

For Sale

2257 Vantage Street - Dallas, TX 75207

DESIGN DISTRICT SUBMARKET



**CITADEL
PARTNERS**

Real Estate Advisors

Scott Jessen, SIOR, CCIM

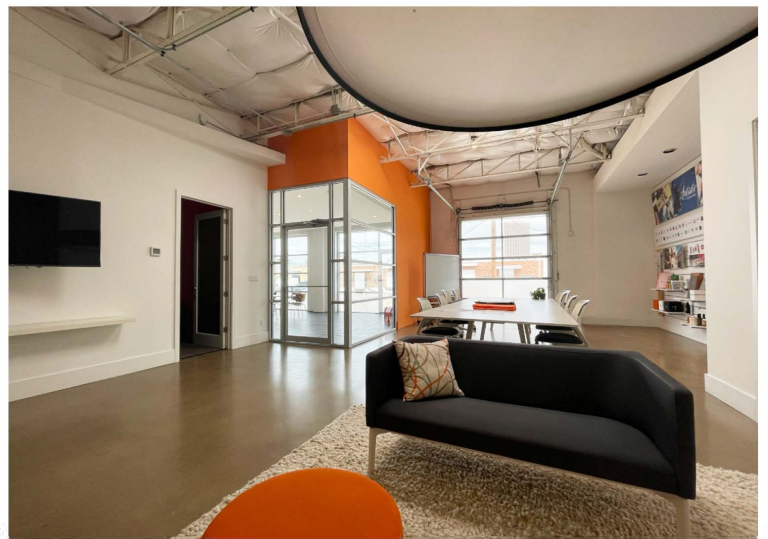
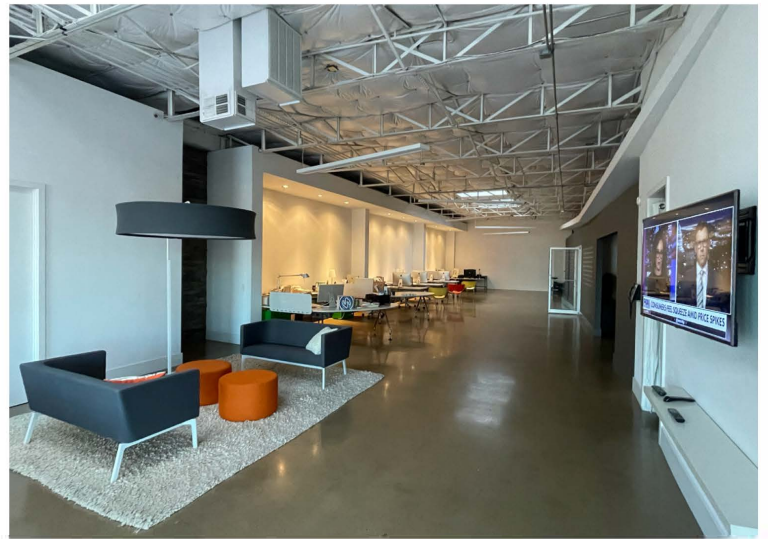
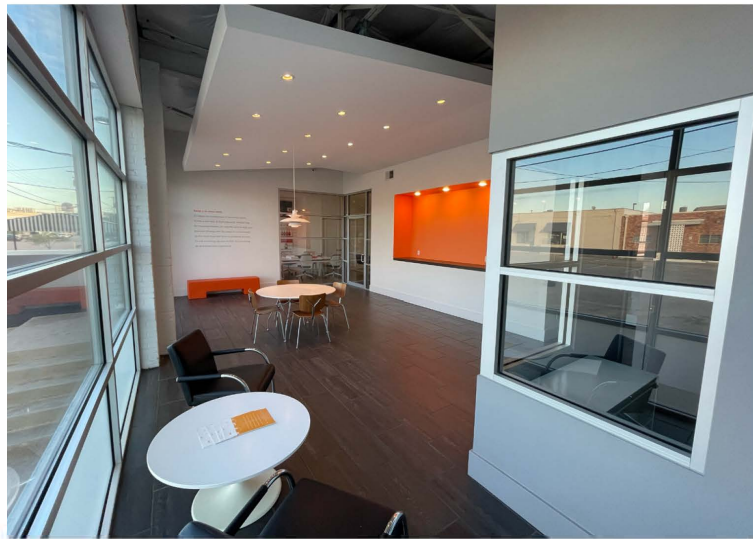
(972) 980-2825 o | (214) 914-4068 c

