

A DEVELOPMENT OF
Granite

Colliers



99K

AVAILABLE

FOR SUBLEASE

3 FLOORS | DIVISIBLE BY FLOOR | 05.31.30 EXPIRATION



PAST INNOVATIVE FUTURE

FACTORY SIX03 is Granite's award winning repositioning of a 1903, historical registry warehouse in the West End District of Dallas. The building was modernized from the ground up to attract innovative companies.



BUILDING



215,000 RSF
8 Stories



Community
Lobby



“The Stack”
8th Floor Lounge



Rooftop
Patio



Conference
Center



2:1000
Parking

TRANSIT



3 Blocks from
DART Rail



Easy Highway
Access



25 Min Drive to
DFW Airport



15 Min Drive to
Dallas Love Field

AWARDS



Fitwel
Certified



Energy Star
Rated



Preservation
Achievement



DCEO & DBJ Best
Rehab 2018

THE HISTORY BEHIND FACTORY SIX03

BUILT IN 1903, 603 Munger Avenue is a Dallas icon known for its three roof-top cylindrical water tanks and red brick façade visible from Woodall Rodgers Freeway. The building has been home to Brown Cracker and Candy Company, Sunshine Biscuit Factory, as well as Planet Hollywood. Prior to being rebranded as Factory Six03, the building was last known as the West End Marketplace.





NOW

MAKING
LUNCH A
WINNER



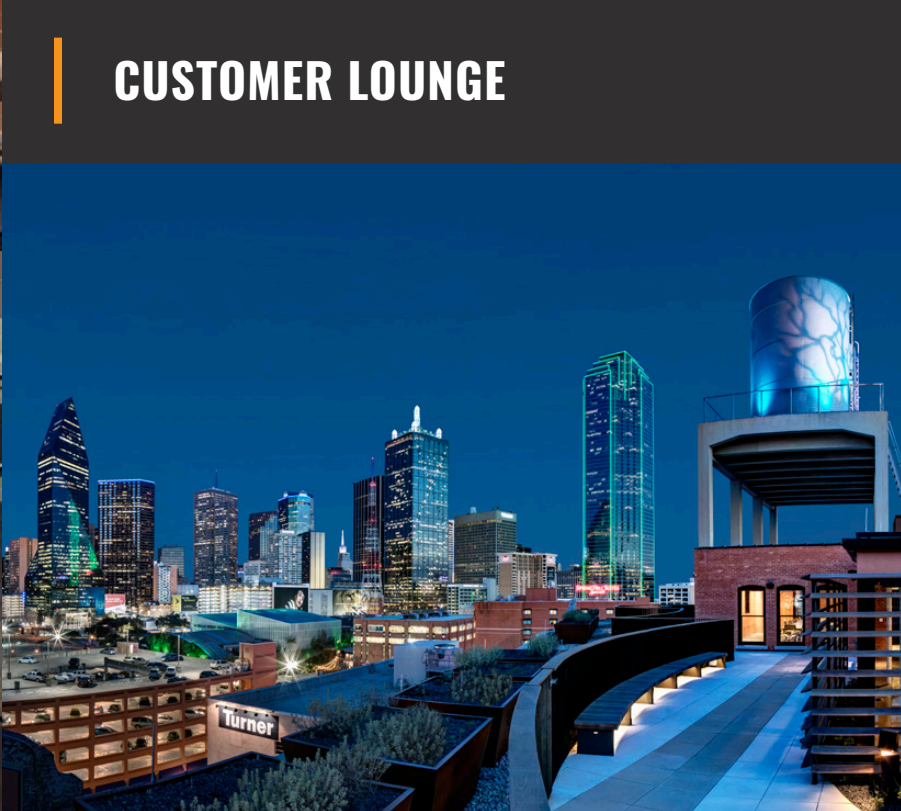
THE STACK

THE STACK is the building's 8th floor customer lounge featuring a large customizable conference room, relaxing indoor fire place, ample seating, kitchen area, games such as shuffleboard, corn hole, ping-pong and rooftop patio with spectacular views of the Dallas skyline.



CUSTOMER LOUNGE

KITCHEN AREA & GAMES



ROOFTOP PATIO

CUSTOMIZABLE CONFERENCE ROOM

DESIGN DISTRICT

UPTOWN



< TRINITY GROVES

Woodall Rogers Fwy

McKinney Ave



THE WEST END

WEST END SQUARE



N Record St

Market St

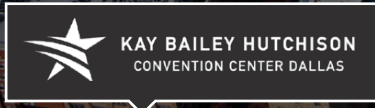
N Lamar St

Ross Ave

West End Station

Dart Rail

Dart Rail





KLYDE WARREN
PARK

WEST END DISTRICT >

DOWNTOWN >



LOCATED IN HISTORIC WEST END

THE LIVELY WEST END is well known for its rich history and is still one of the most popular destinations in Downtown Dallas today. Over 7 million people visit the West End each year, making it one of the leading tourist attractions in the city of Dallas. The West End has always stayed true to its historic aesthetic and old charm, but now offers more attractions, entertainment, and shopping options than ever.



