FOR LEASE

628 Centre Street

SEQ of S Van Buren Ave & Centre St - Dallas, Texas 75208

PROPERTY HIGHLIGHTS

- Newly renovated office duplex with 3,448 SF available
- Leasing space available includes 9 offices, waiting area, reception area, and break room
- Lease term: 12-60 months for $6,500 per month plus utilities
- Near the proposed Jefferson street car line, Tyler/Polk two-way conversion, multiple bus routes, and Downtown Dallas
- Near historically significant: Stamps Building, Dallas Power & Light, Bishop Arts Theater, Texas Theater, and the new Jefferson Tower Development
- Located in the rezoned Jefferson Area Special Purpose District - PD316 Subarea 5 South

*Property is also available for sale

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2016 POPULATION	21,896	148,167	344,591
HISPANIC POPULATION	78.2%	67.9%	50.1%
AVERAGE HH INCOME	$61,359	$53,878	$64,823
DAYTIME POPULATION	27,171	162,707	527,116

Randall Simpson REAL ESTATE

Contact: **Randall Simpson**

Phone: **(214) 727-7909**

Email: **randall@randallsimpson.com**

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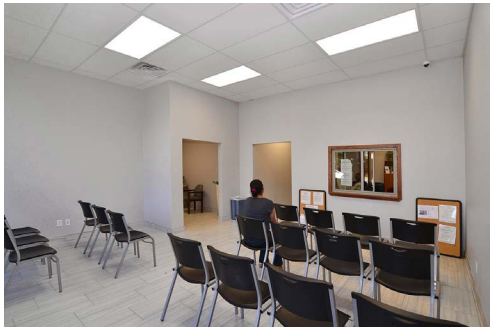

