



Coffee Roaster Bldg

2211 N Lamar St, Dallas, TX 75202



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Coffee Roaster Bldg

\$17.00 /SF/YR

The Coffee Roaster Building is conveniently located in the Victory Park District, literally steps from the Perot Museum of Nature and Science, and 25+ award winning restaurants. This historic four-story brick building is ideal for an eclectic tenant mix including architects, artists, attorneys, graphic designers, digital strategy agencies, and more. You will be impressed with this industrial-style office space featuring exposed brick and large windows. Spaces can be finished out to suit. Ask for details about our free parking offer....

- Historic Atmosphere
- Exposed Brick / Ceilings / Duct Work
- Walkable to 25+ Restaurants
- Quick Freeway Access
- 1/2 Mile Walk to American Airlines Center
- 6 Miles to Dallas Love Field Airport



Rental Rate:	\$17.00 /SF/YR
Property Type:	Office
Property Subtype:	Loft/Creative Space
Building Class:	B
Rentable Building Area:	22,677 SF
Year Built:	1930
Walk Score ®:	93 (Walker's Paradise)
Transit Score ®:	86 (Excellent Transit)
Taxes:	\$0.00 USD/SF/MO
Operating Expenses:	\$0.17 USD/SF/MO
Rental Rate Mo:	\$1.42 /SF/MO

4th Floor Ste 400

Space Available	6,740 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Plus Electric
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

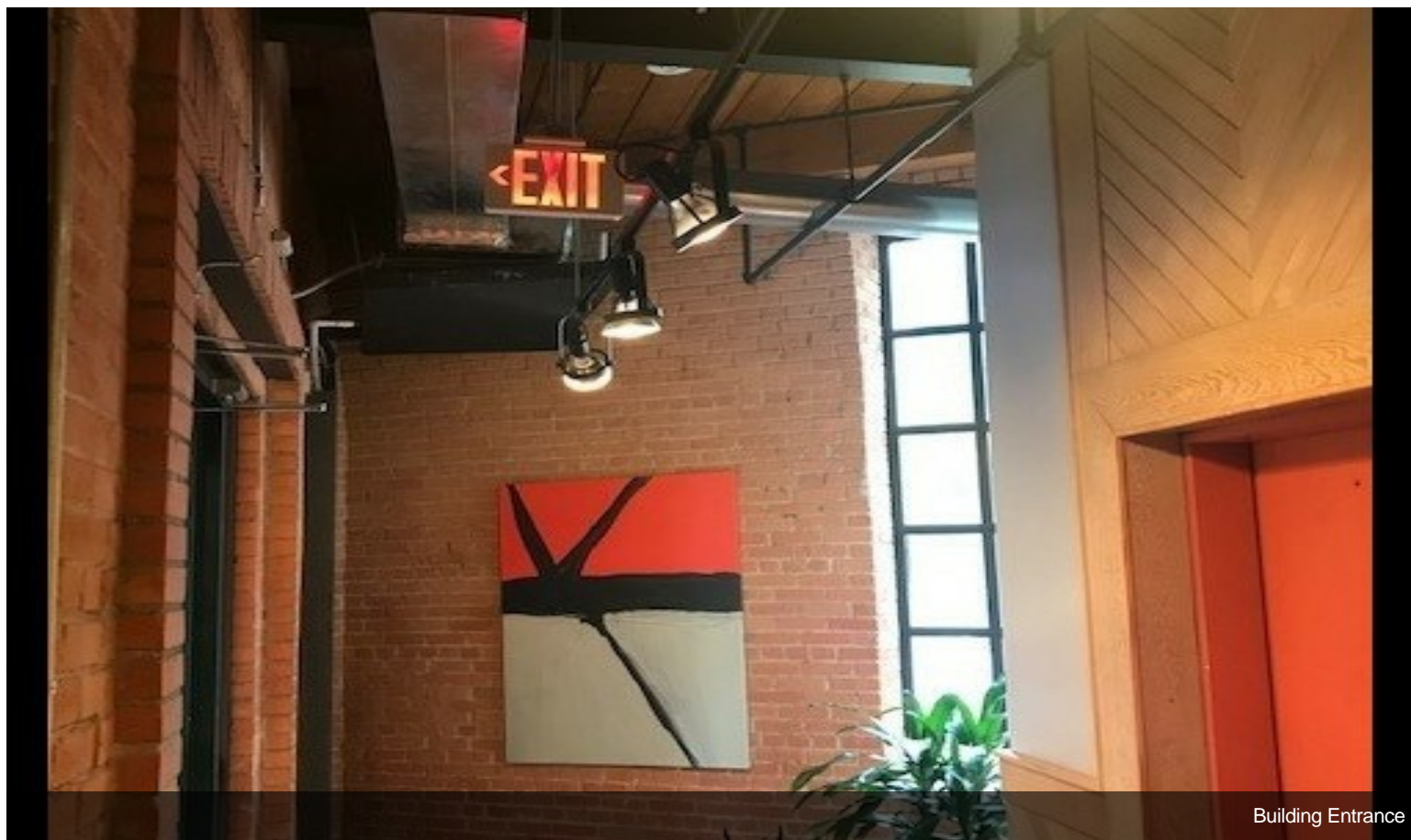
Unique loft space features: single tenant floor, exposed brick / ceilings / duct work, a skylight, spiral staircases to a spacious office and full kitchen, coffee bar, private restrooms, and shower. Can be reconfigured to suit.



