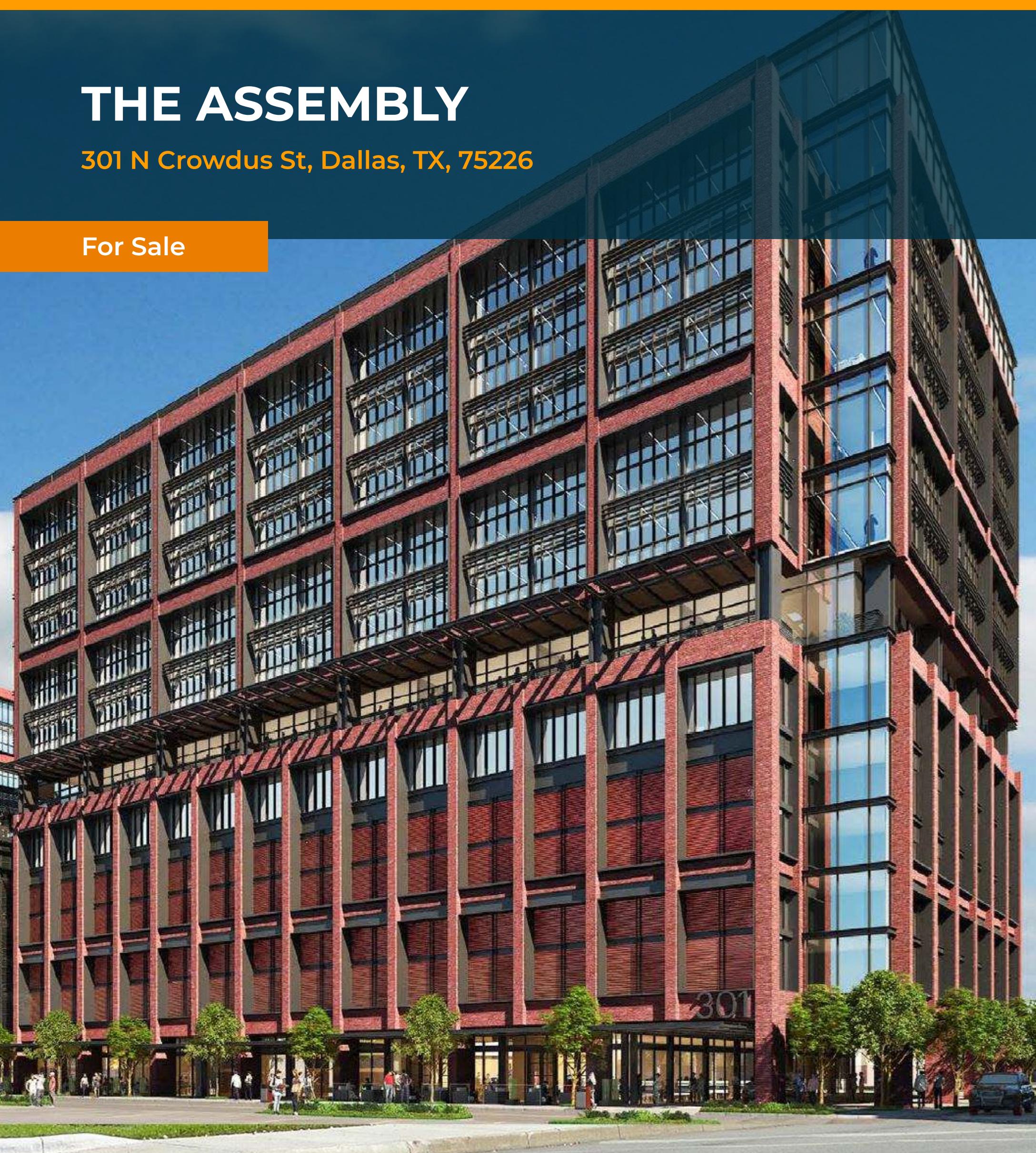


THE ASSEMBLY

301 N Crowdus St, Dallas, TX, 75226

For Sale



Ascendix

Contact Name

Christian Warren

Email

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Mobile

(223) 199-9775

Phone

(223) 288-8664

Overview



AVAILABLE

5,700 - 77,100 SF

USES

Retail, Office

ASKING PRICE

\$267,900 - 3,623,700

LOCATION

The location boasts ultimate convenience and commuters benefit from the neighboring DART rail line stop and proximity to major thoroughfares.

