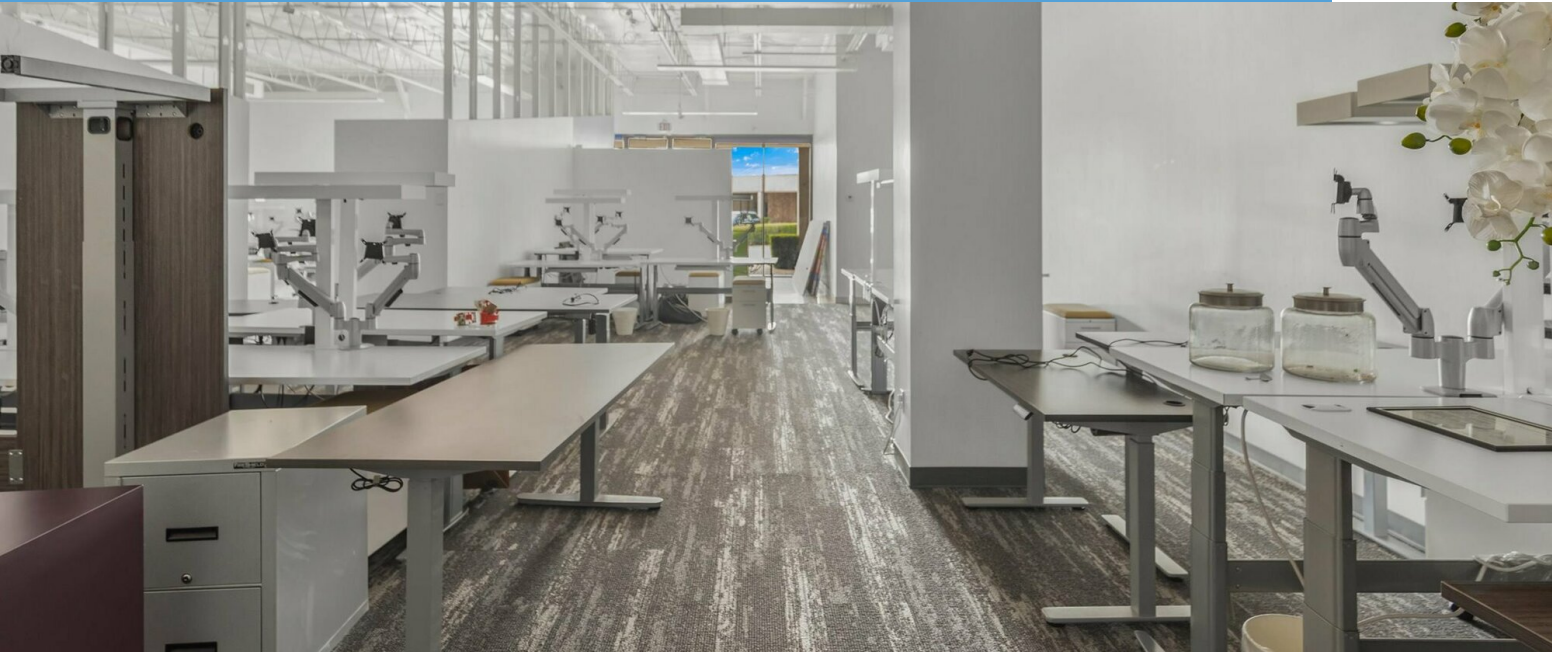


# FOR LEASE OFFICE/SHOWROOM BUILDING



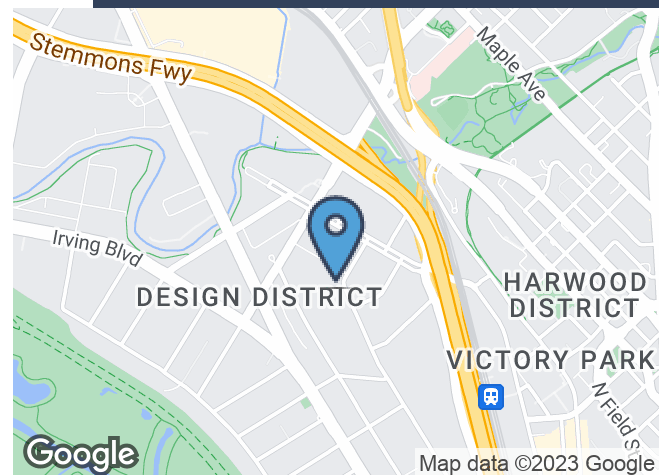
1444 OAK LAWN AVE, DALLAS, TX 75201



## PROPERTY HIGHLIGHTS

- ± 3,200 SF Office/Showroom
- In the heart of the design district
- Open Concept Layout
- Office or Showroom use
- Ample Parking
- Store Front Windows
- Recently updated suite
- Move-In ready
- Located at I-35 & Oak Lawn Ave

