



IDE + AZZURRO

outdoor design studio

**FOR SALE**

**BATES**

**1835 & 1839 E LEVEE STREET DALLAS, TX**

### PROPERTY OVERVIEW

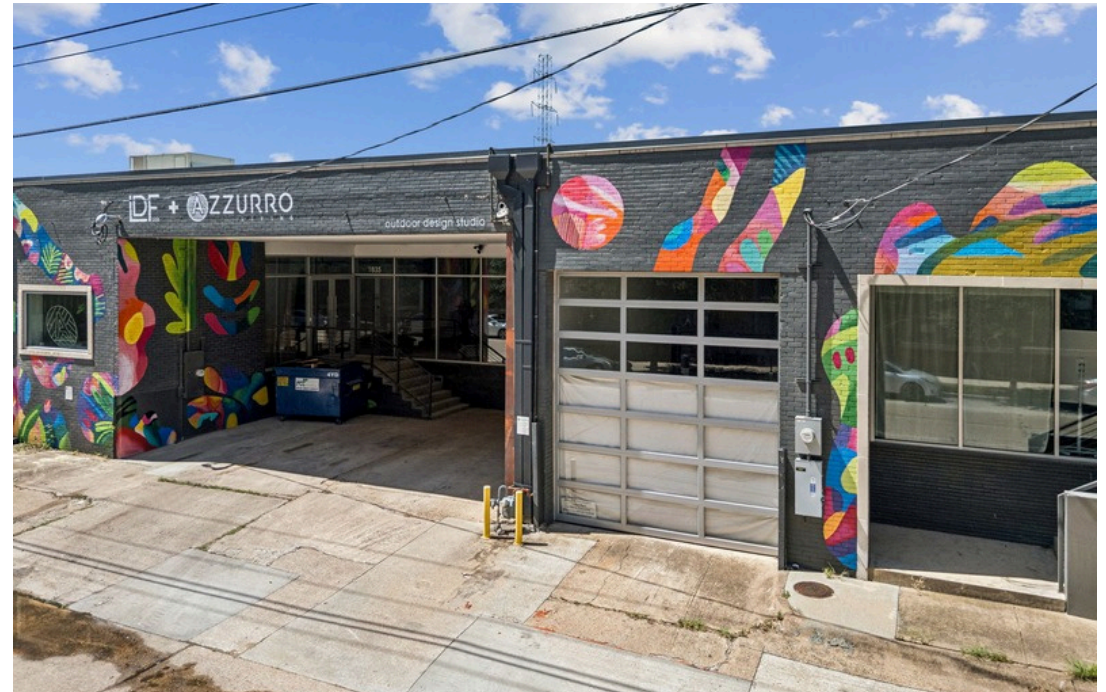
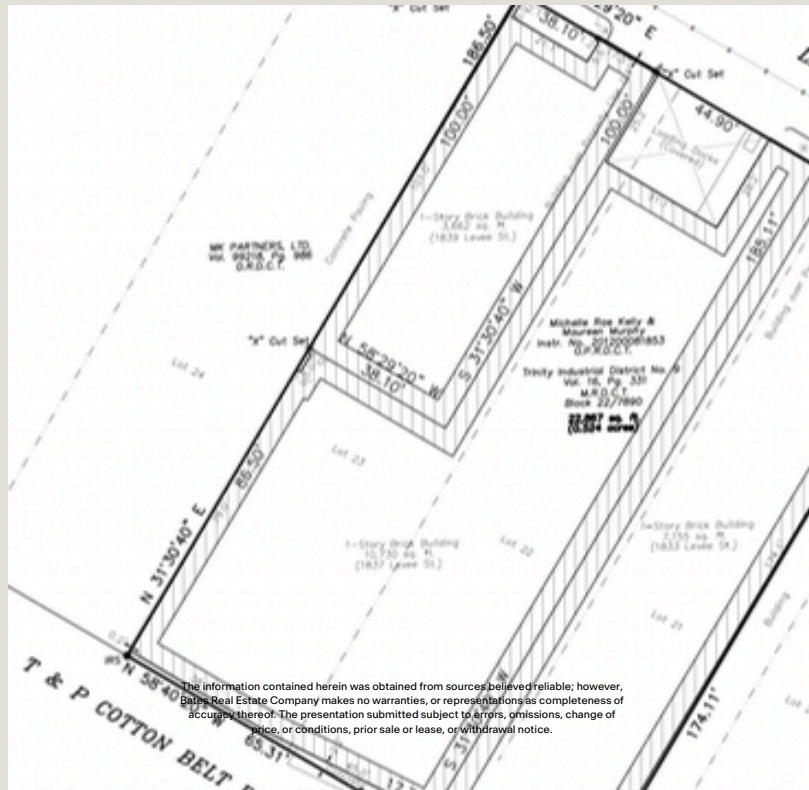
1835 Levee Street: 10,626 +/- SF

