

FOR LEASE



WESTERN SECURITIES
ESTABLISHED · 1932

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Contact
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westernsecurities.com

LOCATION HIGHLIGHTS



OFFICE & RETAIL

15 MINUTE DRIVE TO
Dallas Love Field

25 MINUTE DRIVE TO
DFW International Airport

7+ HOTELS
Within walking distance

25+ RESTAURANTS
Within walking distance

» Uptown Center is a ten-storey building that consists of four floors of office space atop six levels of covered parking and 15,874 square feet of main floor retail.

» The rentable 115,666 square feet of office and retail space has a typical floor plate size of approximately 25,000 square feet. Located in the heart of Uptown, with a Walk Score of 91, Uptown Center is easily accessible to four major highways in the area.

TRADE AREA DEMOGRAPHICS

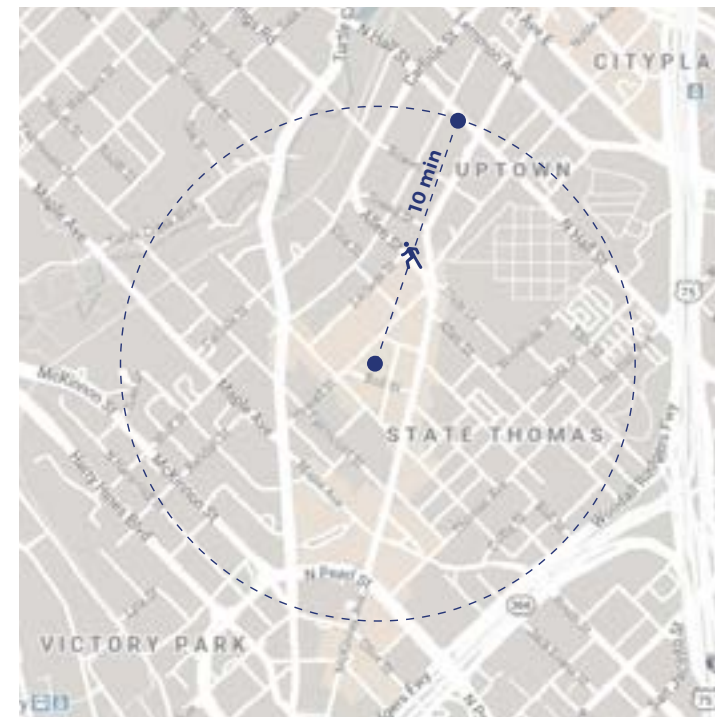
POPULATION	WITHIN 1 MILE 42,330	WITHIN 3 MILES 192,144
MEDIAN AGE	WITHIN 1 MILE 34.9	WITHIN 3 MILES 35.2
AVERAGE HOUSEHOLD INCOME	WITHIN 1 MILE \$132,186	WITHIN 3 MILES \$107,578
MEDIAN HOME VALUE	WITHIN 1 MILE \$445,000	WITHIN 3 MILES \$426,452
AVERAGE HOUSEHOLD SIZE	WITHIN 1 MILE 1.5	WITHIN 3 MILES 1.9
POST-SECONDARY EDUCATION	WITHIN 1 MILE 29,077	WITHIN 3 MILES 105,613
TOP OCCUPATION	WITHIN 1 MILE Professional & Management	WITHIN 3 MILES Professional & Management



