

1720
Ocala Ave
Dallas, TX



1720 OCALLA AVE

Office · For Lease



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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Unique office opportunity in East Dallas
- Creative, professional office environment
- Ideal for creative, technology, marketing, professional services, or corporate users
- Flexible space well-suited for a collaborative workplace
- Convenient access to surrounding East Dallas neighborhoods and major thoroughfares
- Established business location with a professional office presence

OFFERING SUMMARY

Lease Rate:	5,000 per month
Available SF:	3,600 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	12,239	70,465	197,223
Total Population	28,206	185,992	492,597
Average HH Income	\$121,617	\$124,974	\$112,179



PROPERTY OVERVIEW



ABOUT THE PROPERTY

1720 Ocala Avenue offers a unique freestanding office opportunity in East Dallas, providing a professional setting with the character and flexibility that traditional office buildings often lack. The approximately 3,600 SF building sits on roughly 0.24 acres and is well suited for a creative office, professional services firm, marketing or design agency, technology company, or other office user seeking a distinctive standalone location.

Located in the 75218 / East Dallas market, the property provides convenient access to surrounding residential neighborhoods, retail, restaurants, and major Dallas employment centers. The freestanding configuration gives a tenant greater privacy, identity, and branding potential while maintaining a convenient Dallas location.

Previously occupied by a creative/digital agency, the property lends itself particularly well to companies looking for an office environment with personality rather than a traditional corporate setting. The Old State has operated from the property, reinforcing its suitability for creative and

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- Flexible space well-suited for a collaborative workplace
- Convenient access to surrounding East Dallas neighborhoods and major thoroughfares
- Established business location with a professional office presence
- Excellent opportunity for a company seeking a distinctive alternative to traditional office space