1839 Levee Street: 3,668 +/- SF

Total Building SF: 14,294 +/- SF

Clear Height: 14'-16'

Heart of the Dallas Design District



## 1835 & 1839 E LEVEE STREET DALLAS, TX 75207

Located in the heart of the vibrant Dallas Design District, 1835 & 1839 Levee Street present a premier opportunity to own approximately 14,294 SF of combined versatile space across two adjacent buildings (1835: 10,626 +/- SF; 1839: 3,668 +/- SF). Thoughtfully remodeled in 2022, these properties showcase quality brick and block construction, complemented by a new TPO roof system (installed in 2021). 1835 has approximately 70% air-conditioned interiors with upgraded HVAC with 1839 at 100% coverage. The interiors feature sealed and polished concrete floors, modern LED lighting, and a stylish kitchenette (1835), creating a sleek, functional environment. With clear heights ranging from 14' to 16', the buildings are well-suited for a variety of uses. Full glass storefront entrances and three recessed, dock-high glass roll-up doors provide excellent access, while dedicated off-street parking ensures convenience.

**PROPERTY FEATURES - 1835 E LEVEE ST**

Brick and Block Construction

Remodeled in 2021 with Full Glass Storefront Entrances

New TPO Roof System (2021)

70% Air - Conditioned Space with New HVAC (2021)

Updated LED Lighting Throughout

Sealed and Polished Concrete Floors

Dedicated Off- Street Parking

Views of Levee Green Space

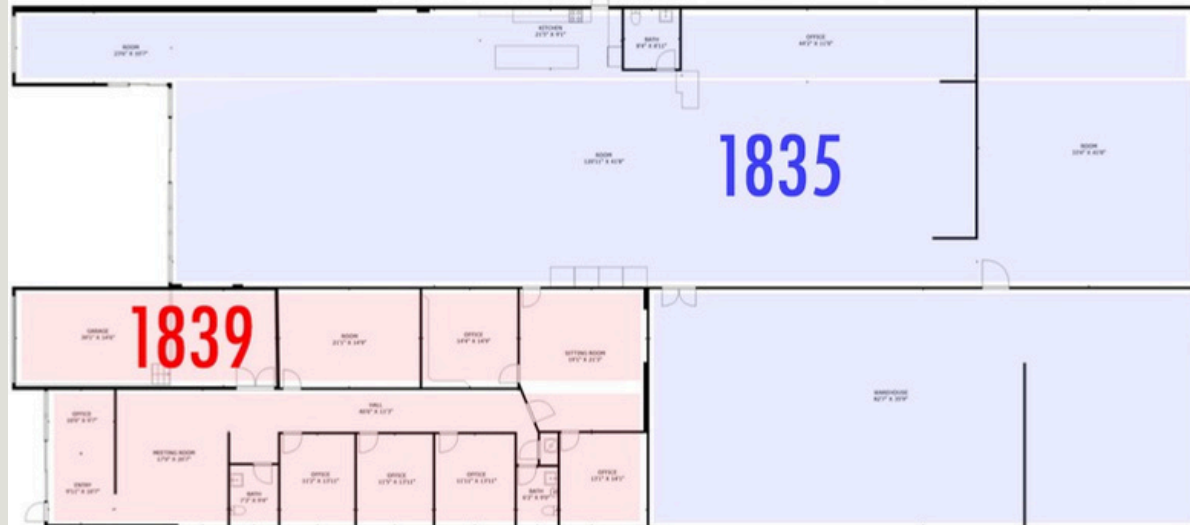
One Recessed, Dock-High Glass Roll-up Doors for Loading

