opportunity

25,535 SF
STANDALONE BUILDING

PRIME VISIBILITY
IRVING BLVD FRONTAGE

10,425 SF or 15,110 SF
DEMISABLE

18'
CLEAR HEIGHT

100%
HVAC

3/1000
PARKING

SIX
DOCK DOORS

THREE
RAMPS

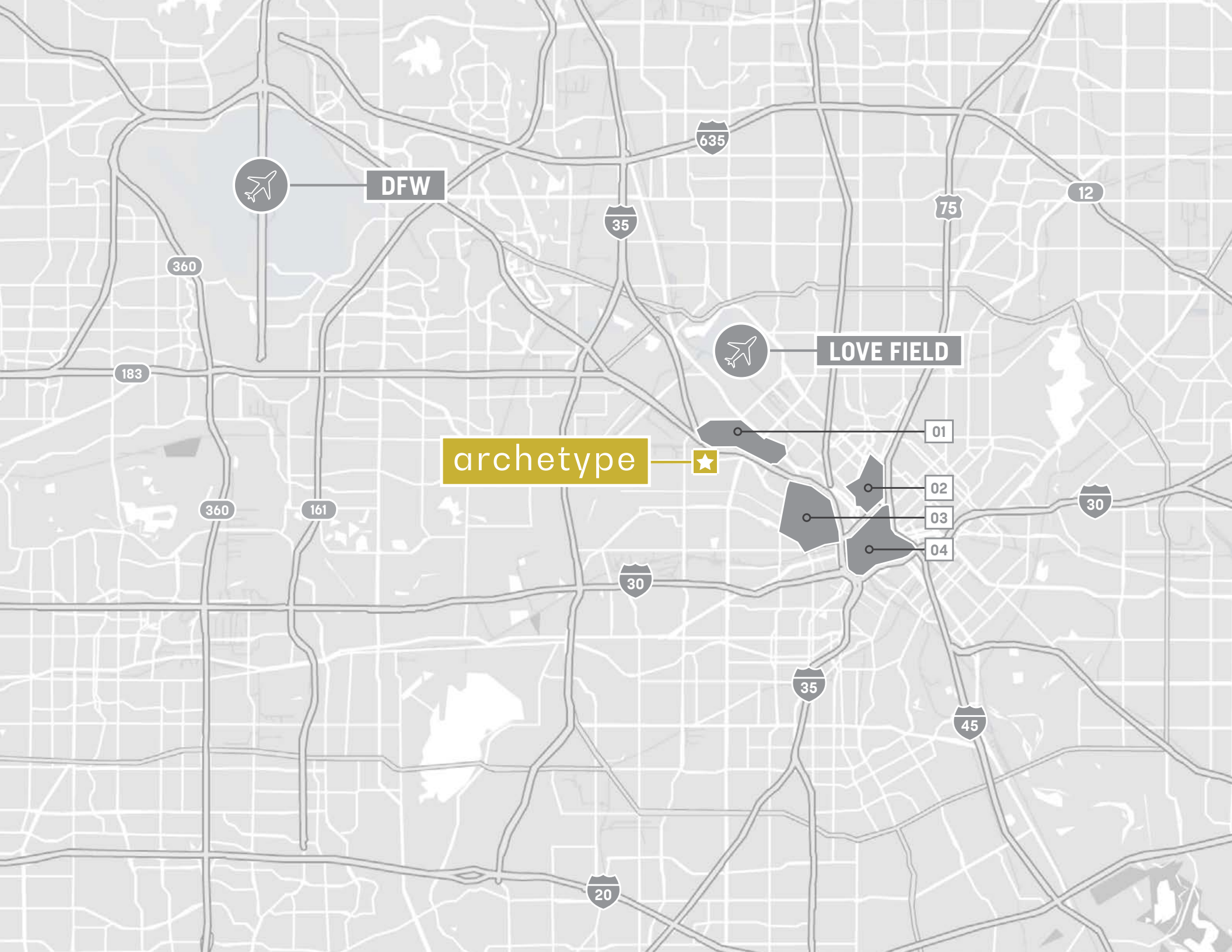
UPGRADES
NEW PAINT, STOREFRONTS,
AND MURALS

LOCATION
DIRECTLY ACROSS THE STREET
FROM PEGASUS PARK

the premier project of choice; strategically located between the design district & love field.