SUMMARY

Situated in the dynamic Deep Ellum neighborhood, a downtown adjacent entertainment district with an exciting street art scene and tons of local eats. Developed by Sterling Bay, an innovative and collaborative development partner who focus on building culture-changing HQs for today's biggest brands.

Tenants will enjoy a luxury fitness center, multiple lounges, fully equipped conferencing centers, and a rooftop terrace offering beautiful views.

Unique headquarters opportunity in a sought-after area, home to notable tenants like Uber, offering effortless accessibility in an urban setting.



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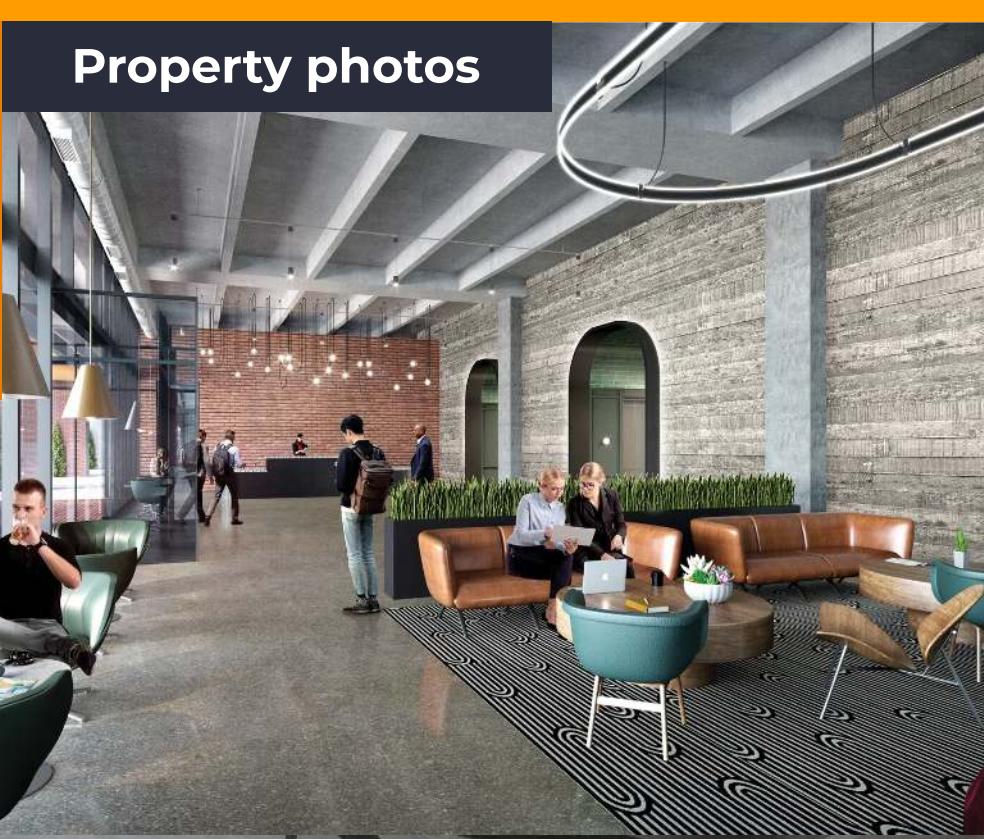
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Property photos

FOR SALE



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Tenant profiles

LODGE26

Lodge26 is a creative studio space. You'll find a mixture of youthful whimsy and curated sophistication, infused with each of our personalities, design aesthetics and energies.

DATA CYPER INC.

Data Cyper Inc. is dedicated to helping businesses and job seekers make better decisions through their staffing and technology solutions. They strive to provide the clients with the best possible advice, support, and services to meet their individual needs.

