



# FACTORY SIX03

## PROPERTY HIGHLIGHTS

Built in 1903, 603 Munger Avenue is an iconic property known for its three roof-top cylindrical water tanks and brick facade visible from Woodall Rodgers Freeway. Through the years, the building has been home to Brown Cracker and Candy Co., Sunshine Biscuit Factory and in 1985 it became the West End Marketplace. Granite Properties is “bringing back” the West End with offering this unique, out-of-the-box office space for the next level customer at Factory Six03.

- 215,000 RSF of modern office space
- Community lobby with restaurants coming soon
- “The Stack” an 8th floor customer lounge, conference center
- Building terraces with amazing views
- Underground Executive Parking
- Outdoor Landscaped Plaza with wifi
- Close proximity to Victory Park
- Coworking at The Common Desk

**FACTORYSIX03.COM**

## Granite

603 Munger Ave  
Dallas, TX 75202

### RENTAL RATE

\$28.00 PSF NNN

**OPEX \$11.81 PSF**

**ELECTRIC \$1.01 PSF**

### GARAGE PARKING

3.5:1000

### LEASING INFO

Aarica Mims  
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