



THE OFFICES AT 1921 GREENVILLE

DALLAS, TX 75206

FOR LEASING INFORMATION
CALL [214.974.4334](tel:214.974.4334)

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MADISONPARTNERS



THIRTY-FOUR
COMMERCIAL

1921 GREENVILLE



THE PROPERTY

Located deep in the heart of Lowest Greenville and steps away from some of the best bars and bites in Big D including Village Baking Co, Alamo Club, HG Supply Co and Truckyard, this space combines the conveniences of contemporary office while remaining true to its roots with wood flooring and exposed beam ceilings throughout. Take advantage of the rare opportunity to office in one of the most exciting neighborhoods Dallas has to offer.

Building Highlights

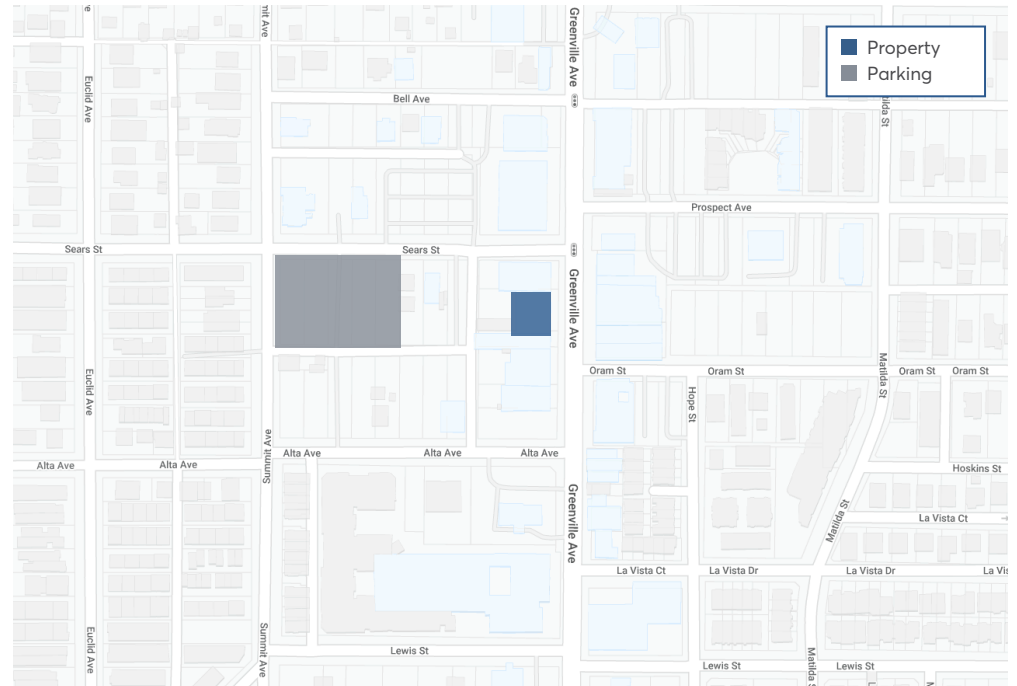
Newly-renovated second-floor office above retail