KFC

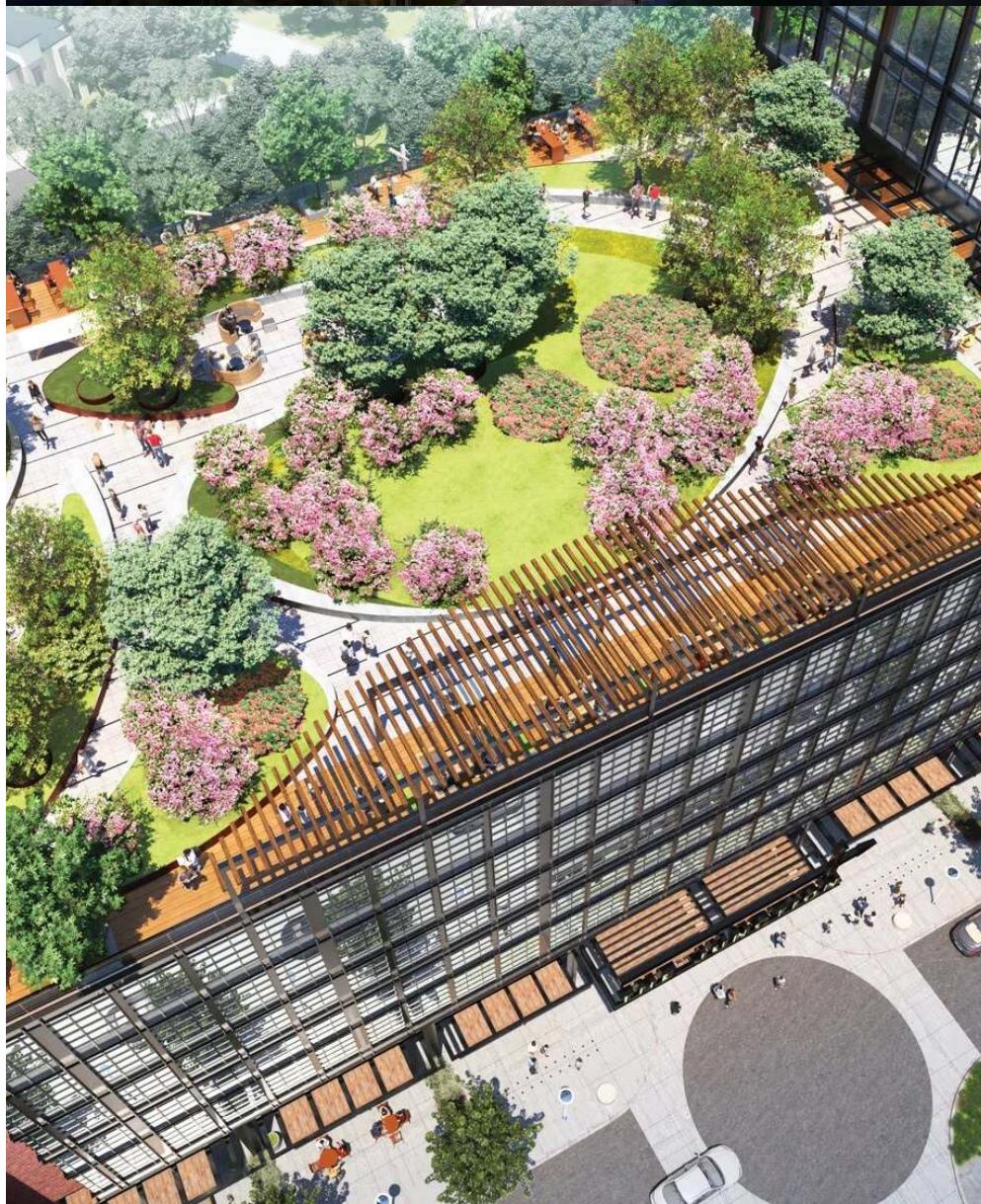
KFC is a global chicken restaurant brand with a rich, decades-long history of success and innovation. It all started with one cook, Colonel Harland Sanders, who created a finger lickin' good recipe more than 75 years ago, a list of secret herbs and spices scratched out on the back of the door to his kitchen.