LEASE RATE CALL FOR PRICING



## CONTACT INFORMATION

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### LACY MILANI-INGALLS

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lacy@championsdfw.com

### Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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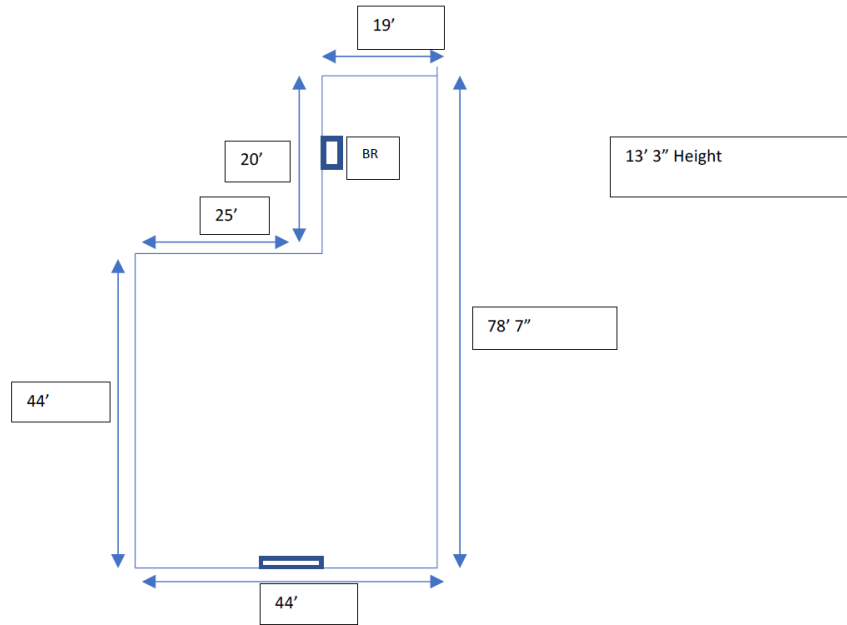
# FOR LEASE

## OFFICE/SHOWROOM BUILDING



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### LEASE SPACES



### LEASE INFORMATION

Lease Type:	Base + NNN & E	Lease Term:	48 months
Total Space:	3,200 SF	Lease Rate:	Call for Pricing

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 110	Available	3,200 SF	Base + NNN & E	Call for Pricing

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## EXTERIOR PHOTOS



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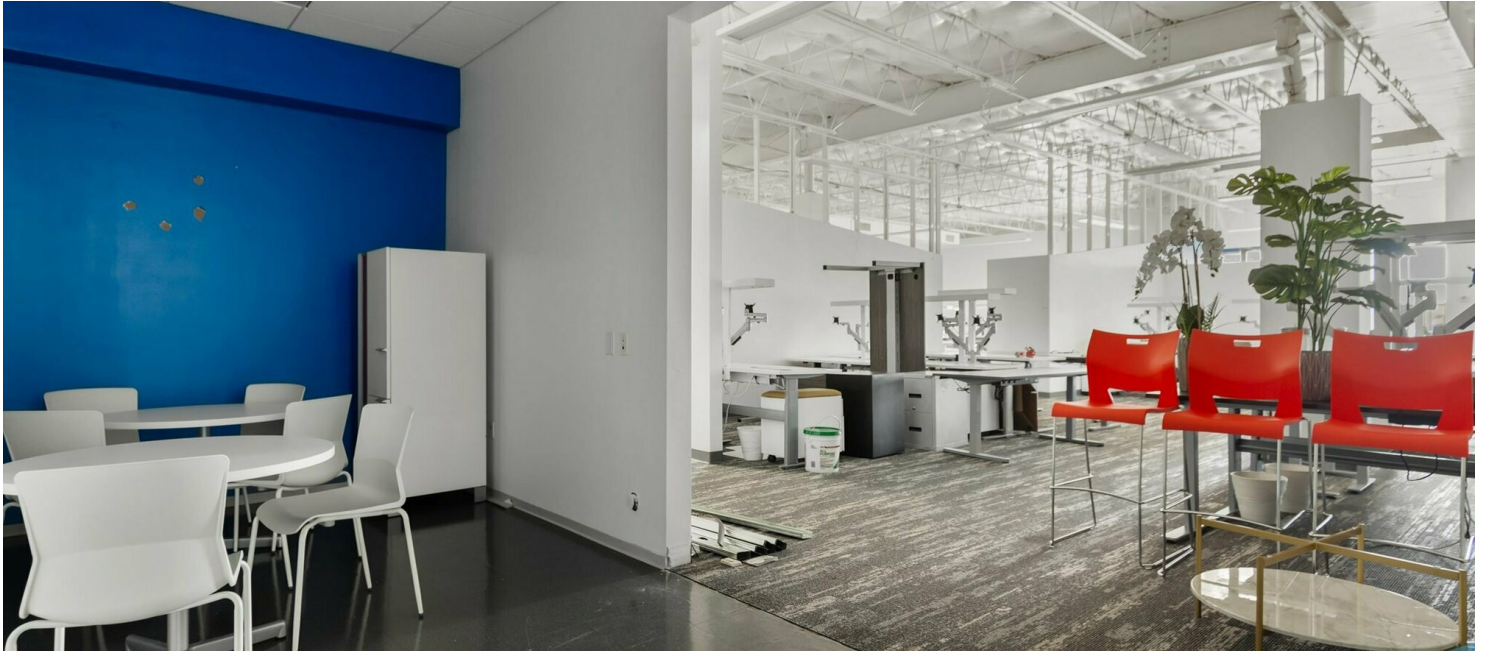
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## INTERIOR PHOTOS