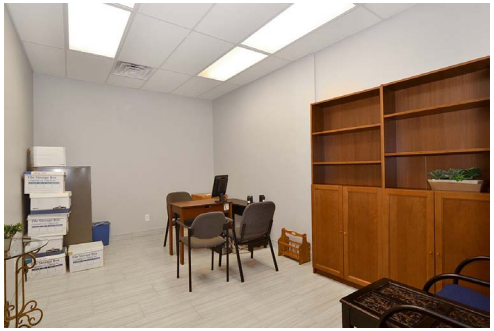

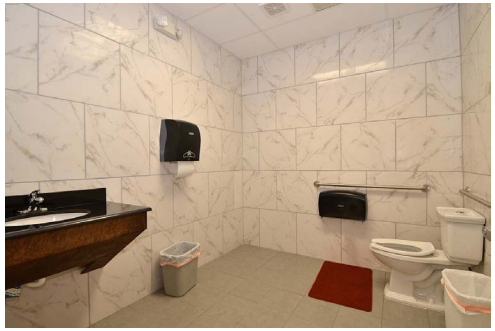

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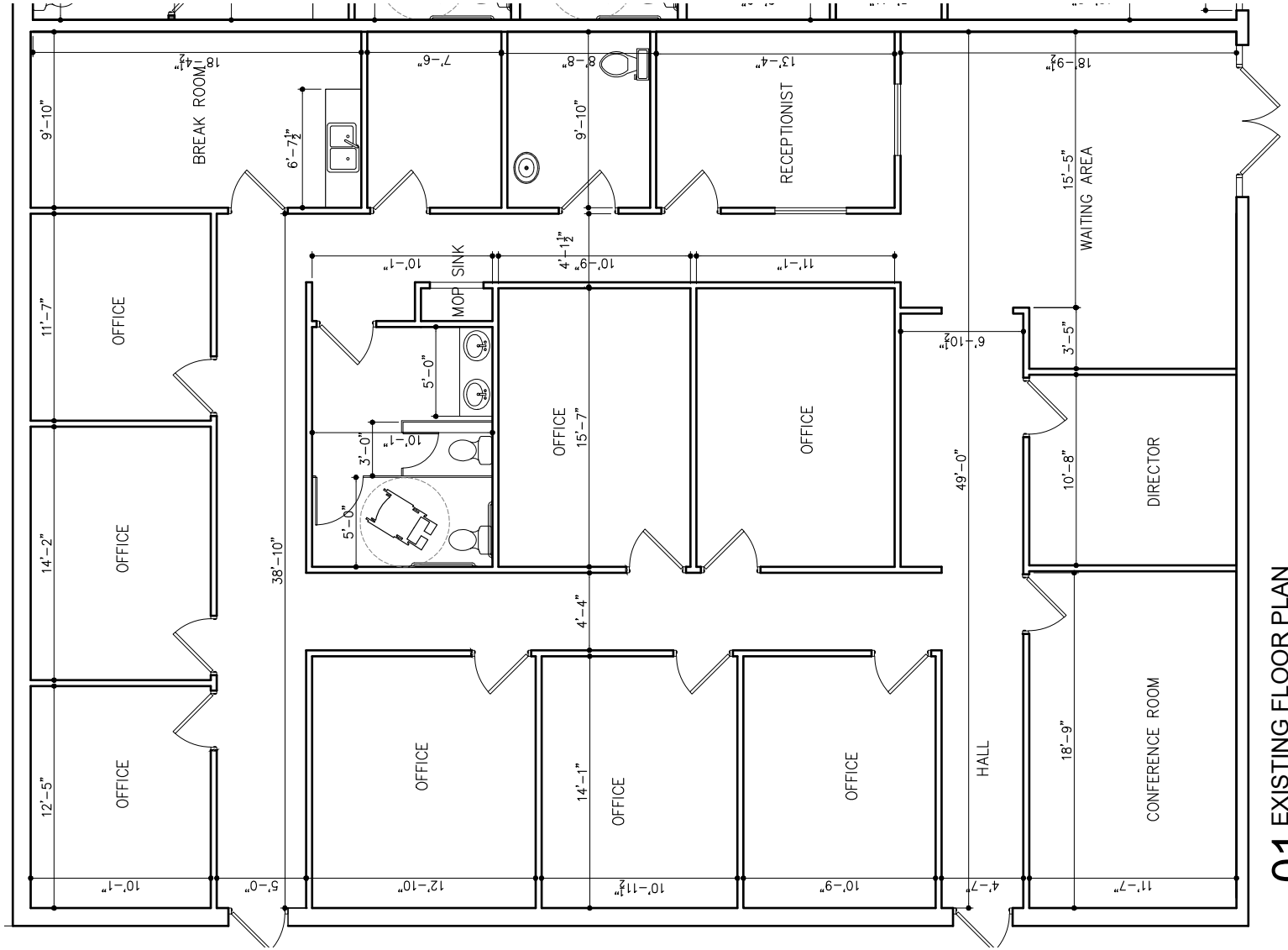

