

For Lease

Uptown office space

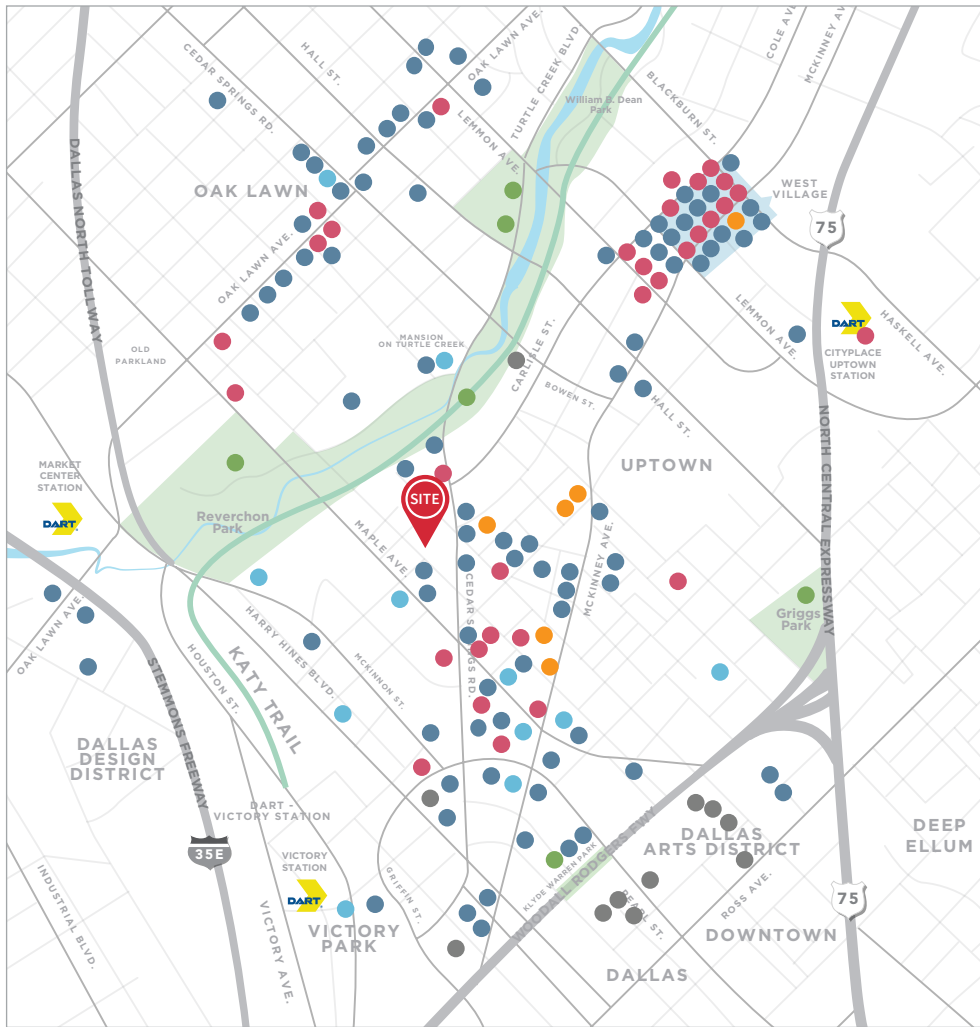
- One story, single tenant office building
- 4,500 SF Available September 1, 2019
- Monument signage available
- Close proximity to the Katy Trail, Reverchon Park and Turtle Creek
- Abundance of walkable retail and restaurant amenities
- Easy access via the Dallas North Tollway, Interstate 35 and Woodall Rogers Freeway
- 24/7 tenant controlled HVAC
- Covered and surface parking available
- On-site ownership and property management

3004 Fairmount Street
Dallas, TX 75201

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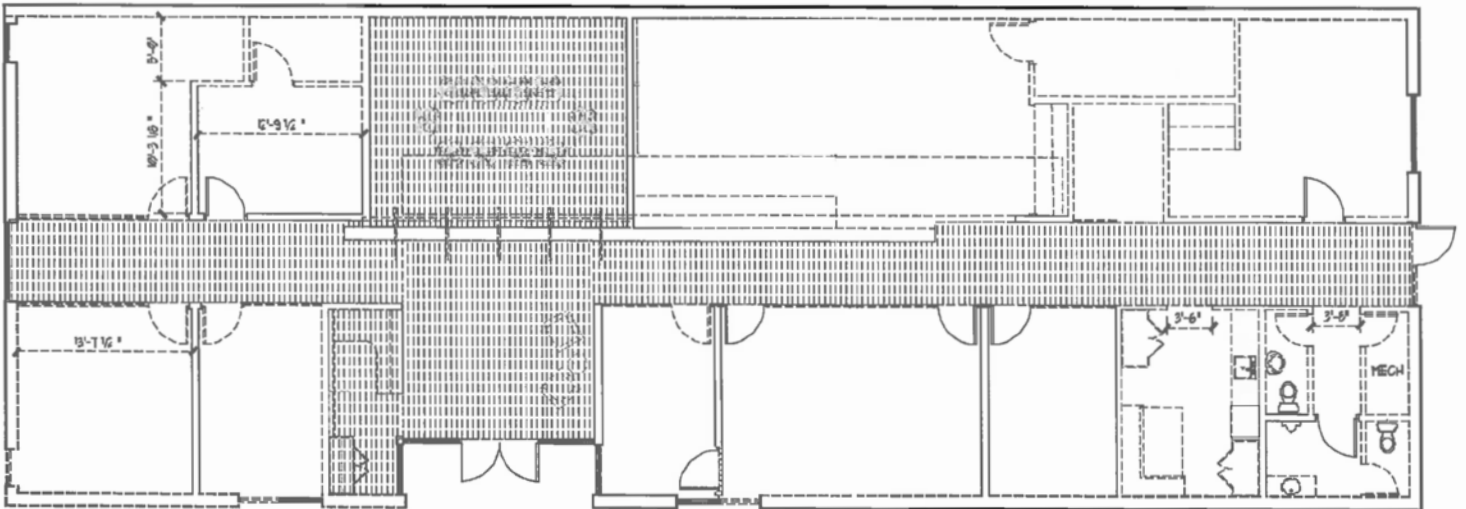
● Restaurants ● Shopping ● Hotels ● Public ● Fitness ● Museums

Walk Score

3004 Fairmount scored an **88** on a scale of 1-100 in terms of walkability, as compared to other cities such as New York [85.3], San Francisco [84.9] and Chicago [74.3].

Featured Walkable Amenities

- British Beverage Company
- Citizen
- Coal Vines
- Dos Jefes
- Dream Cafe
- Katy Trail Ice House
- Nick & Sam's
- Texas de Brazil
- The Common Table
- The Ginger Man
- The Social House
- Top Knot
- Uchi Dallas
- Uptown Urban Market



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