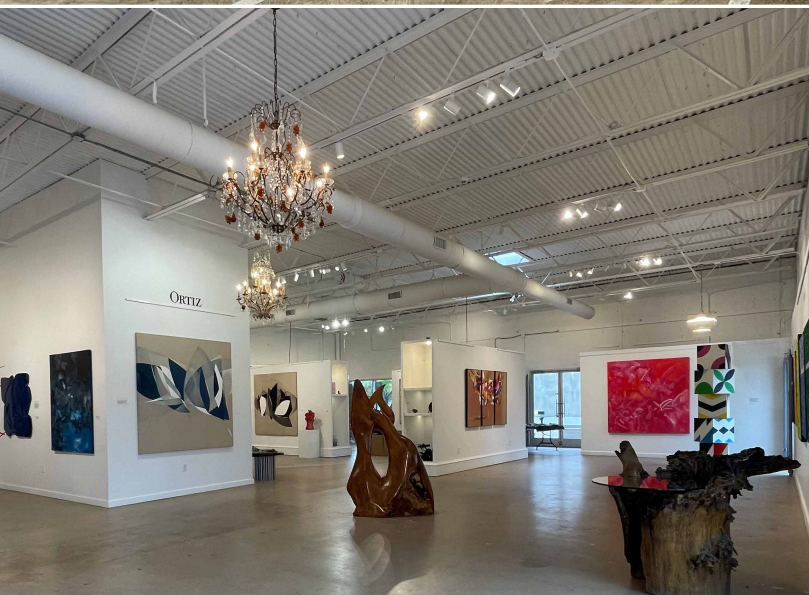


FOR LEASE OR SALE

4,878 SF AVAILABLE



BUILDING OVERVIEW

2835 Irving Boulevard is front and center in the Design District, an eclectic and vibrant live-work-play community in a highly centralized location, sitting adjacent to the updated plans of the Trinity Strand Trail. In recent years, the Design District has sprung new restaurants, cafes, multi-family, and office buildings around the home-decor showrooms, art galleries, and warehouses that have been a fixture in the neighborhood for decades.

AVAILABILITY
4,878 SF

CONDITION
Luxuriously Creative Ambiance, Retail, Glass Storefronts, Large Windows, Concrete Floors, 14' Clear Height Ceilings, Refined Finishes, and Two Car Garage

USE
Office / Showroom / Retail
Ideal for Art Gallery or Creative Office

PARKING
7 Dedicated Parking Spaces

SIGNAGE
Irving Boulevard Signage Available

AVAILABLE SPACE

4,878 SF