01 EXISTING FLOOR PLAN
SCALE : 1/4" = 1'-0"

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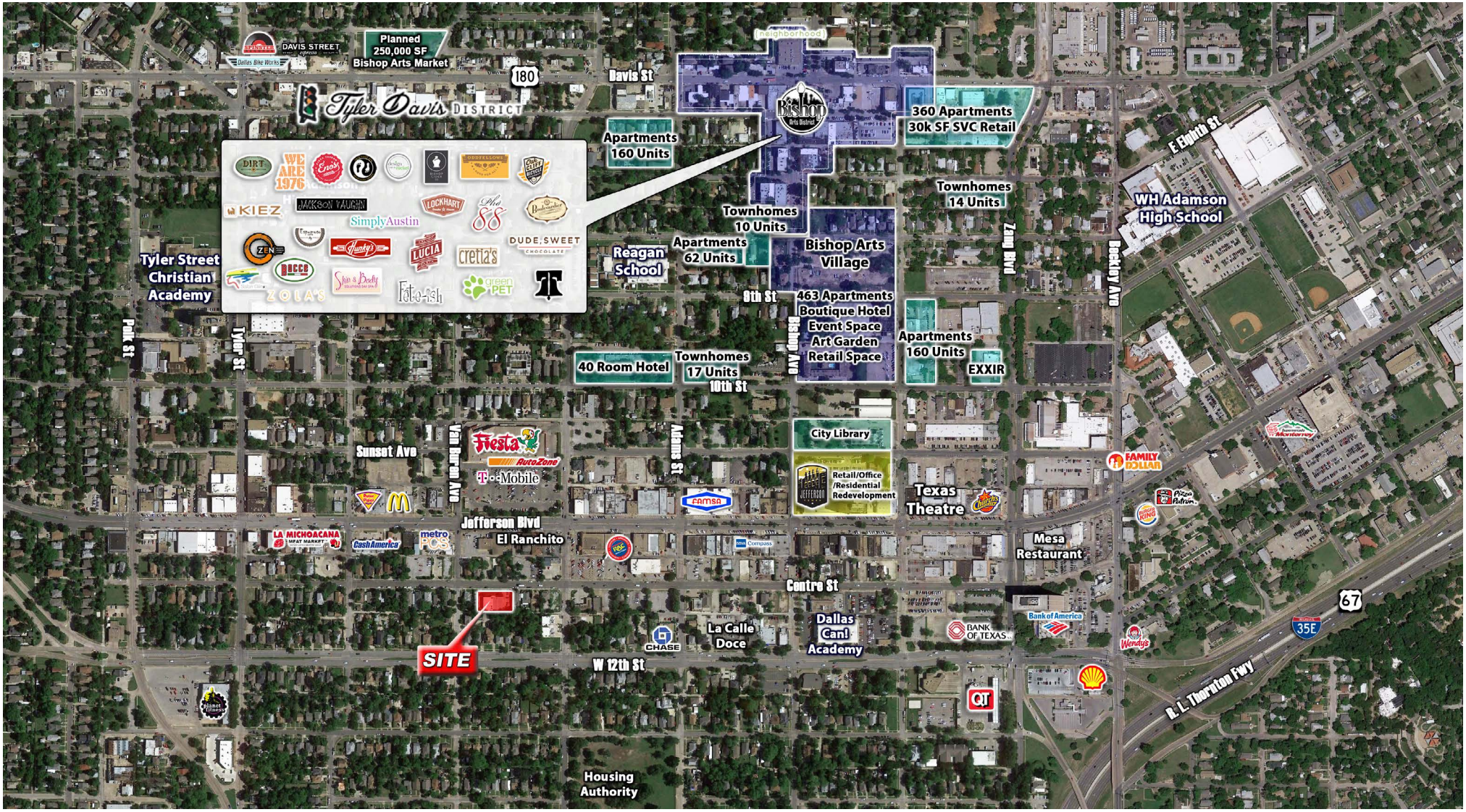