10,626 +/- SF

Large Central Showroom

Dedicated Warehouse, Kitchenette, and Bathroom

14-16' Clear



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**CALEB BATES**

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**PROPERTY FEATURES - 1839 E LEVEE ST**

Brick and Block Construction

Remodeled in 2021 with Full Glass Storefront Entrances

New TPO Roof System (2021)

100% Air - Conditioned Space with New HVAC (2021)

Updated LED Lighting Throughout

Sealed and Polished Concrete Floors

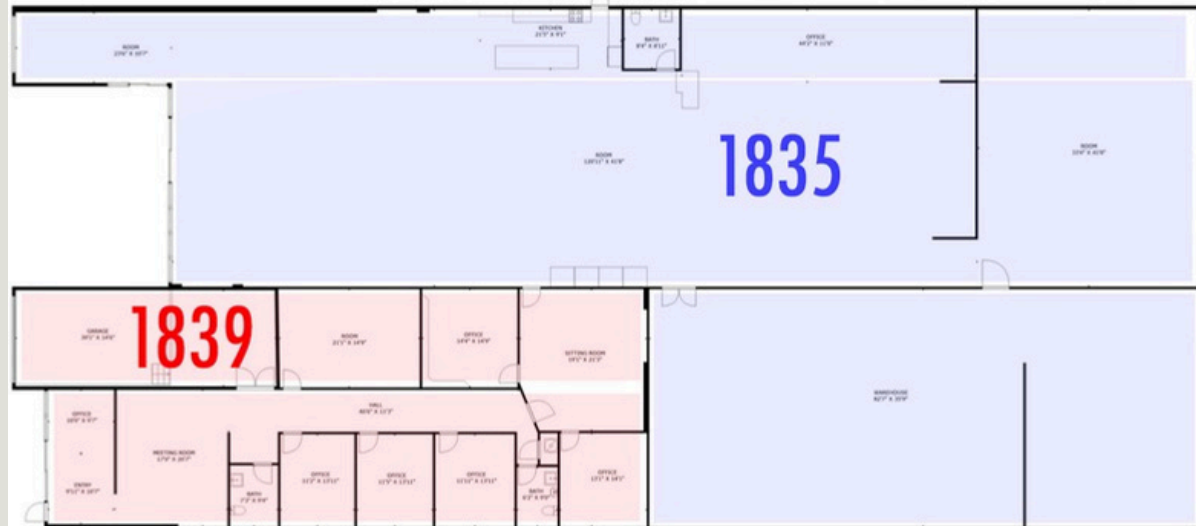
Dedicated Off- Street Parking

14' Clear

One Recessed, Dock-High Glass Roll-up Doors for Loading

Five (5) Private Offices and Two Bathrooms

3,668 +/- SF



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## DRIVE TIMES

1 Miles to I-35-E 

2 Miles to I-30 

3 Miles to Dallas North Tollway 

5 Miles to Dallas Love Field Airport  Dallas Love Field

25 Minutes to DFW International Airport 





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A photograph of a modern building's exterior. On the left, there is a concrete staircase with a metal railing leading up to a large glass-enclosed area. The building has a dark brick facade and several large windows. To the right, a colorful mural is visible on the wall. A blue rectangular box is overlaid on the image, containing the text 'CONTACT US' in white, bold, sans-serif font.

# CONTACT US

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