



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

\$32.00 NNN

OPEX

\$11.97 PSF

Electric

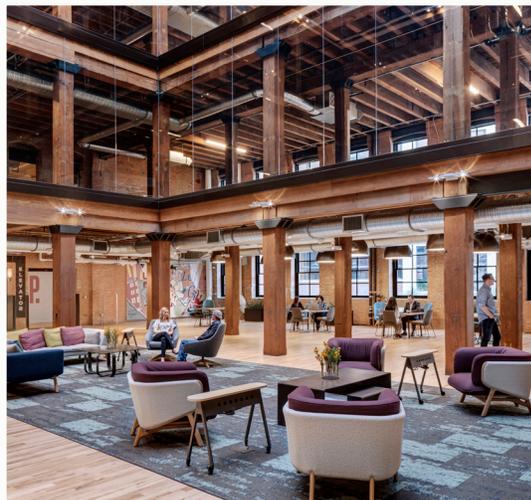
\$1.11 PSF

Parking Details

3.5:1,000

Reserved: \$250/month

Unreserved: \$150/month



Leasing Information

Burson Holman, 972-731-2364
bholman@graniteprop.com

FactorySix03.com
GraniteProp.com