

MATTHEWS™

FOR LEASE

WEST VILLAGE LOFT

3699 McKinney Ave Loft A221 | Dallas, TX 75204



LEASING BROCHURE

PROPERTY DETAILS



PROJECT SCOPE

- $\pm 3,000$ SF office/retail/restaurant opportunity on the second floor, featuring 10-foot finished ceiling heights
- Trophy positioning directly above Hudson House in the heart of West Village
- Located within one of Dallas' most affluent, high-demand urban submarkets
- Unmatched walkability with immediate access to premier dining, retail, & nightlife
- Strong, consistent foot traffic driven by dense daytime and evening populations
- Exceptional connectivity to Uptown, Downtown, and Dallas' primary thoroughfares

NEIGHBORING TENANTS

HUDSON HOUSE

SEPHORA

sweetgreen

S^{OLAR} CYCLE

DL Mack's

SUITSUPPLY

BODYROK

namo

Mendocino Farms

BARRY'S

Yellow Rose
BY KENDRA SCOTT

MALAI
THAI-VIETNAMESE
KITCHEN

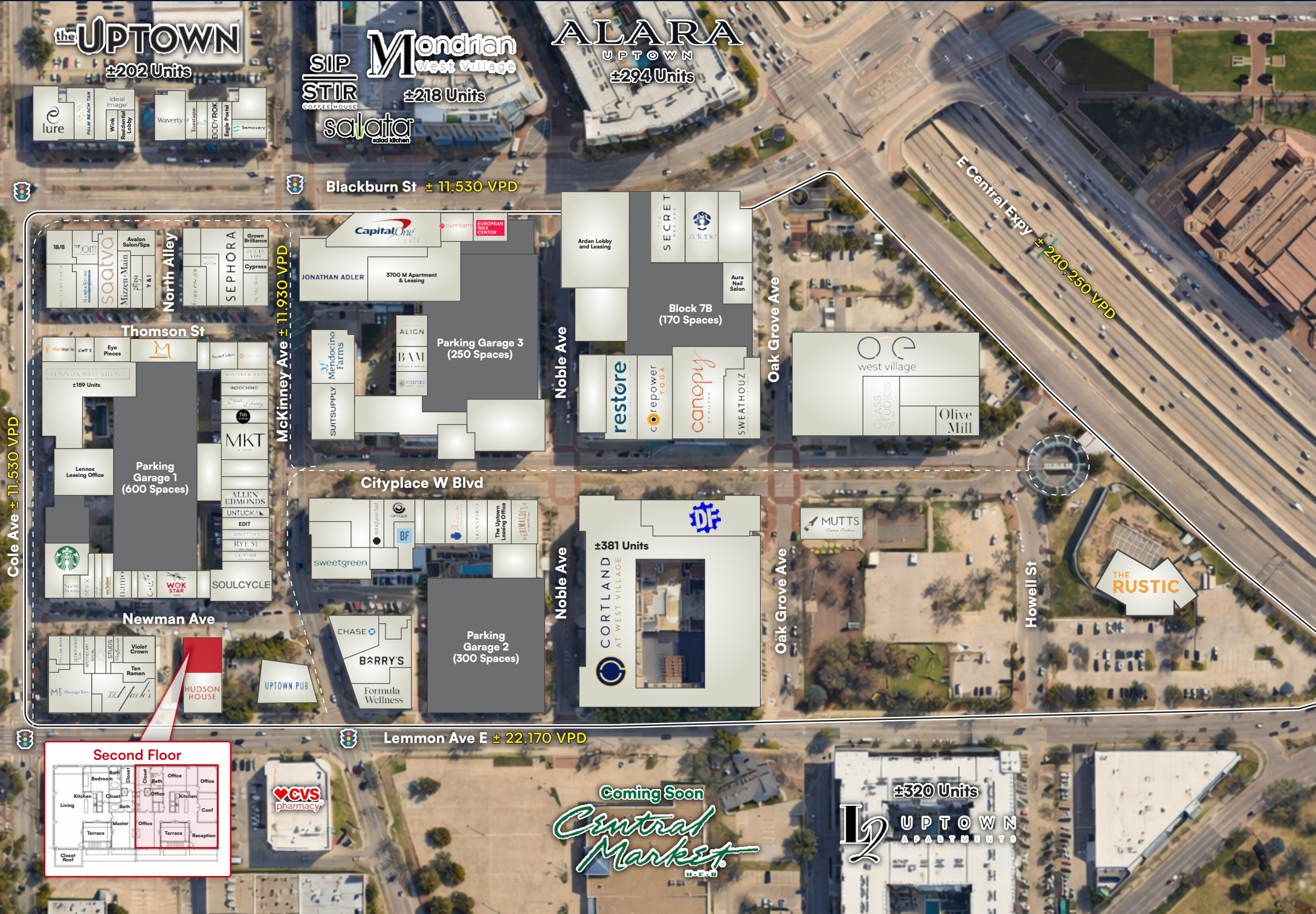
RYE 51
Textile Distillery

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EXPLORE WEST VILLAGE



ABOUT WEST VILLAGE

West Village is one of Dallas' most dynamic urban retail districts, strategically positioned in Uptown along McKinney Avenue, where a **highly walkable**, mixed-use environment drives consistent consumer activity throughout the day and into the evening. Anchored by a dense concentration of **upscale apartments**, Class A office space, and destination retail, the area benefits from a built-in, affluent customer base and **strong daytime population**. Direct connectivity to the DART Light Rail via Cityplace/Uptown Station and access to the **Katy Trail** further amplify foot traffic, drawing both local residents and regional visitors. With a curated mix of national brands, boutique retailers, and **high-performing dining concepts**, West Village consistently ranks among the top-performing retail corridors in Dallas, supported by high-frequency visitation, strong tenant demand, and limited vacancy.



