

**120,000 SF CLASS A BOUTIQUE OFFICE  
IN THE HEART OF THE UPTOWN SUBMARKET**

# 717 WOODOFFICE



**DALLAS, TEXAS 75204**

**FOR LEASE | FULL FLOOR**



## Property Features



### FULL FLOOR SUBLEASE AVAILABLE

2626 Cole is a boutique office building located in the heart of the upscale Uptown/Turtle Creek office submarket. It is in proximity to the Dallas Central Business District, and within walking distance to numerous restaurants and shops.

The building has recently undergone major renovations to the lobby, common areas and exterior. In addition to the many amenities the building possesses, the building has convenient underground covered parking, card key access, on-site security and professional on-site management.

- 9-story, 120,000 SF Class A building
- 14,217 SF floor plates
- Views of CBD and Uptown
- Walking distance to over 30 restaurants
- 24/7 building access
- Located in Uptown Dallas
- 5/1,000 parking ratio



**Lincoln Porte | + 14500 Trinity Boulevard | Fort Worth, Texas 76155**

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## Walkable Amenities

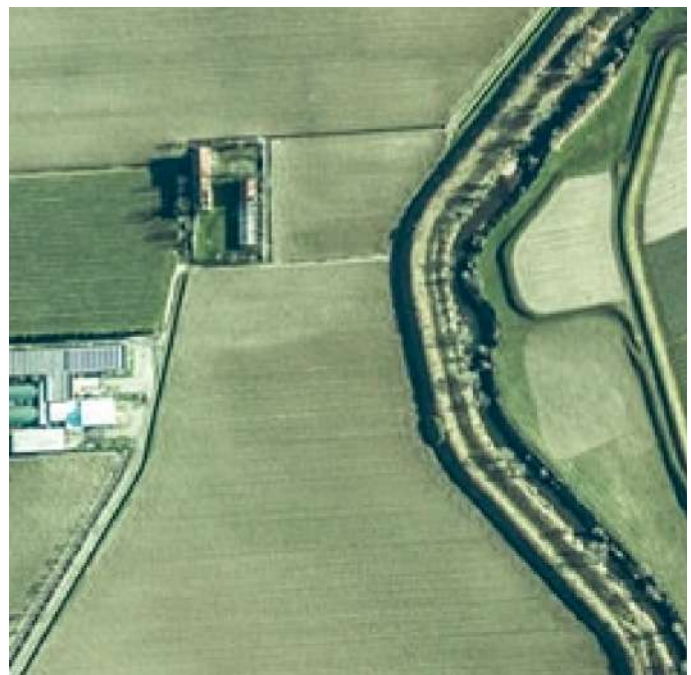


WALK SCORE: 89

2626 Cole Avenue scores an 89

on a scale of 1 - 100 in terms

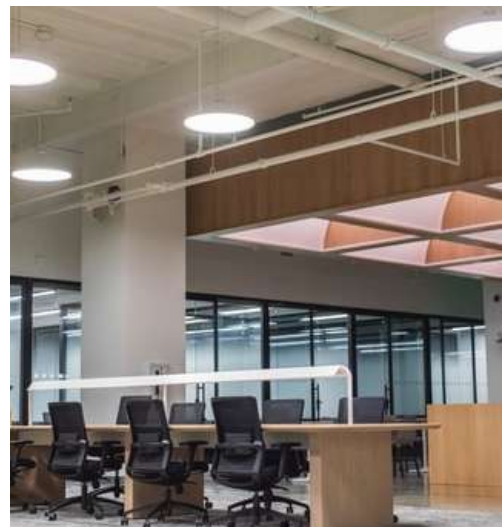
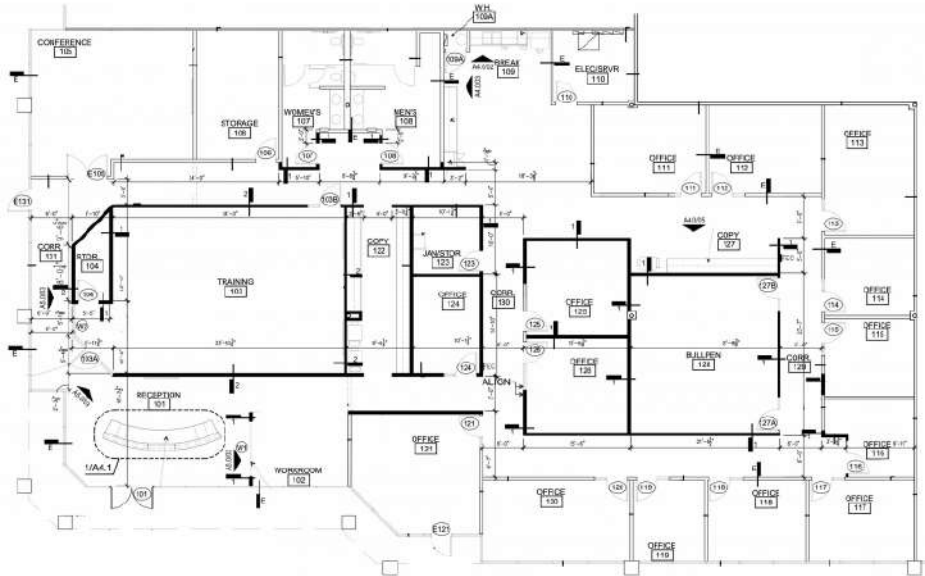
of walkability, as compared to other cities such as New York [85.3], San Francisco [84.9] and Chicago [74.3].



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# Sublease Interior Photos



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