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## AERIAL RETAILER MAP



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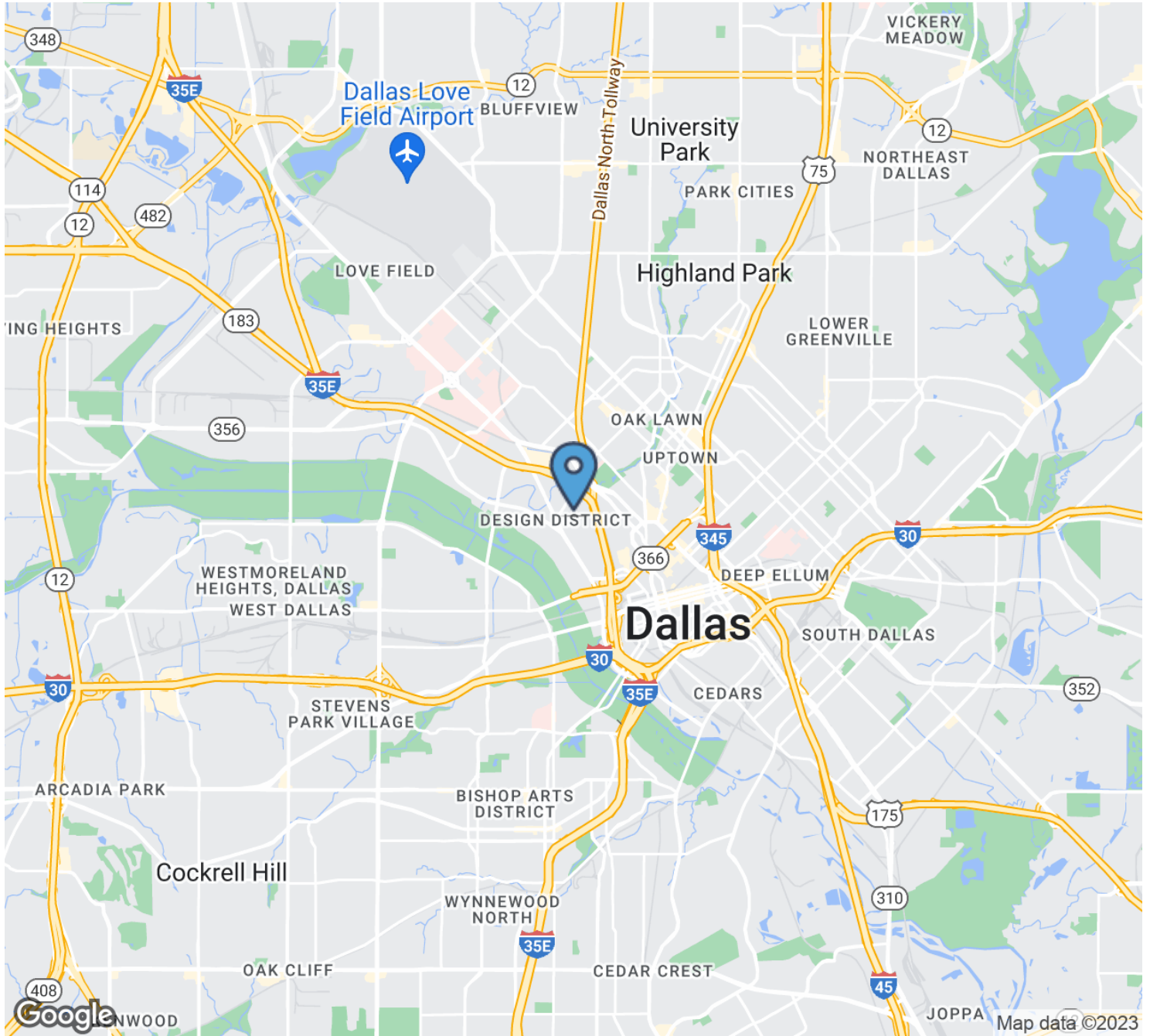
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## LOCATION MAP