SOFTLOAD

SoftLoad is a digital authority with a staff of 500+ people that advises and provides at the cutting-edge of technology. They reveal, transform, accelerate, and optimize the way enterprises and software companies do business. With expertise across healthcare, retail, energy, financial services, and more, they implement end-to-end solutions to deliver the innovation, quality, and speed that their clients' users expect.

BLUERMINT

BlueMint was founded in 2004 with a clear international vocation and the intention to sell clothes to young people committed to their environment who live in the community and interact together. Young people who choose to dress casually, rejecting stereotypes and wanting to feel comfortable in their clothes. BlueMint satisfies this need by bringing together international trends, mixing them with street and club fashion influences and reinterpreting the style to create comfortable, easy-to-wear garments at unbeatable prices.



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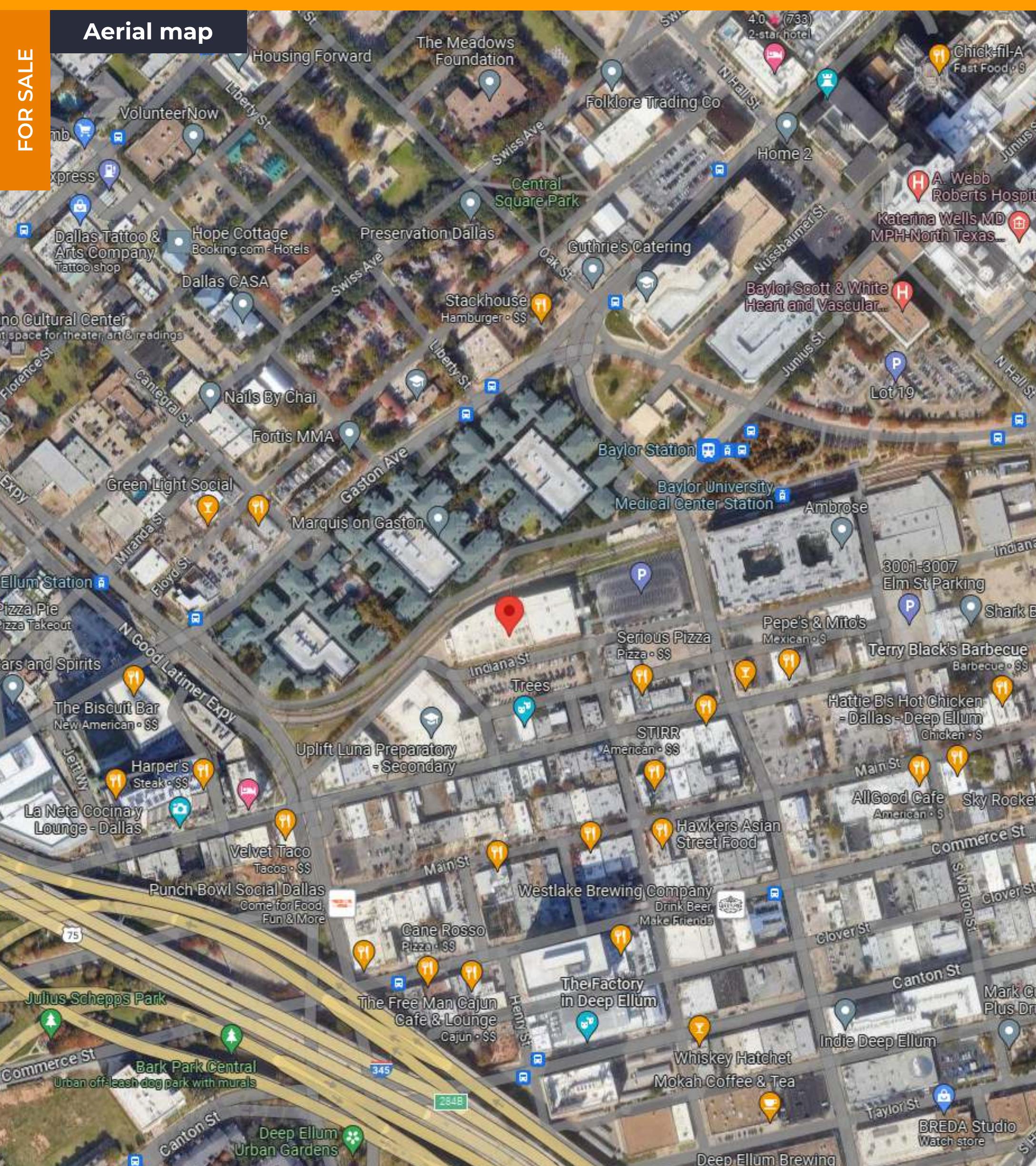
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FOR SALE

