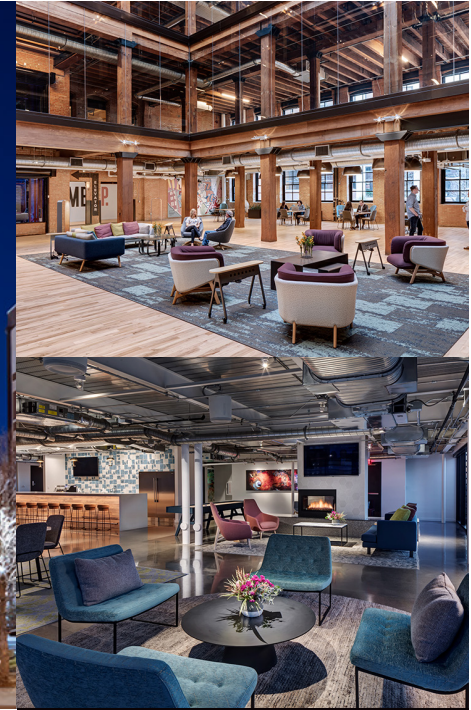




# FACTORY SIX03



## PROPERTY HIGHLIGHTS

- 8 Story Class A modern, creative office space in an original brick and timber structure built in 1903
- Walkscore 90
- **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 Downtowns 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.
- Awards & Certifications:



Best Redevelopment  
or Rehab  
2018



Best  
Rehab Project  
2018



# Granite

603 Munger Ave  
Dallas, TX 75202

**RENTAL RATE**  
\$30.00 PSF NNN

**OPEX** \$12.33 PSF

**ELECTRIC** \$1.01 PSF

**GARAGE PARKING**  
3.5:1000

## LEASING INFO

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graniteprop.com