THE STACK

Customer Lounge
and Conference Space



5TH

4TH

3RD

Rooftop Patio

34,070 RSF

Outdoor
Terraces

40,249 RSF

25,104 RSF

Community
Lobby

Executive Underground Parking Spaces

Granite

GRANITE PROPERTIES is a privately held commercial real estate investment, development and management company backed by over 30 years of experience. Our mission is to foster a connected culture by inspiring people to flourish in the places we create.



TogetherWeConnect® offers specialized amenities and activities to create meaningful connections in the workplace while giving back to the community.



Our ESG principles are ingrained into our culture and mission to build a better world for our communities, customers, partners and team members.



Through our Inspire Wellness initiative, we have invested over \$10 million in our buildings to maximize safety, health and wellness for all.



**THIRD
FLOOR**

25,104 RSF



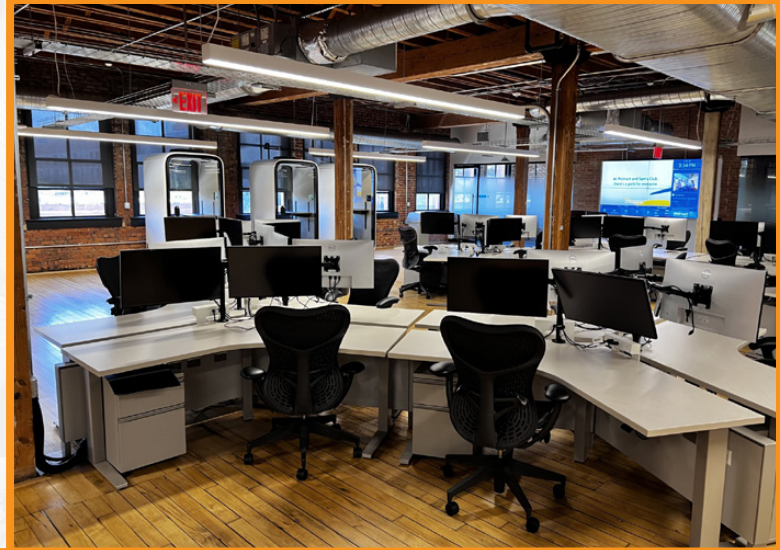
**SCAN OR CLICK THE QR CODE TO
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PLUG & PLAY



99

Workstations



2

Private Offices

6

Conference Rooms



FOURTH FLOOR

TH

40,249 RSF



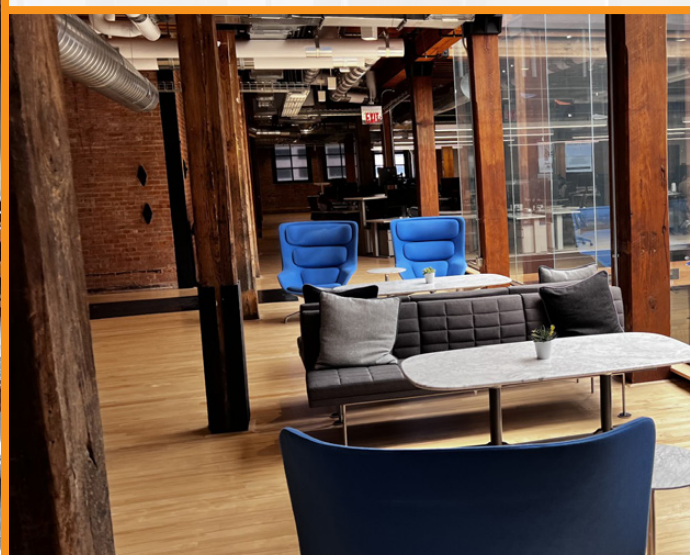
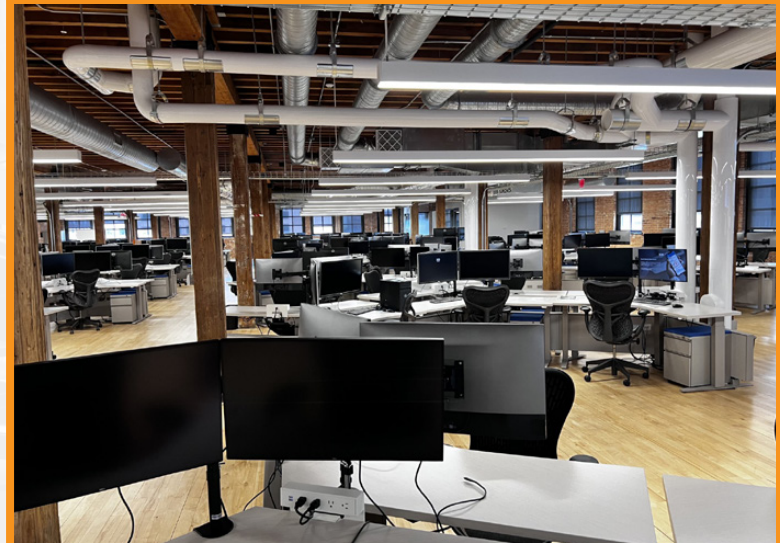
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PLUG & PLAY



246

Workstations



7

Private Offices



3

Conference Rooms



**FIFTH
FLOOR**

34,678 RSF



**SCAN OR CLICK THE QR CODE TO
WATCH A VIRTUAL WALKTHROUGH**

PLUG & PLAY



114

Workstations



4

Conference Rooms

10

Private Offices

4

Private Balconies



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