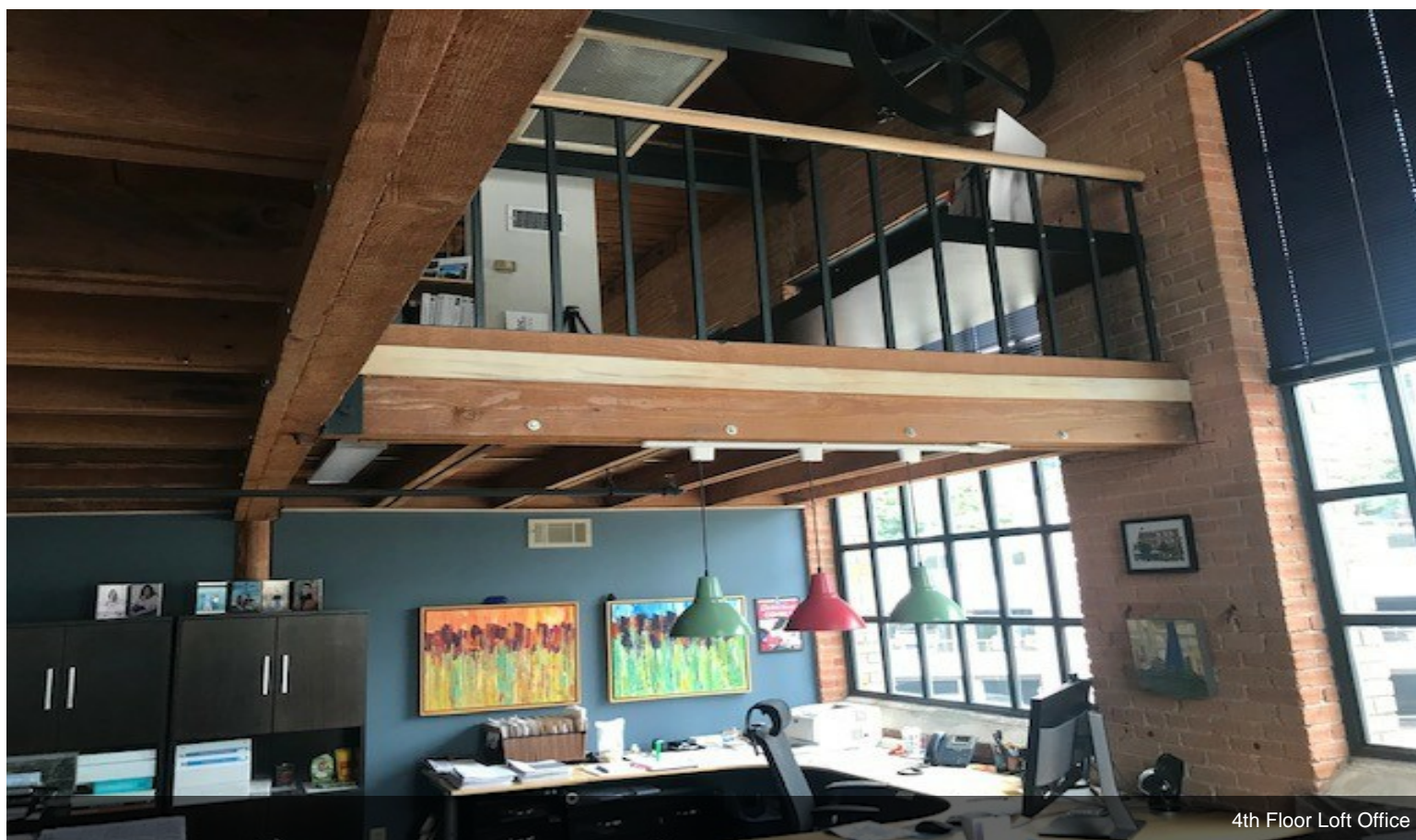
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Property Photos



Building Entrance



4th Floor Loft Office