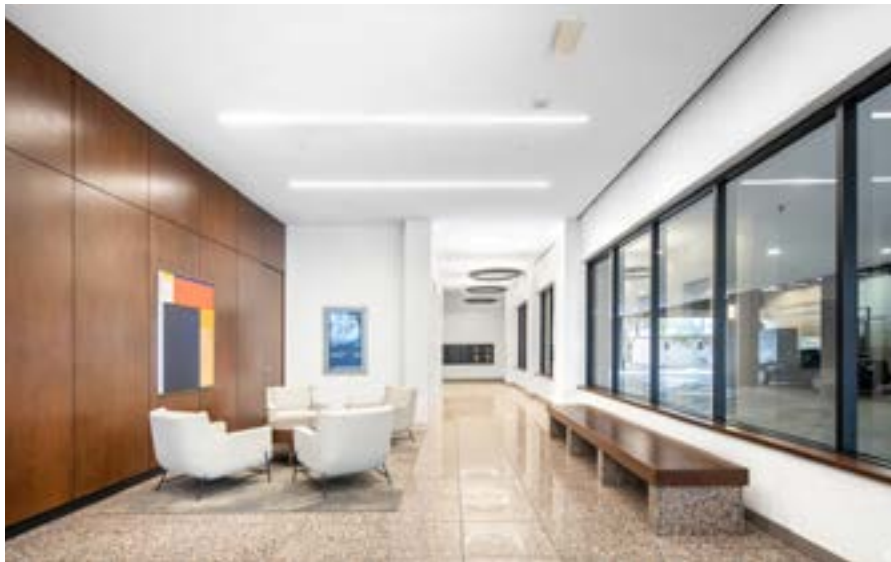
TRANSIT SCORE
58



WALK SCORE
92



PROPERTY HIGHLIGHTS



RETAIL RENTABLE AREA
15,874 sq. ft.

MUNICIPAL ADDRESS
2626 Howell Street
Dallas, TX 75204

CO-TENANTS
Western Securities
Which Wich
Side Bar

OFFICE RENTABLE AREA
115,666 sq. ft.

PARKING
3.00/1,000

LANDLORD
Uptown Cener, Ltd.

MANAGED BY
Western Securities
(USA)Limited

OFFICE (NNN) 2020 ESTIMATES

Operating Costs	\$6.11
Property Tax	\$6.51

Total	\$12.62
Electricity	\$1.49
Total w/ Elec	\$14.11

RETAIL (NNN) 2020 ESTIMATES

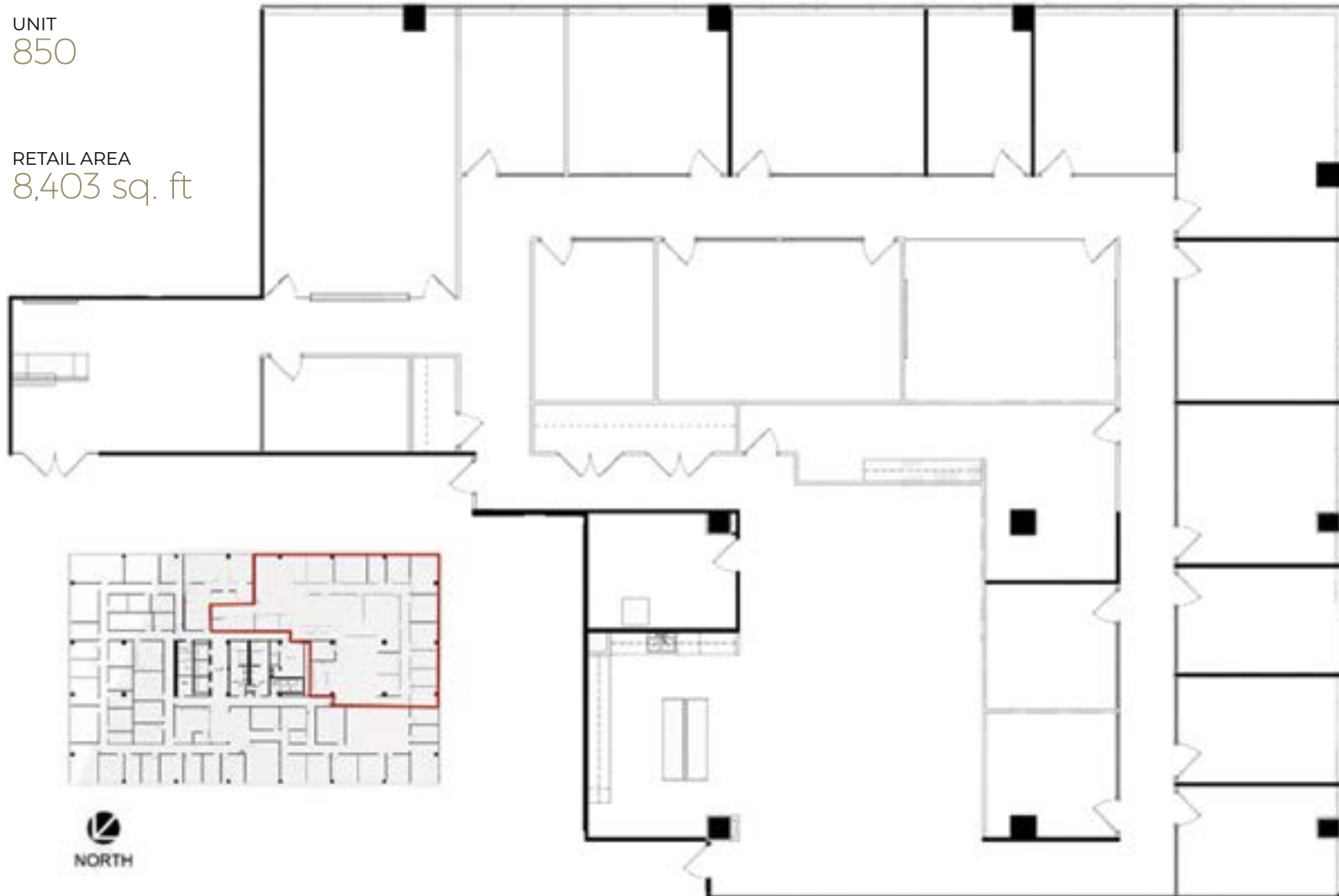
Operating Costs	\$4.51
Property Tax	\$6.51