Aerial map



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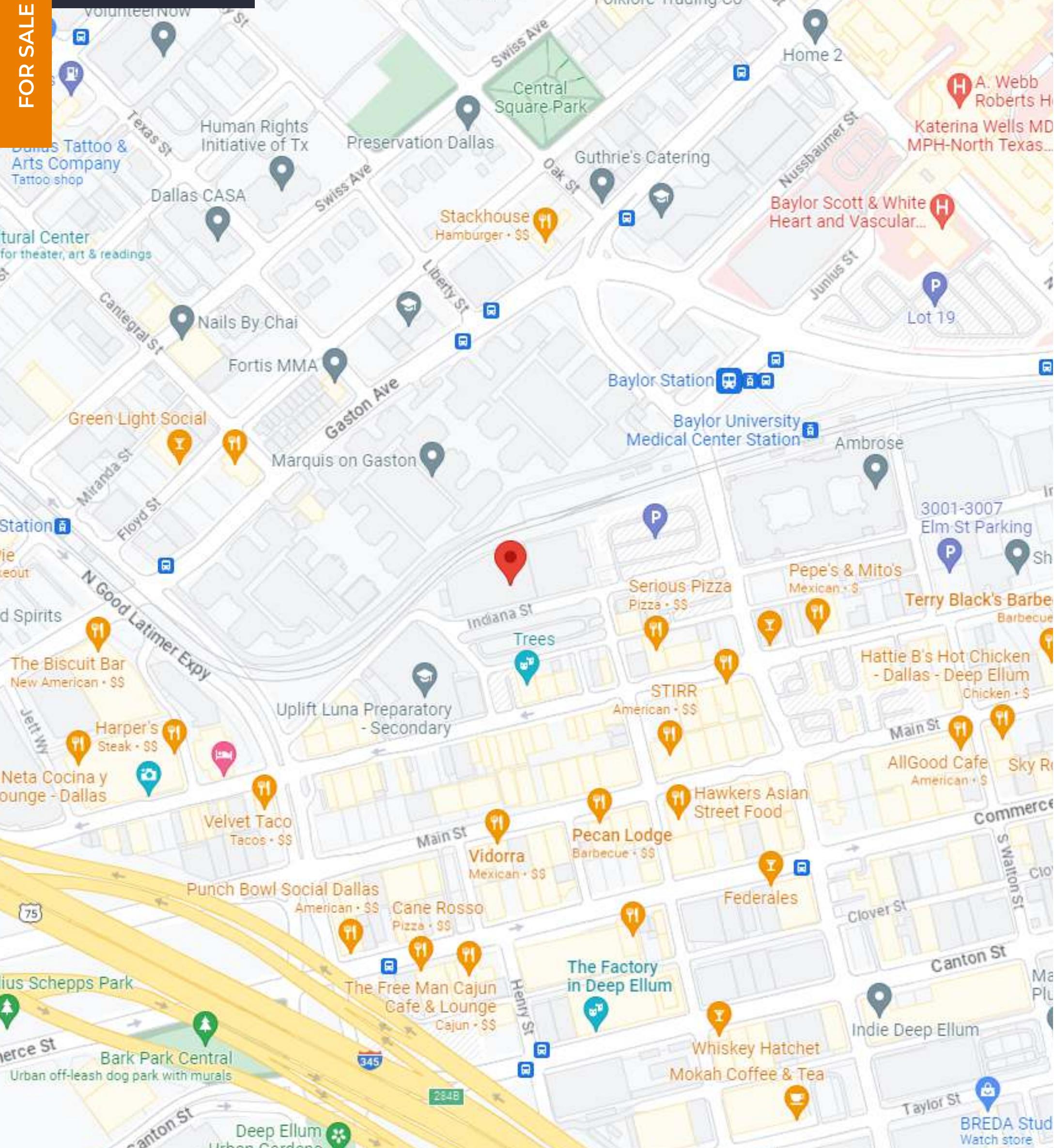
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Street map