DISTRICTS

01	MEDICAL DISTRICT
02	UPTOWN
03	DESIGN DISTRICT
04	DALLAS CBD



0.3 MILES
1-35

5.7 MILES
Dallas CBD

31.5 MILES
Fort Worth
CBD

4.2 MILES
Dallas Love
Field Airport

2.3 MILES
Design District

3.3 MILES
Medical District

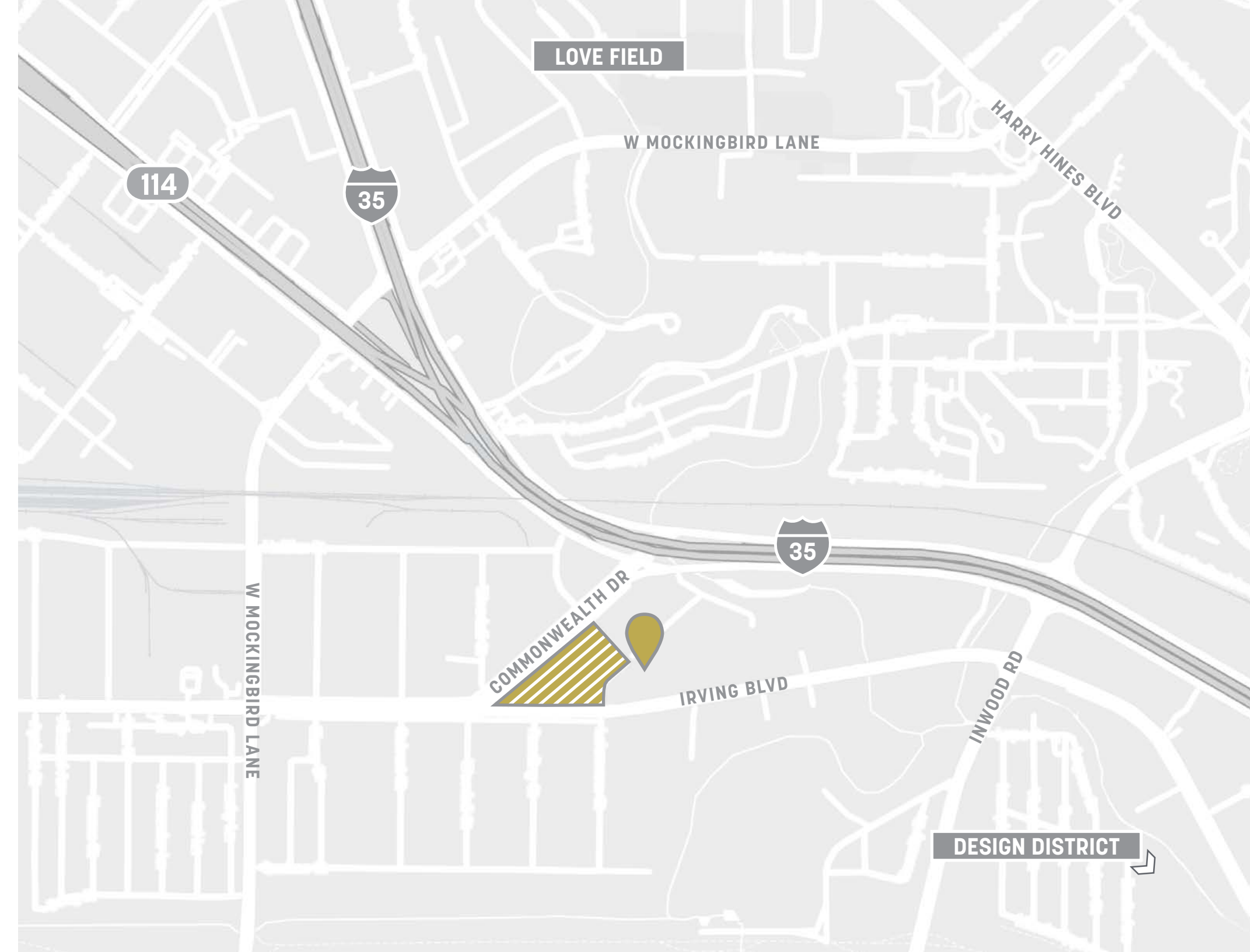
14.7 MILES
Dallas
International
Airport

neighboring access routes

The Archetype is adjacent to Dallas' Design District and represents one of the most infill locations in the DFW industrial market. Located three miles from Uptown Dallas, four miles from Dallas Love Field, and five miles from Downtown Dallas, makes it an ideal last mile location that can easily access the city's most affluent and densely populated areas.