Total	\$11.02
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UNIT SPECS

UNIT
850

RETAIL AREA
8,403 sq. ft

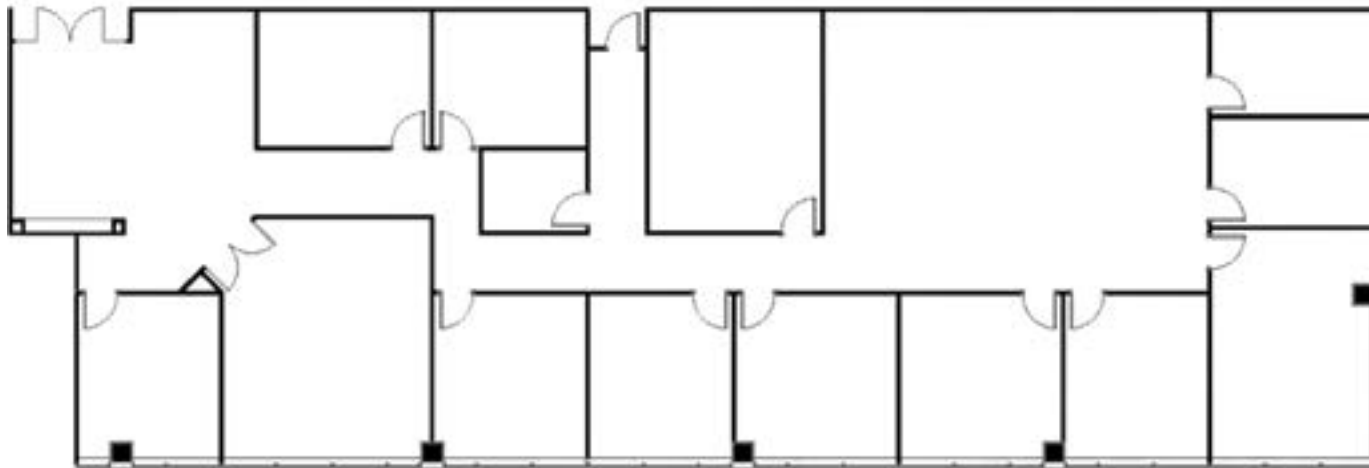


UNIT SPECS

UNIT
860

RETAIL AREA
5,765 sq. ft

SPACE PLAN
EXAMPLE



SPACE PLAN
EXAMPLE
W/ FURNITURE





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