



Granite



HISTORICAL PAST INNOVATIVE FUTURE

Factory Six03 is Granite's award winning repositioning of a 1903, historical registry warehouse in the West End District of Dallas. The building was modernized from the ground up to attract innovative companies.



1903

2018

THE HISTORY BEHIND FACTORY SIX03

Built in 1903, 603 Munger Avenue is a Dallas icon known for its three roof-top cylindrical water tanks and red brick façade visible from Woodall Rodgers Freeway. The building has been home to Brown Cracker and Candy Company, Sunshine Biscuit Factory, as well as Planet Hollywood. Prior to being rebranded as Factory Six03, the building was last known as the West End Marketplace.



AMENITIES

- Community Lobby
- "The Stack" 8th Floor Lounge
- Rooftop Patio
- Conference Center

BUILDING

- CBD/ West End
- 215,000 RSF, 8 Stories
- 603 Munger Ave
Dallas, TX 75202

PARKING

- 3.5:1000
- Underground
Executive
Parking
- West End Garage
- Valet Services

TRANSPORTATION

- DART Rail 3 Blocks Away
- Easy Highway Access
- 25 min Drive to DFW Airport
- 15 min Drive to Dallas Love Field

Customer Lounge
and Conference Space



15,816 RSF

15,816 RSF

15,446 RSF

18,521 RSF
New Office Space



Outdoor Terraces

40,836 RSF

40,671 RSF

32,680 RSF

4,508
RSF

9,997
RSF

Community Lobby

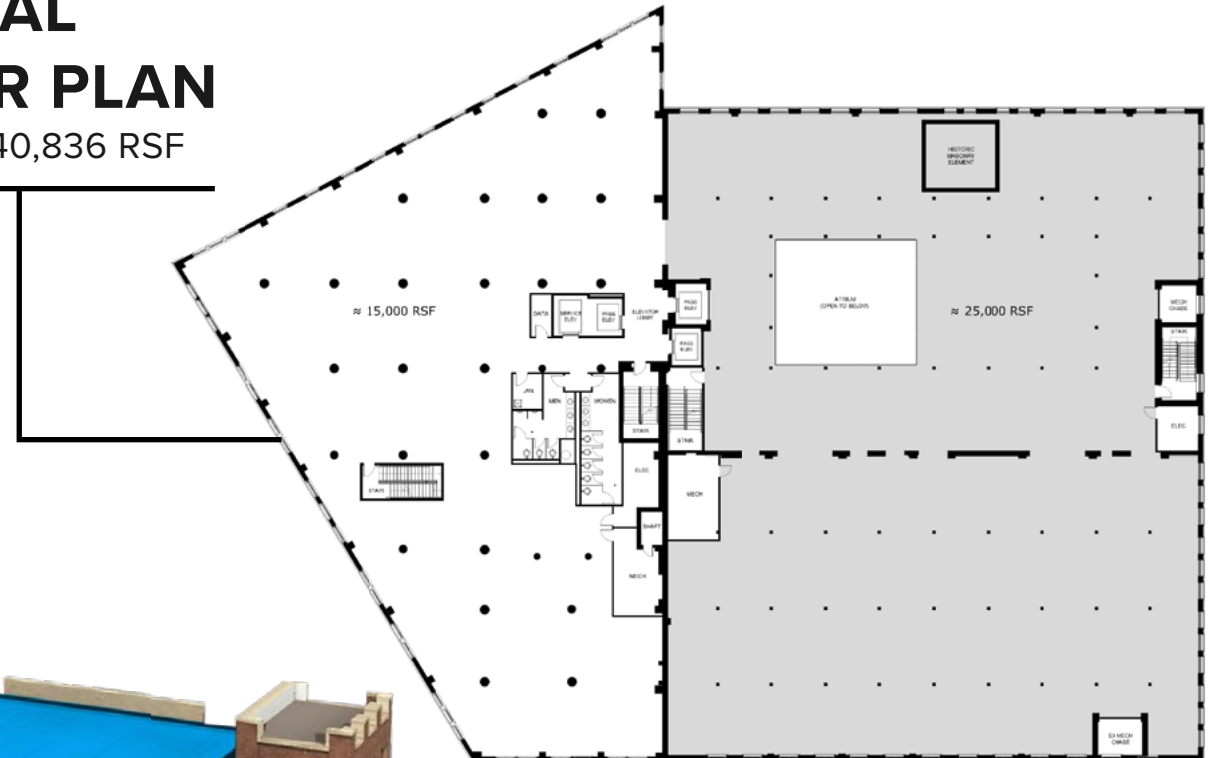
10,400
RSF

9,320
RSF

+ 56 Executive Underground Parking Spaces

10,400 RSF

4th Floor, 40,836 RSF



≈ 15,000 RSF

≈ 25,000 RSF

- MODERN OFFICE SPACE
- RESTAURANTS
- ROOFTOP ADDITIONS





THE STACK

The Stack is the building's 8th floor customer lounge featuring a large customizable conference room, relaxing indoor fire place, ample seating, kitchen area, games such as shuffleboard, corn hole, ping-pong and rooftop patio with spectacular views of the Dallas skyline.

CUSTOMER LOUNGE



KITCHEN AREA & GAMES



ROOFTOP PATIO



CUSTOMIZABLE CONFERENCE ROOM





DESIGN DISTRICT

UPTOWN

American Airlines Center

Victory Park Apartments

Perot Museum

Klyde Warren Park

The House Condos

House of Blues

Woodall Rogers Fwy

ARTS DISTRICT >

FACTORY SIX03

McKinney Ave

555 Ross Apartments

Dallas World Aquarium

< TRINITY GROVES

WEST END

**NEARBY
AMENITIES**

N Lamar St

Ross Ave

West End Station

> DOWNTOWN

Omni Hotel

Convention Center





TO LEARN MORE ABOUT FACTORY SIX03, CONTACT:

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FACTORYSIX03.COM

Granite

Inspiring people to flourish through the places we create.

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