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Financial summary

ASKING PRICE

\$267,900 - 3,623,700

PRICE / SF

\$47/SF

OF SUITES

17

OCCUPANCY

10%



ANNUALIZED FINANCIAL SUMMARY

Income	\$204,788,400
Revenue	\$50,000,000
Other revenue	\$30,000,000
Gross revenue	\$72,000,000
Total expenses	\$22,000,000

NET OPERATING INCOME

Debt service	\$1,990,000
Debt coverage ratio	1
Net cash after debt service	\$10,000
Principle reduction	-
Total return	\$500,000

FINANCING

Down payment	12%
Loan amount	\$2,000,000
Interest rate	7,5%
Amortization	5 years

Community overview

Situated in the vibrant heart of Dallas, this location is an exciting mix of history, culture, commerce, and residential living. A hub for both young professionals and experienced veterans, it's a prime spot for those who desire urban living with a mix of old and new.

Neighborhood:

This address is nestled in the neighborhood known as Deep Ellum, an area known for its unique combination of music, art, and culinary experiences. Deep Ellum has a rich history in the music industry, especially blues, jazz, and rock and roll, making it an attractive location for music lovers.

Work:

For professionals, the area offers a bustling business district with a variety of employment opportunities. Tech start-ups, marketing firms, and creative agencies call this area home, making it a thriving hub for innovation. Additionally, downtown Dallas, with its numerous corporate headquarters, is just a stone's throw away, offering convenience for those working in various industries.

Live:

The residential lifestyle here leans towards modern lofts and apartments, renovated warehouses, and trendy townhomes, perfect for those seeking an urban lifestyle. The community here is diverse and vibrant, with a range of ages, professions, and cultural backgrounds.

Amenities:

This community is full of amenities, with plenty of shopping, dining, and recreational options. Eateries range from cozy cafes to high-end restaurants, offering a wide variety of cuisines. Boutique shopping, farmers markets, and unique art galleries can be found just steps away.

For those seeking outdoor activities, the neighborhood is conveniently located near parks and recreational facilities. Baylor University Medical Center is also in the vicinity, providing top-notch healthcare facilities.

DEMOGRAPHICS

INDEX	1 MILE	3 MILES	5 MILES
Population	10,234	41,350	62,567
Median HH income	\$46,625	\$47,345	\$48,250
Median age	56	54	58
Households	123	357	285
Daily traffic	3,456	8,250	15,345



Company summary

Real Estate Leads is a premier real estate agency bridging the gap between discerning buyers and desirable properties since 2013. Known for our unique approach in matching potential homebuyers with the right opportunities, we are renowned for our knack for spotting lucrative investments in the bustling real estate market.

With a powerful network and unparalleled knowledge of the real estate market, our team comprises dedicated professionals committed to providing exceptional service and support to each client. Leveraging the power of state-of-the-art technology, we provide exclusive, high-quality leads that maximize your chances of finding the perfect property or getting the best possible price for your asset.

At Real Estate Leads, we understand that every client's needs are unique, and we strive to offer personalized services that exceed your expectations. We are dedicated to transparency, integrity, and customer satisfaction in every transaction, ensuring a seamless and rewarding experience for all our clients.

Whether you're looking for your dream home, a profitable investment, or you're ready to sell a property, Real Estate Leads is your ultimate partner. We're not just a real estate agency; we're a passionate team turning dreams into reality, one property at a time. Let us help you in your journey to find the right place to call home or secure the best return on your investment. Join the Real Estate Leads family today, and let our expertise be your guide.