WALK SCORE

93 (Walker's Paradise)



Property Demographics

Mile Radius	0.5-Mile	1-Mile	1.5-Mile
2025 Population	12,774	48,665	76,976
2030 Population Forecast	13,513 (+5.8%)	51,219 (+5.2%)	81,087 (+5.3%)
Median Age	37	36	36
Bachelor's Degree	4,700	17,322	27,444
2025 Households	8,761	31,651	49,302
2030 Household Forecast	9,232 (+5.4%)	33,287 (+5.2%)	52,053 (+5.6%)
Avg Household Income	\$154.1k	\$135.7k	\$133.9k
Median Household Income	\$109.5k	\$97.7k	\$96.1k
Daytime Employment	20,386	85,352	169,961
Consumer Spending	\$172.6m	\$587.3m	\$935.6m

West Village®

UPTOWN | DALLAS





 **Gables Turtle Creek Cityplace**
232 Units

 **Mondrian West Village**
217 Units

 **Alara Uptown**
381 Units

 **Thirty 377**
305 Units

 **3700M**
381 Units

 **The Monterey by Windsor**
371 Units

 **Riviera at West Village**
150 Units

 **Sawyer I**
75 Units

 **Lennox**
159 Units

 **MAA North Hall**
186 Units

 **The Park at Katy Trail**
300 Units

West Village
UPTOWN DALLAS

Blackburn St ± 11,530 VPD
Lemmon Ave E ± 22,170 VPD
McKinney Ave ± 11,930 VPD

 **Ardan**
389 Units

 **Carlisle on the Katy Trail**
147 Units

 **Cortland at West Village**
381 Units

 **Cortland M Line**
231 Units

 **L2 Uptown**
320 Units

± 240,250 VPD

 **One Oak Grove**
149 Units

 **Howell Uptown**
190 Units

 **Residences at the Grove**
185 Units

 **McKinney & Lemmon**
800 Units

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This Leasing Package contains select information pertaining to the business and affairs of 3699 McKinney Ave, Dallas, TX 75204 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence. Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property. This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.



Information About Brokerage Services

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

11-2-2015



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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date