- Suite A: 3,228 SF
- Suite B: 3,565 SF

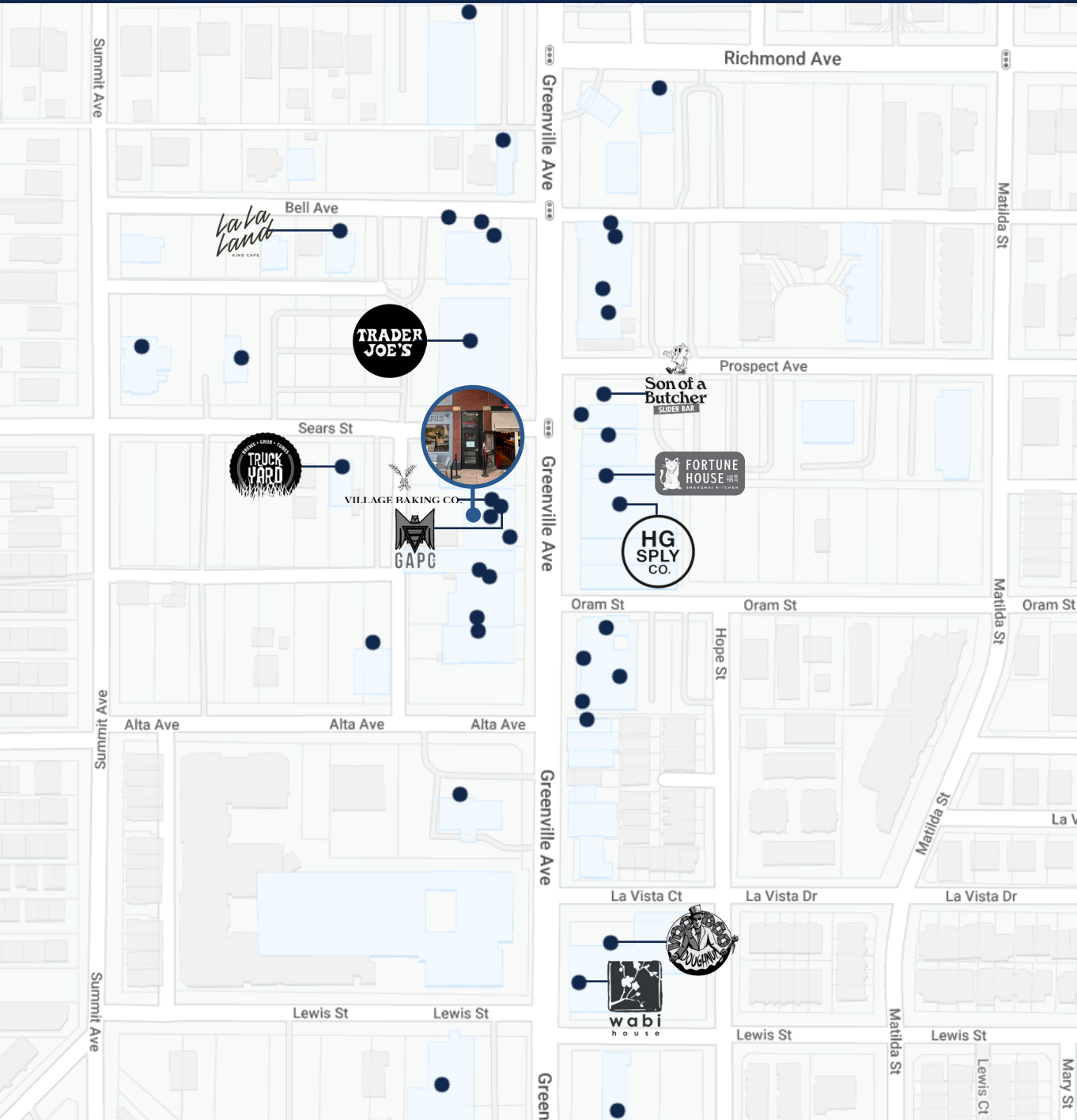
Parking: 3 per 1,000

2024 operating expenses:

- Opex: \$13.33
- Electrical: submetered



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Nearby Retail + Restaurants

- | | |
|---------------------------|--------------------------|
| Trader Joe's | Rye |
| Truck Yard | Medium Rare |
| HG Supply Co | Starbucks |
| HIDE | Thai Oriental Food |
| Son of a Butcher | MyPiesPizzeria |
| La La Land Kind Café | Carte Blanche |
| HINODEYA Ramen & Bar | Single Wide |
| Company Café & Bar | Meyboom Brasserie |
| Leela's Wine Bar | Quarter Acre |
| Greenville Pizza Co. | Manpuku Japanese BBQ |
| Village Baking Co. | The Libertine Bar |
| Boulangerie | Abby's Bagels |
| The Old Crow | Voodoo Doughnut |
| Alamo Club | Wabi House |
| Ngon Vietnamese Kitchen | Thai Thai |
| Gallo Nero Italian Bistro | River Pig Saloon |
| Botolino | Tacos Y Mas |
| Apothecary | FENG CHA |
| Fortune House | Charlie's Creole Kitchen |
| KAIYO | Taqueria Y Panderia |
| Eddie's Tex Mex | Chichen-Itza |
| Shoyo | bb.q Chicken |

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