

# FOR LEASE

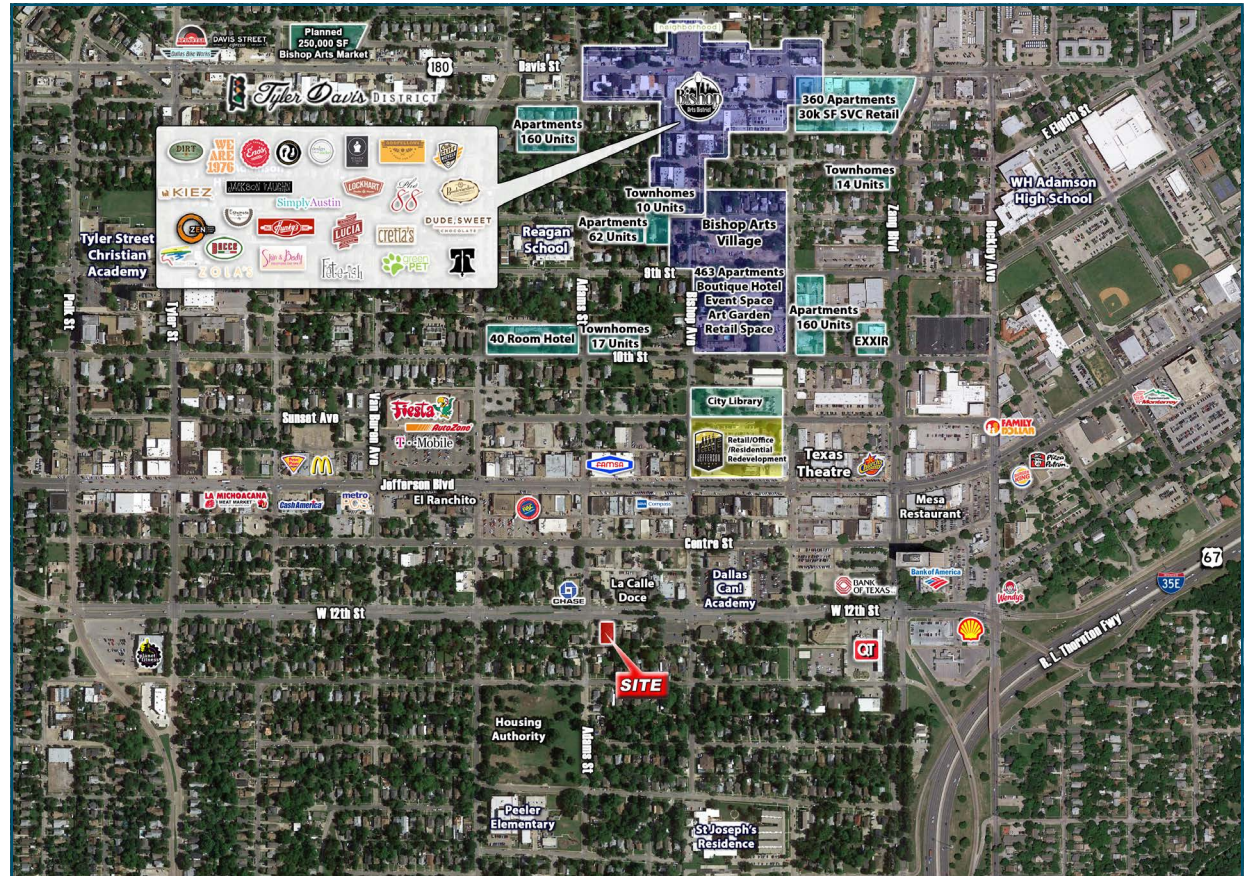
## PROPERTY HIGHLIGHTS

- Newly renovated office space with approximately 2,500 SF on two floors
- High traffic and great visibility just one block from Historic Jefferson Boulevard in the booming North Oak Cliff market
- Easy access to I-35 and multiple arterial roads
- Located in the rezoned Jefferson Area Special Purpose District - PD 316, Subarea 4 – allows for Office, Medical, Financial Institution & Retail uses
- Plentiful parking available, including possible parking agreement on lot at the corner of 12th & Adams
- Tenant improvement allowance negotiable for interior finish-out and parking



# 434 W 12th Street

## SEQ of Adams Ave & 12th St - Dallas, Texas 75208



### DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2015 POPULATION	22,254	147,700	310,841
AVERAGE HH INCOME	\$63,903	\$53,891	\$59,596
DAYTIME POPULATION	21,202	141,983	493,874

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