Archetype

3131, 3137 & 3141 IRVING BOULEVARD
3140 & 3160 COMMONWEALTH DRIVE
5021 LAKAWANA STREET





◀ pegasus park

0.1 MILES

The 23-acre Pegasus Park campus currently consists of more than 750,000 square feet of office and warehouse space across multiple buildings, including an 18-story office tower. Originally constructed for Zale Corp in 1970, it was bought by former Mobil Oil Corp in 1981. J. Small Investments purchased the campus in 2015 from Exxon Mobil. Today, J. Small Investments, in partnership with Lyda Hill Philanthropies, is repurposing the former oil industry campus, which has been near-vacant for over a decade, into a center for business, social impact, and biomedical innovation exemplifying the spirit that has made Dallas one of the nation's most dynamic cities.

medical district

3.3 MILES

The Dallas Medical District encompasses a 390-acre medical area with over 6 million square feet of medical space. The Medical District houses over 35,000 employees who attend to more than 3 million patients each year. Over the last several years, the Medical District has continued to evolve through substantial capital investment including the \$1.7 billion state of the art Parkland Memorial Hospital that opened in 2Q 2015 and a \$500 million expansion to UT Southwestern Medical Center which broke ground in 2017 and is expected to open next year.

design district

2.3 MILES

The Dallas Design District is a vibrant live-work-play community comprised of luxury living, upscale galleries, showrooms, and some of the most popular restaurants in the city of Dallas. Up until the mid-2000s, the Dallas Design District was primarily an industrial hub with a large concentration of wholesale interior design showrooms. Today, the district is one of Dallas' trendiest areas with a strong history and a rapidly growing mixed-use atmosphere. As the Design District continues its growth to the north, Archetype will continue to benefit from its strategic position in the path of growth of this dynamic mixed-use district.

dallas love field airport

4 MILES

Dallas Love Field Airport is headquarters to Fortune 500 company Southwest Airlines and offers 143 domestic non-stop flights daily. Dallas Love Field hosts close to 16 million passengers each year, and with the abolishment of the Wright Amendment in October 2014, Love Field carriers are able to fly direct virtually anywhere in the United States.



infusing art at Archetype

Spaces are designed to be lived in; they're thoughtfully crafted to empower those who spend time in them.

We believe in enhancing the ambiance of every property we touch, creating spaces that inspire tenants to achieve more.

Expect to see the infusion of art at Archetype - surprising and unexpected splashes of color layered with existing exterior textures and architectural enhancements.

what's your archetype?

Build upon your extraordinary brand through
the power of place at The Archetype.

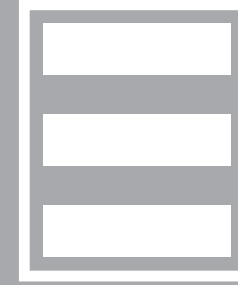
archetypedallas.com



OUTLAW

Outlaws are rebels. They reject the norm and don't adhere to social conventions. They break the rules and disrupt the industry.

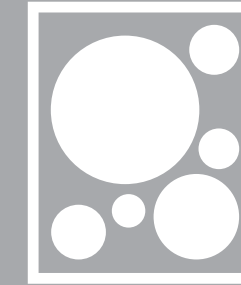
BREWERY
DISTILLERY
ROASTERY



EVERYMAN

Everyman are regular guy archetypes defined by accessibility to all, on account of maintaining the norm and keeping neutral in their outlook and viewpoints.

TRADESMAN
E-COMMERCE



CURATOR

Curator archetype brands are essentially structured artists. They turn fantasies into realities. They are future-gazers who are constantly striving to create the best product in their field.

SHOWROOM
CREATIVE OFFICE



EXPLORER

Explorer archetype brands are fueled by adventure. They want to break free from the familiar and get out into the unknown. They are out searching for the next challenge.

LOGISTICS
ENTREPRENEURS



HERO

Hero archetype brands are on a mission to make the world a better place through being the best version of themselves. Their world is about drive, grit and determination. They do not stand still.

MEDICAL
ENVIRONMENTAL

archetype with us.

WHAT'S YOUR ARCHETYPE?



Pennybacker
Capital

M2G VENTURES

NAI Robert Lynn

CHASE MILLER

214 256 7131

cmiller@nairl.com

EVERETT JAMES

214 256 7170

ejames@nairl.com

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