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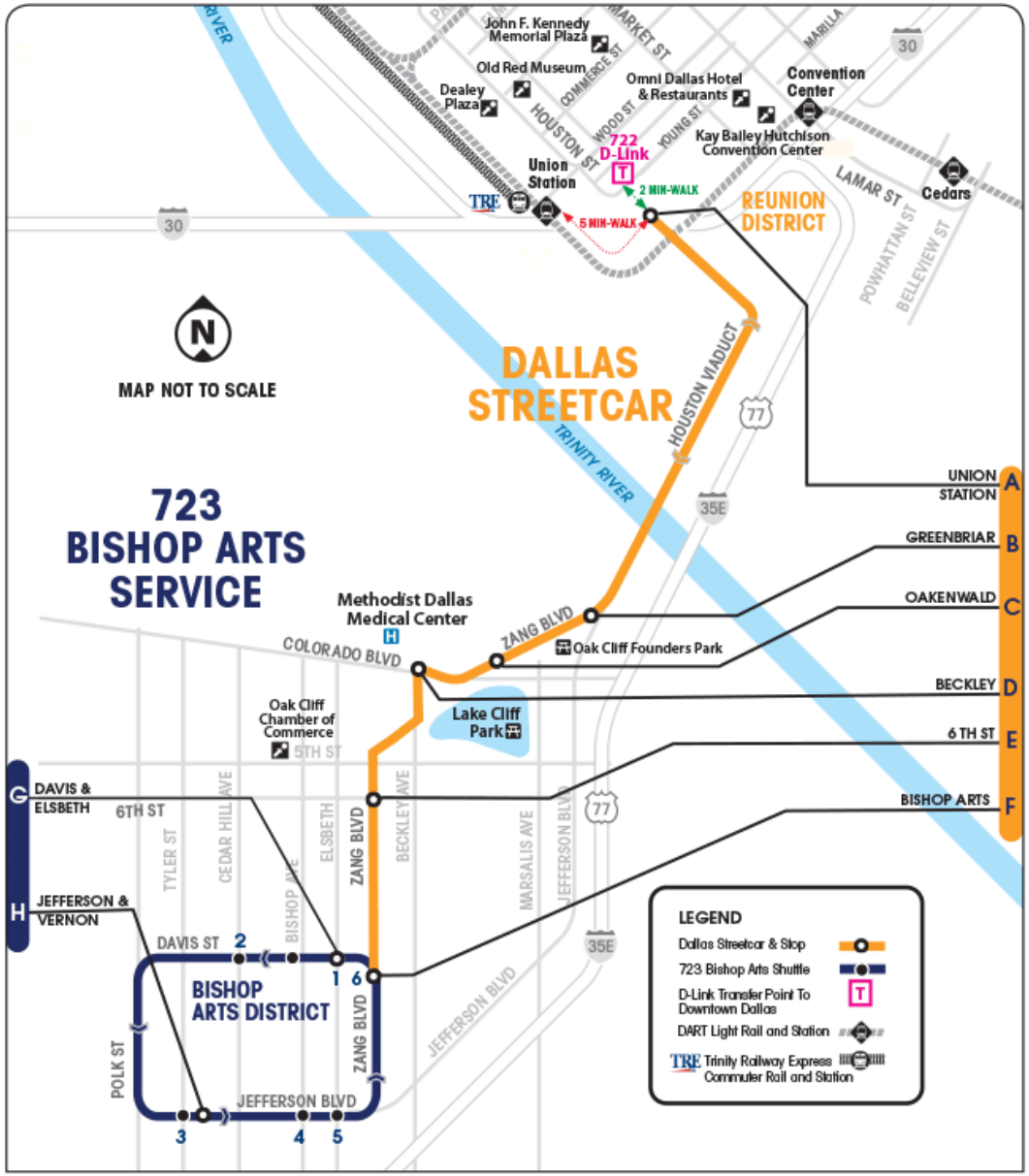

Dallas Streetcar

With Connections to 723 Bishop Arts Service

The Dallas Streetcar is a daily sight on the Oak Cliff landscape. Service begins at 9:30 a.m., about the time things begin to stir around Bishop Arts and the cars run until midnight, making connections with the final DART Rail trains at Union Station. Trains operate every 20 minutes.

Dallas Streetcar Stops and Places of Interest

UNION STATION STOP	OAKENWALD STOP	BECKLEY STOP	BISHOP ARTS STOP
TRE	Oak Cliff Founders Park	Methodist Dallas Medical Center	Bishop Arts District
Red Line	Lake Cliff Park		Bishop Arts Service
Blue Line			
Amtrak			

723 Bishop Arts District Stop Numbers and Places of Interest

1. Bishop Arts District
2. Bishop Arts Co-op
3. Bishop Arts Theatre Center
4. Jefferson Tower
5. Oak Cliff Cultural Center & Texas Theatre
6. Dallas Streetcar

Route 723 Serves All Local Bus Stops

Site is located near the Bishop Arts Shuttle route!

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