CHRISTIAN WARREN Senior broker

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christian.warren@company.com

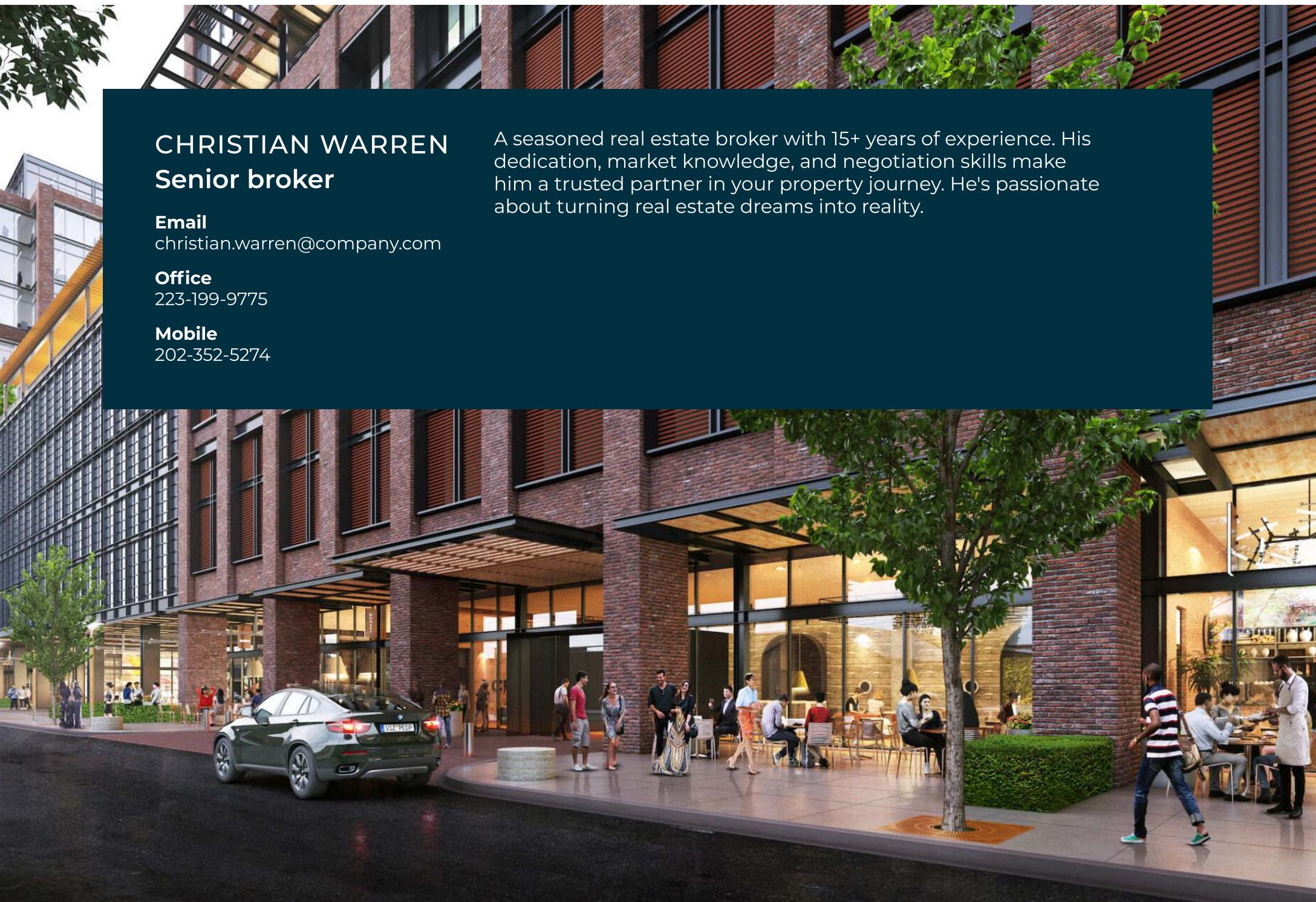
Office

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Mobile

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A seasoned real estate broker with 15+ years of experience. His dedication, market knowledge, and negotiation skills make him a trusted partner in your property journey. He's passionate about turning real estate dreams into reality.

