



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:	Upon Request

2nd Floor Ste 210

Space Available	712 SF
Rental Rate	Upon Request
Date Available	Now
Service Type	Negotiable
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 3 Years

Two offices featuring exposed brick and ceilings; large windows; access to common area conference room and kitchen.

1

3rd Floor Ste 302

Space Available	2,200 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	Negotiable

Industrial feel space features: Open floor plan, one private window office, three phone rooms, conference room.

2

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.

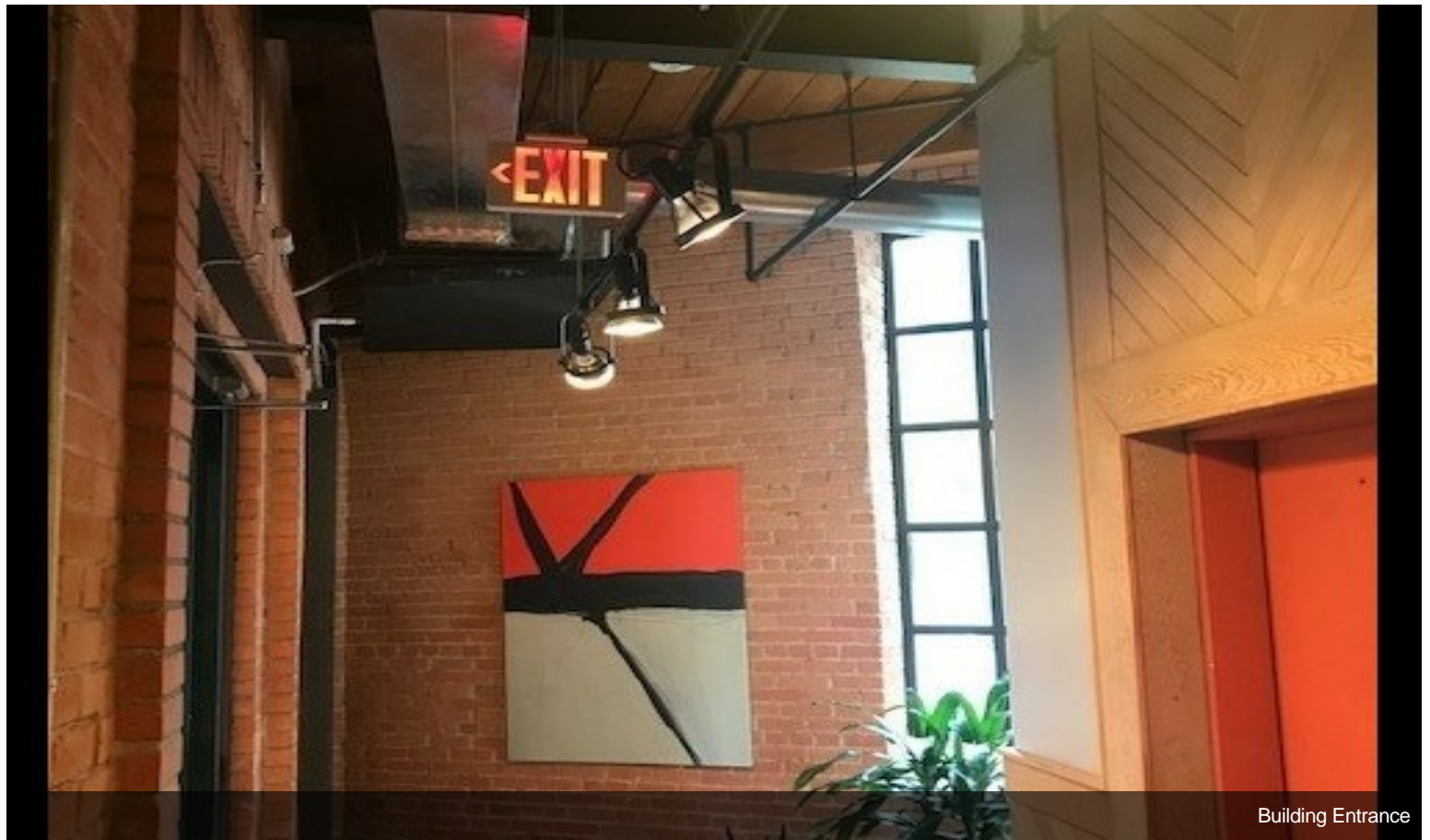
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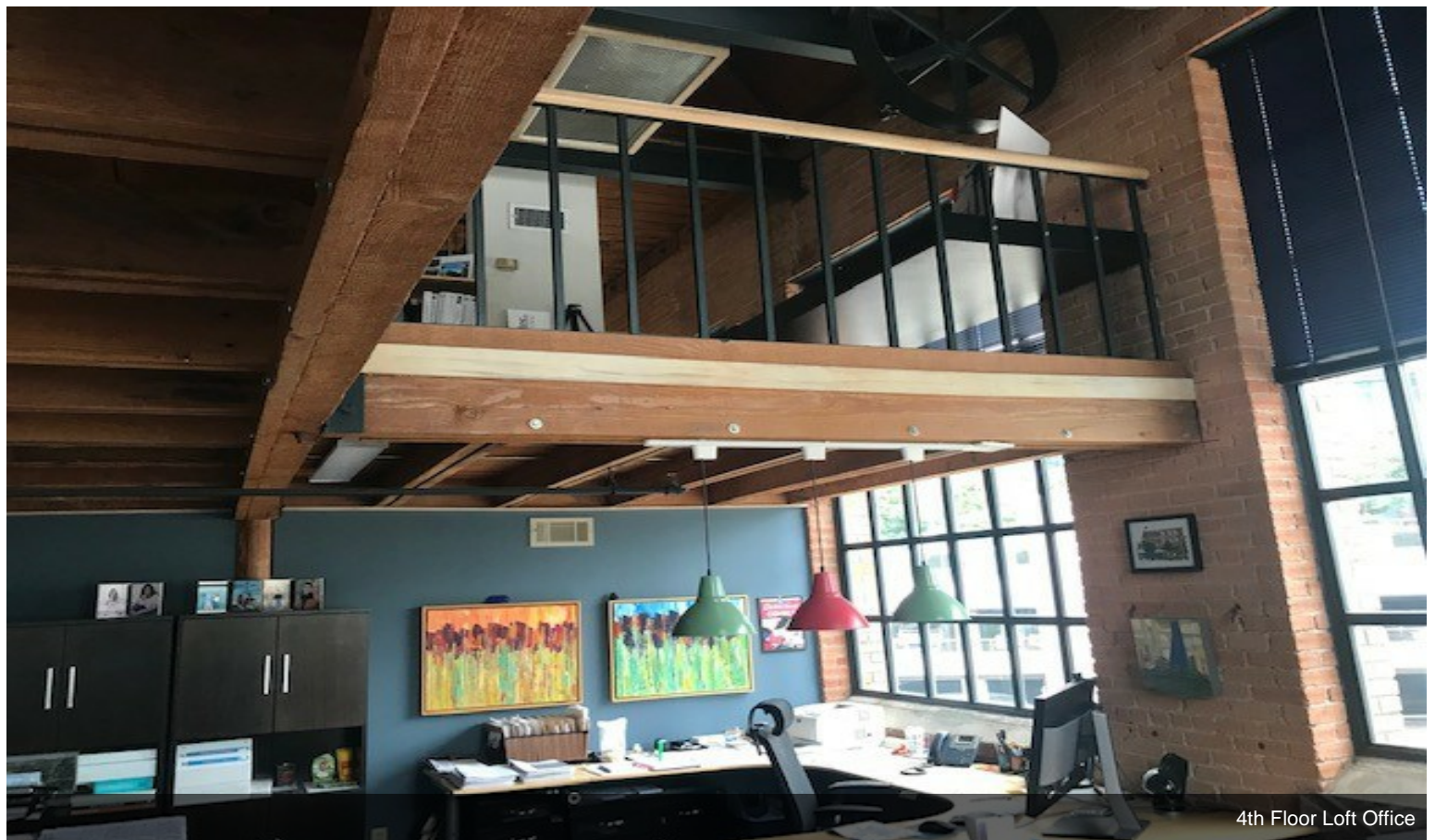
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Property Photos



Building Entrance



4th Floor Loft Office