SJessen@CitadelPartnersUS.com

Paul Clarkson

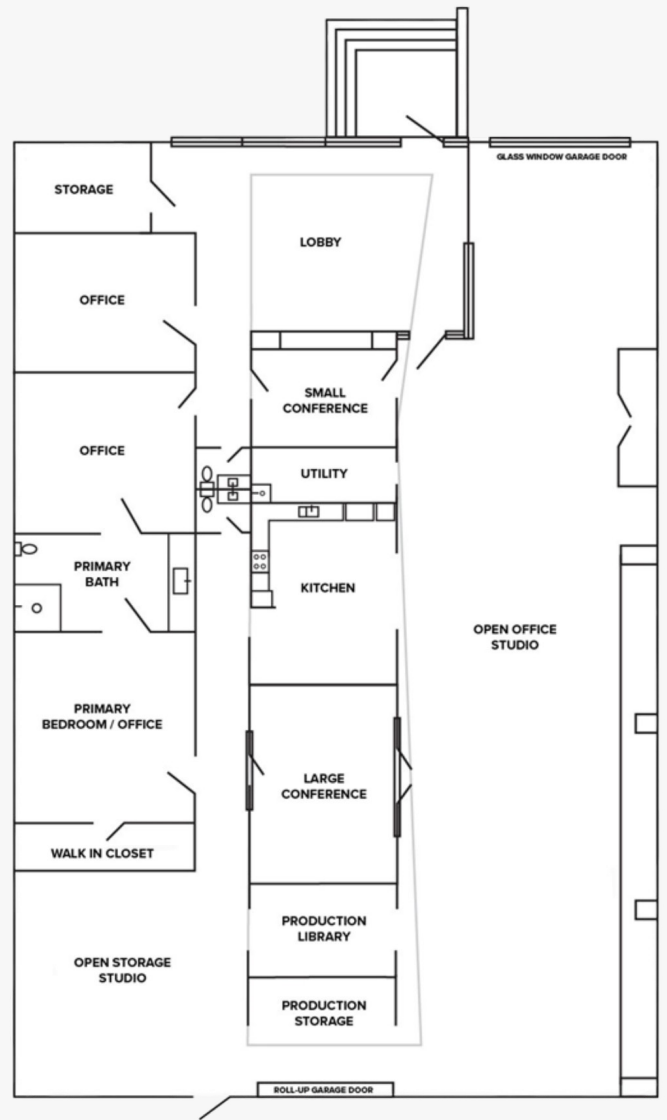
(972) 980-2869 o | (972) 369-6893 c

PClarkson@CitadelPartnersUS.com

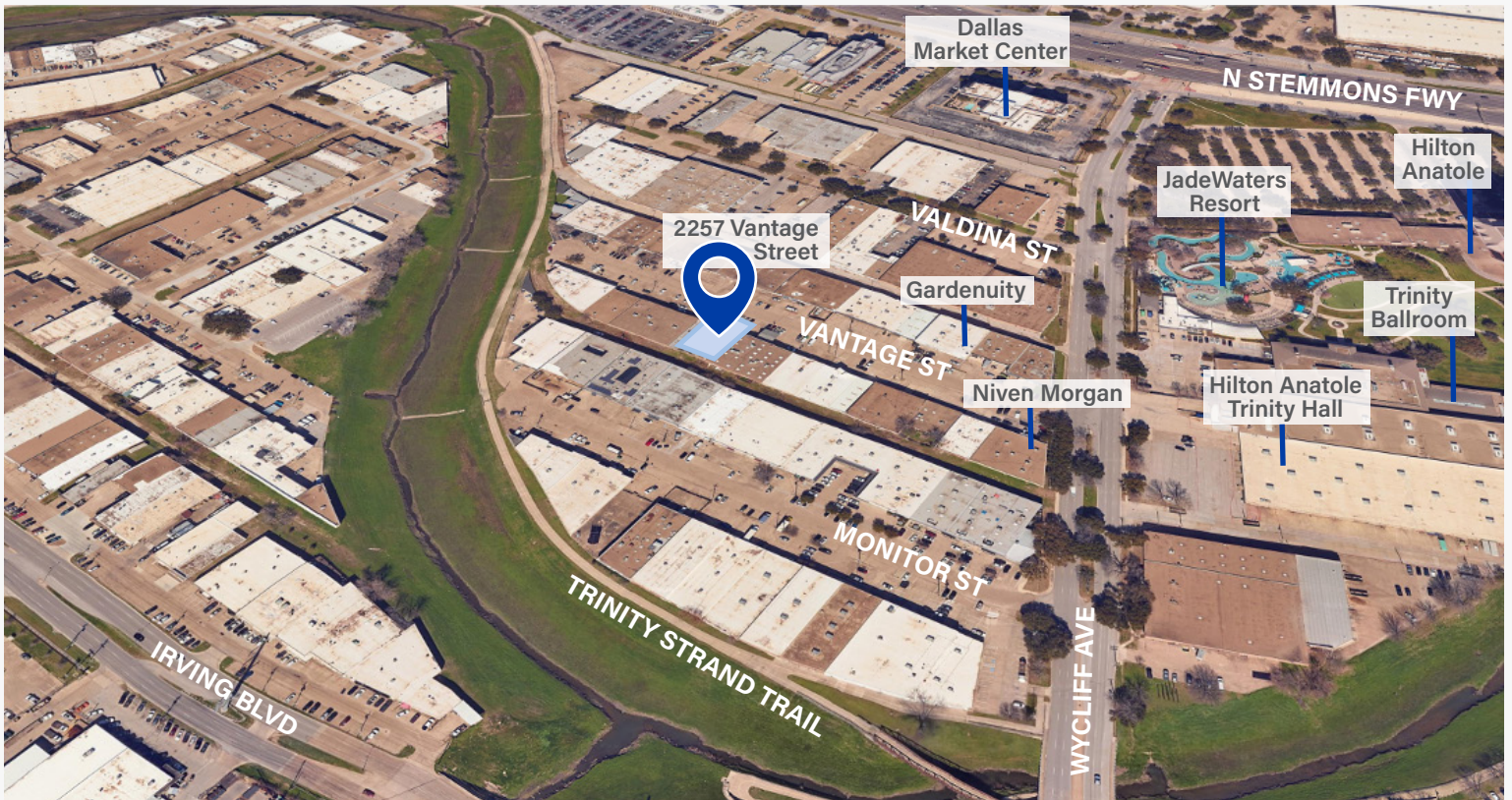


Property Highlights

- Single-Story Office / Flex
- 0.18 AC Site
- 6,000 SF Building
- Two Dock Doors
- 12' to 14' Clear Height
- 1960 (Renovated 2014)
- Masonry Construction
- Zoned Industrial Research
- Single Tenant
- Fiber Connectivity
- One Full Bath and Two Half Baths
- Full Kitchen
- Nine Skylights
- Eight Surface Parking Spaces



Area Amenities



2257 Vantage Street

Dallas, TX 75207



Dining, Entertainment & Convenience



CARBONE™



THE Charles



craft coffee
Ascension
wine + food




Hilton Anatole
DALLAS

Meddlesome
MOTH

DALLAS MARKET

Virgin
HOTELS




Medieval Times
DINNER & TOURNAMENT



FLYING FISH

RODEO GOAT



**CITADEL
PARTNERS**

Real Estate Advisors

15770 North Dallas Parkway, Suite 800
Dallas, Texas 75248
(972) 980-2800

300 Throckmorton Street, Suite 560
Fort Worth, TX 76102
(817) 840-7200

CitadelPartnersUS.com