**Contact Name**

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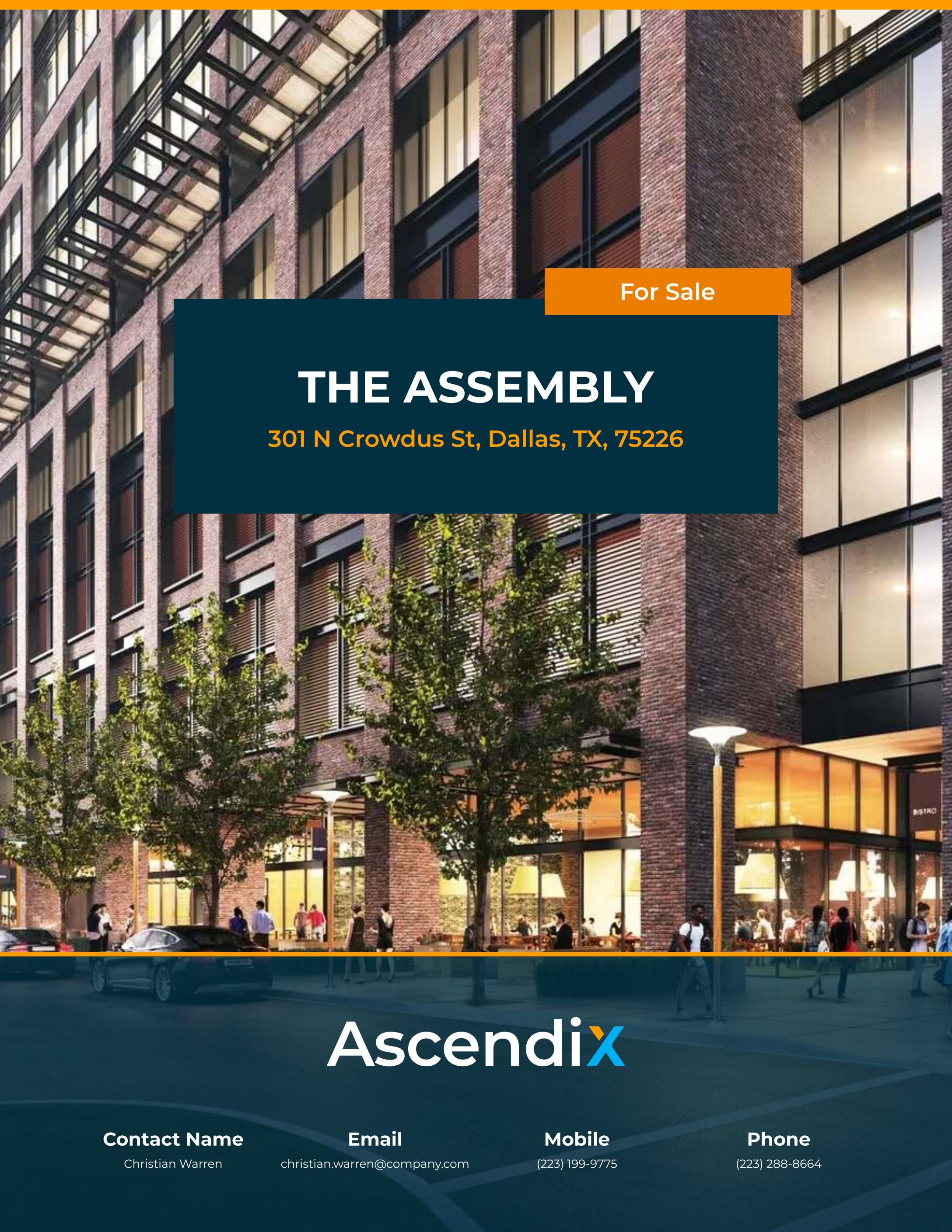
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