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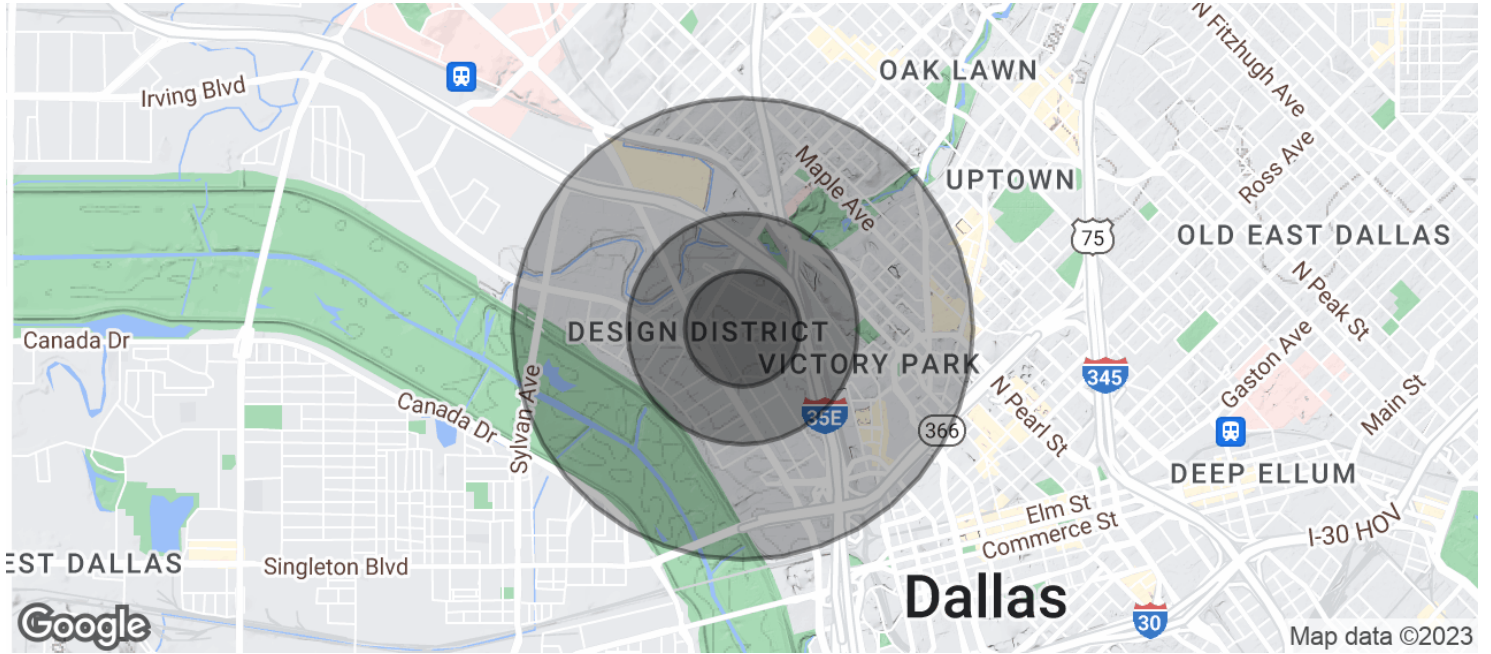
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## DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	224	2,239	16,075
Average Age	30.6	30.6	33.1
Average Age (Male)	30.9	31.2	34.0
Average Age (Female)	30.2	29.3	32.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	194	1,734	11,161
# of Persons per HH	1.2	1.3	1.4
Average HH Income	\$99,921	\$99,822	\$112,460
Average House Value	\$0	\$95,658	\$285,400

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**FOR LEASE**  
OFFICE/SHOWROOM BUILDING



1444 OAK LAWN AVE, DALLAS, TX 75201

**BROKER CONTACTS**



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**LACY MILANI-INGALLS**

Senior Associate

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