PROPERTY PHOTOS



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SITE PLAN

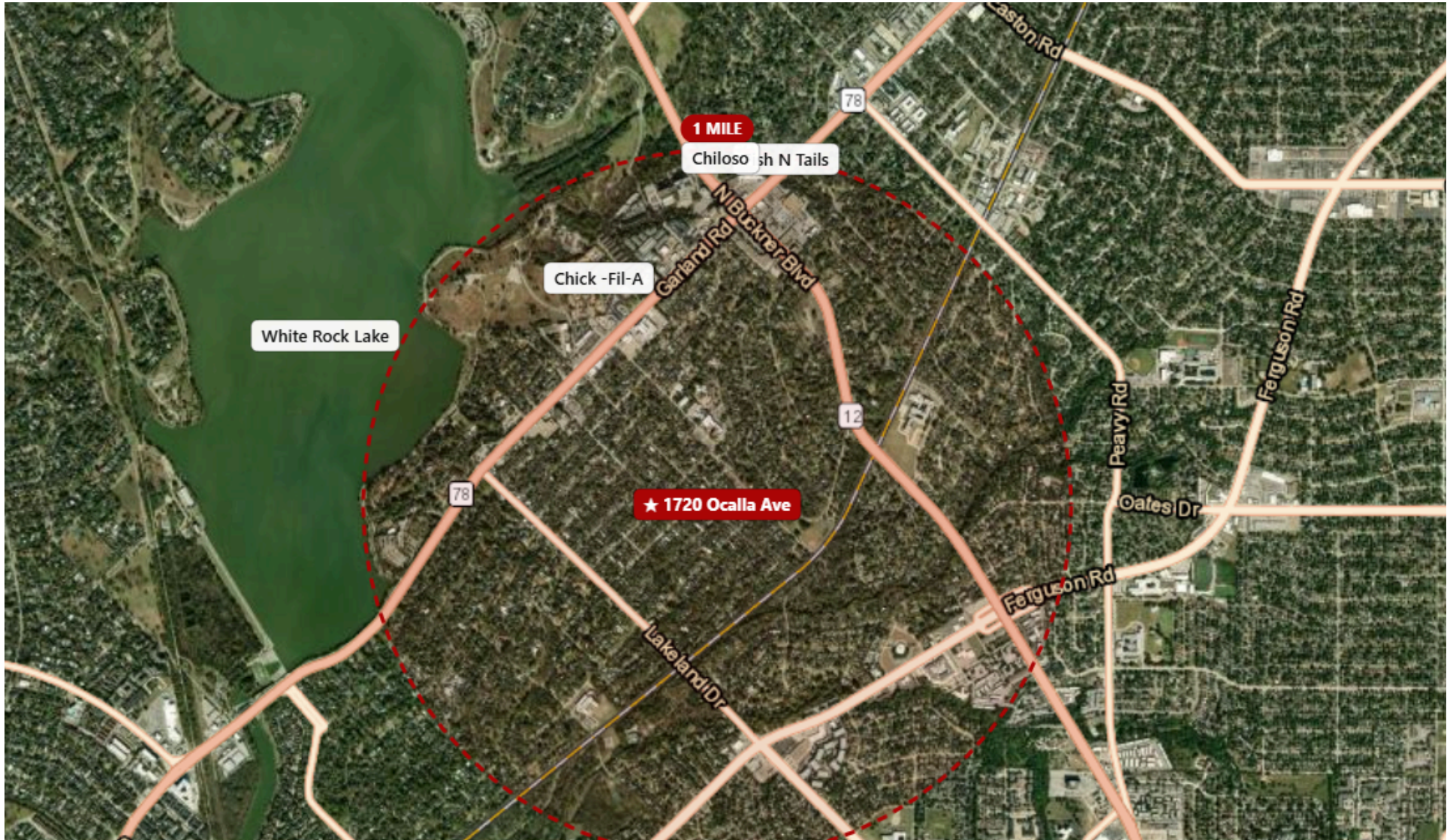


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AERIAL / RETAILER MAP



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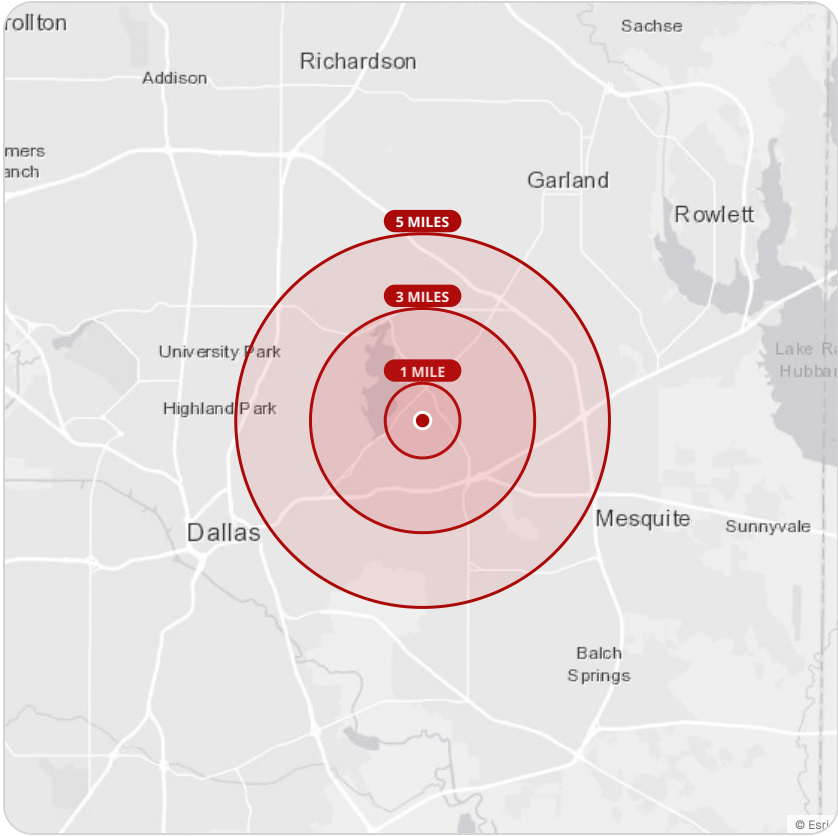
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DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	28,206	185,992	492,597
Households	12,239	70,465	197,223
Median Age	38.3	35.9	34.2
Median HH Income	\$90,303	\$95,620	\$84,693
Average HH Income	\$121,617	\$124,974	\$112,179
Median Home Value	\$421,612	\$429,041	\$436,414
Median Gross Rent	\$1,428	\$1,405	\$1,431
Bachelor's Degree +	45.3	39.8	38.5
Labor Force	15,847	99,050	269,215
Employed	15,355	94,733	257,083
Avg Commute (min)	27	28.4	27.7
Housing Units	13,439	77,130	219,733
Owner Occupied %	56.2	60	45.2

Source: U.S. Census Bureau, ACS 5-Year Estimates (ACS 2023 5-Year). Ring values aggregate census tracts intersecting each radius; medians are population-weighted estimates.



EXCLUSIVELY REPRESENTED BY



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.
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Licensed Supervisor of Sales Agent/ Associate	License No.
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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Prospective purchasers are encouraged to conduct their own independent due diligence investigation of the property, including verification of all financial, legal, physical, and operational information. All costs and expenses related to such investigation shall be borne solely by the prospective purchaser.

OFFERED EXCLUSIVELY BY:

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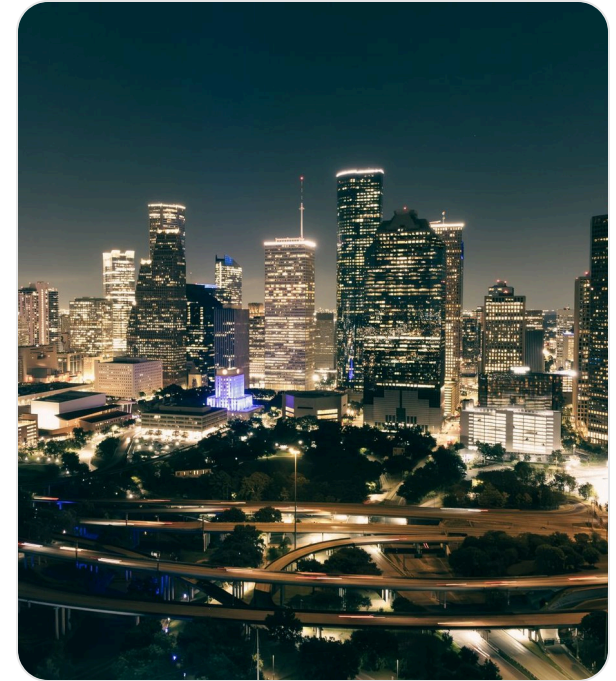
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