



FACTORY SIX03

PROPERTY HIGHLIGHTS

- 8 Story Class A modern, creative office space in an original brick and timber structure built in 1903
- **THE STACK** | Rooftop customer lounge complete with a garden terrace with amazing views, kitchen, shuffleboard and pool table, tech bar, wine lockers, etc.
- **MEET** | 20 Person Conference Center located in The Stack
- **THE YARD** | Ground floor plaza with outdoor seating
- Community Lobby with open seating & Wi-Fi
- Walkable to Downtown, Uptown and Victory
- Centered in the hub of Dallas' Innovation District and 1 block from Downtown's newest park, West End Square
- 24-hour security
- Management - Granite's buildings are an active participant in the Energy Star Program and Granite is the first commercial real estate firm to receive the Energy Star Leader award.

FACTORYSIX03.COM

Granite

603 Munger Ave
Dallas, TX 75202

RENTAL RATE
\$28.00 PSF NNN

OPEX \$11.74 PSF

ELECTRIC \$0.80 PSF

GARAGE PARKING
3.5:1000

LEASING INFO

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