

Deep Ellum

— TEXAS —

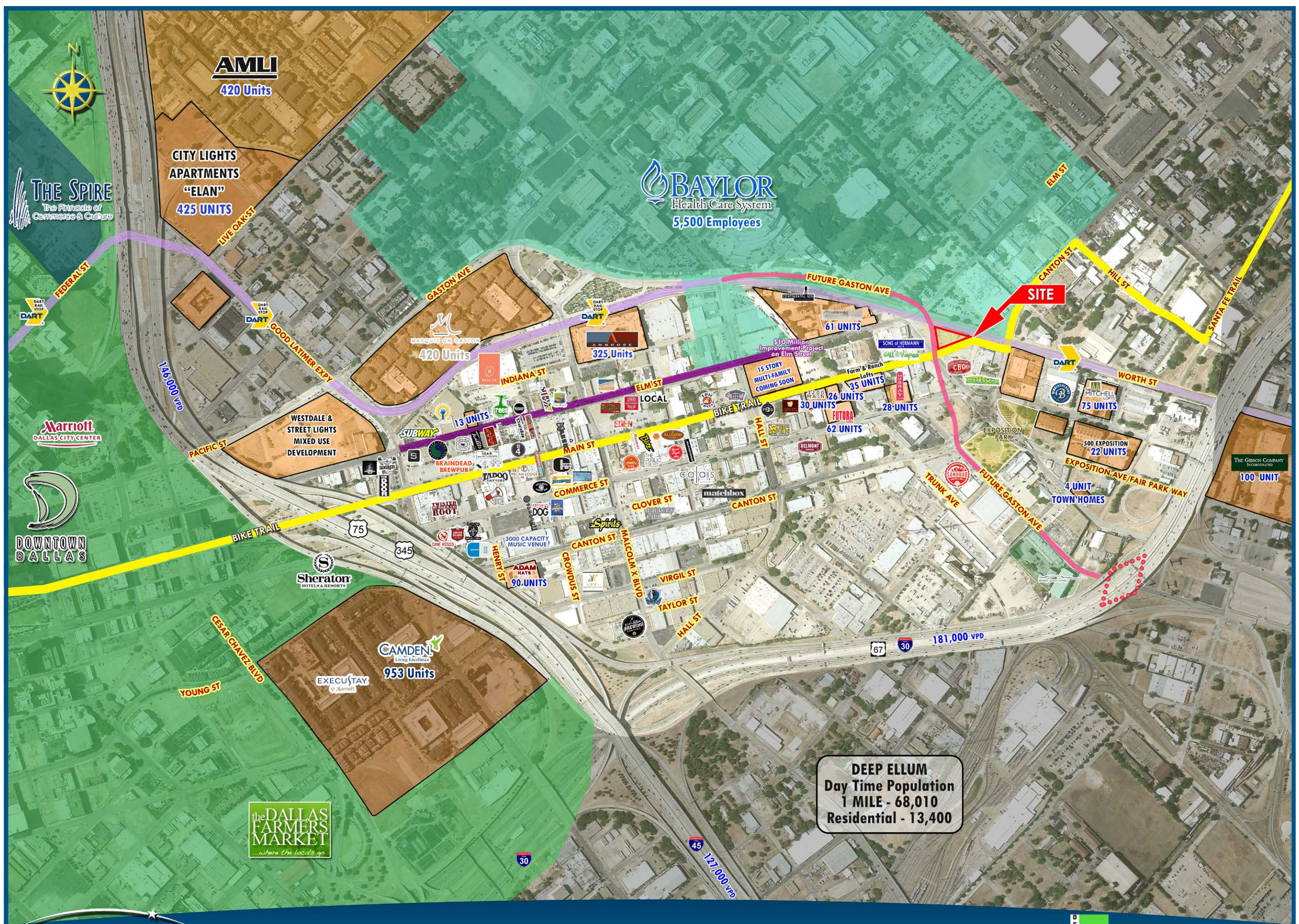
3601 MAIN STREET
NEC MAIN STREET & EXPOSITION AVE
16,000 SF - DIVISIBLE

COLIN BEAMS

AMY PJETROVIC



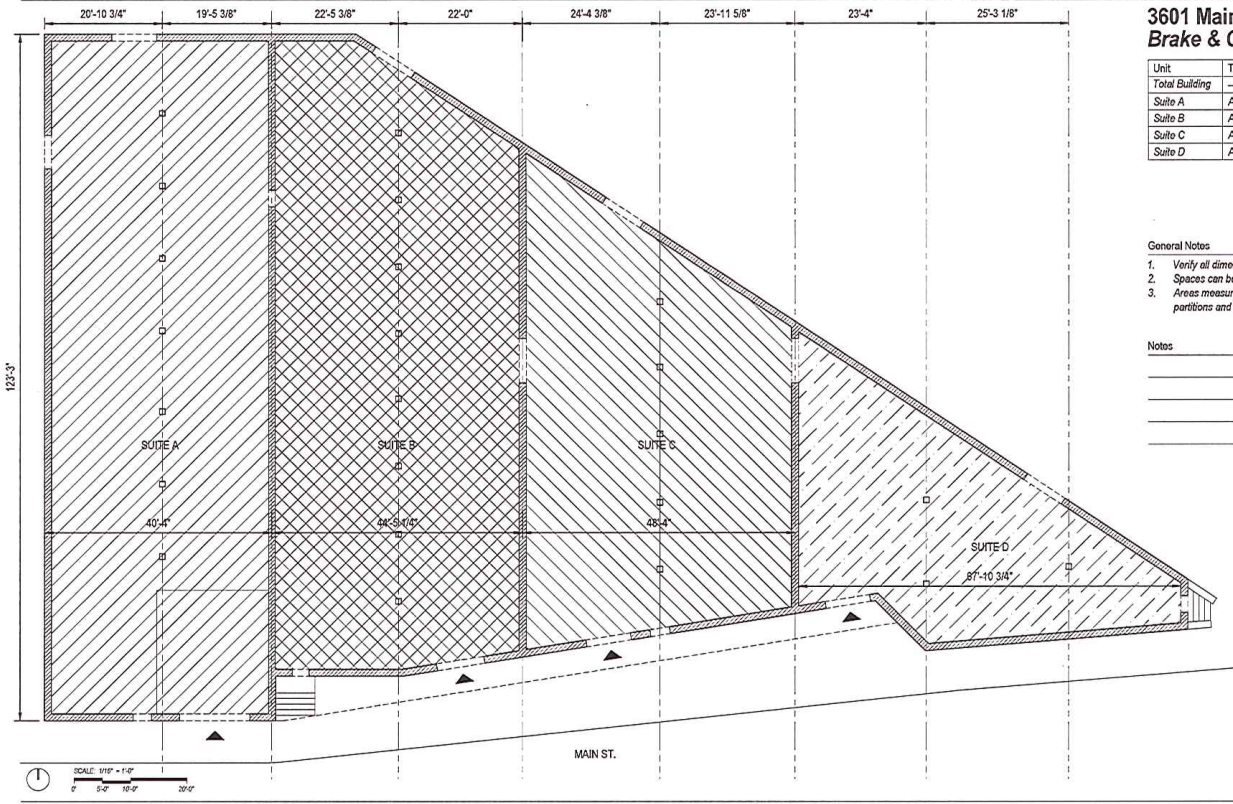
LEASING | TENANT REPRESENTATION | LAND | INVESTMENT SALES | PROPERTY MANAGEMENT



DEEP ELLUM
 Day Time Population
 1 MILE - 68,010
 Residential - 13,400

3601 MAIN STREET

12/04/2014



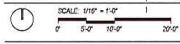
3601 Main St. Brake & Clutch

Unit	Tenant	Total
Total Building	--	15,530 SF
Suite A	Available	4,971 SF
Suite B	Available	4,797 SF
Suite C	Available	3,496 SF
Suite D	Available	2,266 SF

General Notes

1. Verify all dimensions in field.
2. Spaces can be further divided or combined.
3. Areas measured from the center line of joint partitions and outside face of exterior walls.

Notes



DRDESE RANEY
ARCHITECTURE

VENTURE
COMMERCIAL

M4

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2015 EST POPULATION	15,341	148,816	334,199
2015 EST AVG HH INCOME	\$60,987	\$75,714	\$78,052

TRAFFIC COUNTS	
MAIN STREET	4,885 VPD (NTCOG 2001)
EXPOSITION AVE	5,054 VPD (NTCOG 2002)

HIGHLIGHTS
• 16,000 SF - Divisible.
• Daytime population exceeds 34,000.
• Highly visible location.
• Building is unique and has lots of character & charm.



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