



## Property Highlights

- An 8-story Class A creative, modern office space
- Housed within a historically original brick and timber structure constructed in 1903
- Centered in the hub of Dallas' Innovation District and 1 block from Downtown's newest park, West End Square
- Boasting an impressive **Walk Score** of 90
- **THE STACK** | An elevated customer lounge atop the building boasting a garden terrace, breathtaking views, kitchen, shuffleboard and pool tables, a tech-savvy bar and wine lockers
- **THE YARD** | A ground floor plaza with outdoor seating
- **MEET** | A 20-person conference center located in The Stack
- Equipped with 24-hour security monitoring



# Granite

## Location

603 Munger Avenue  
Dallas, Texas 75202

## Rental Rate

\$30.00 NNN

## OPEX

\$11.96 PSF

## Electric

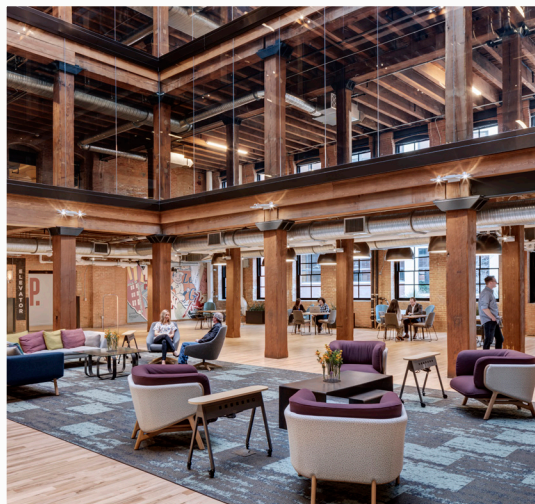
\$1.08 PSF

## Parking Details

3.5:1,000

Reserved: \$250/month

Unreserved: \$150/month



## Leasing Information

Burson Holman, 972-731-2364  
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FactorySix03.com  
GraniteProp.com