



TOWER 22TM
DISTRICT

2,610 TO 5,610 SF AVAILABLE FOR LEASE



21,163 SF BUILDING

High-end creative office finish out
Fenced and gated parking
Natural light and exposed brick walls



4000 EAST SIDE AVENUE • DALLAS, TEXAS 75226

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.



Building Overview

Exceptional creative office space available in the emerging Tower 22 District. Ideally situated between Lakewood and Deep Ellum, this prime location is just minutes from the acclaimed dining and entertainment scenes of Lower Greenville and Downtown Dallas.

Thoughtfully renovated and architecturally preserved by Gordan Highlander, the property blends Modern Design with Timeless Character. Highlights include soaring vaulted ceilings, expansive windows, skylights, and a spacious private courtyard with stylish furnishings and landscaping.



4000 EAST SIDE AVENUE • DALLAS, TEXAS 75226

DALLAS
LOVE FIELD



75

DALLAS



INTERSTATE
30

INTERSTATE
35E

DALLAS
EXECUTIVE
AIRPORT



INTERSTATE
45

 **HOLT LUNSFORD**
COMMERCIAL



4000 EAST SIDE AVENUE • DALLAS, TEXAS 75226



4000 EAST SIDE AVENUE • DALLAS, TEXAS 75226



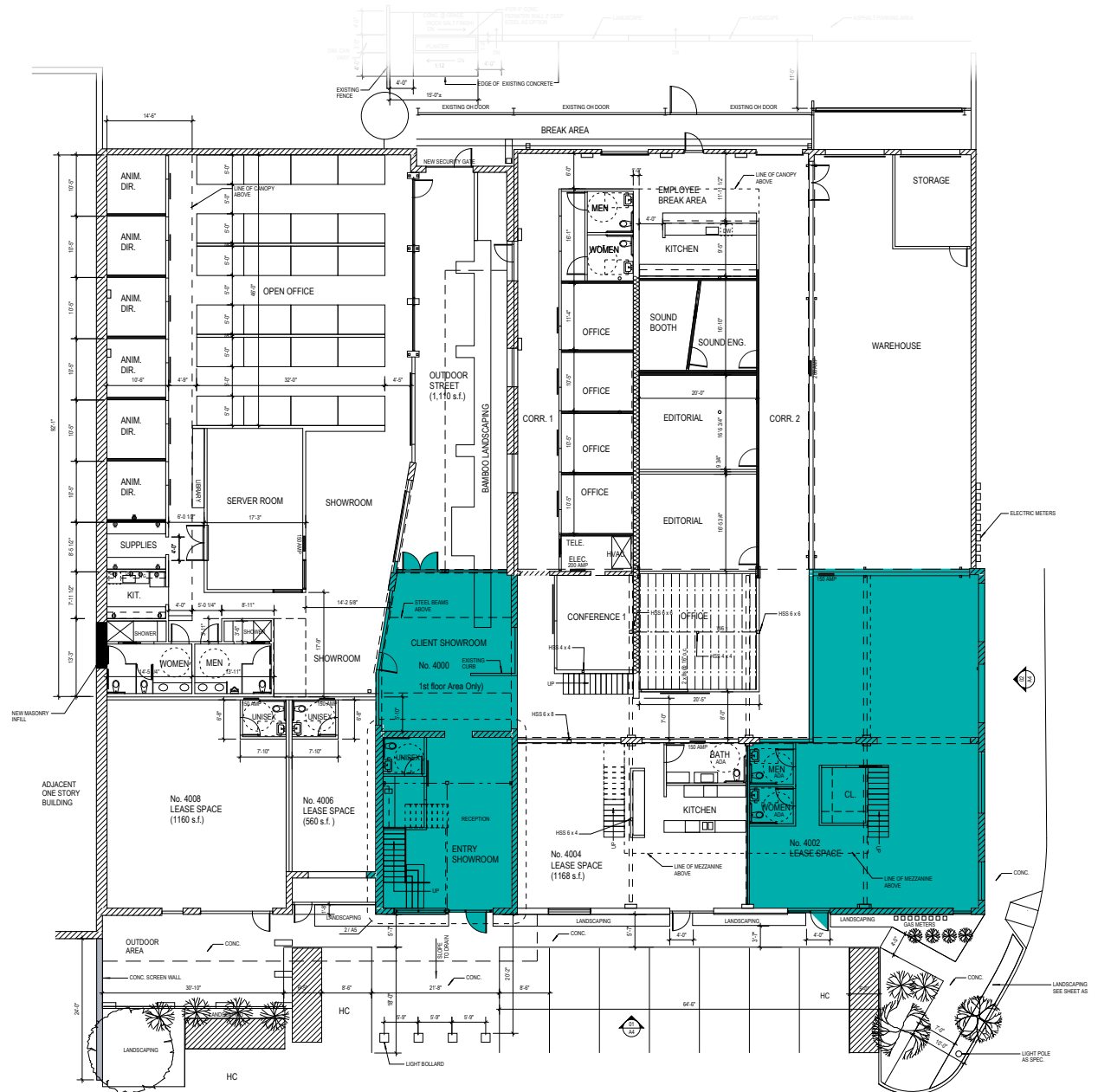


TOWER 22TM

DISTRICT

FLOOR PLAN

FLOOR 1 | 5,610 SF AVAILABLE
SUITE 4000 - 3,000 SF
SUITE 4002 - 2,610 SF

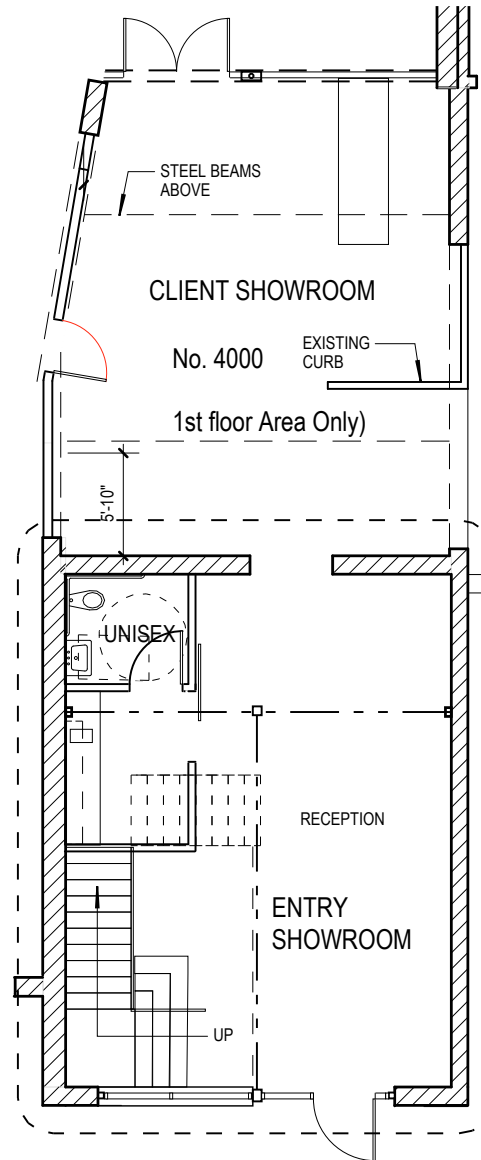




TOWER 22™
DISTRICT

FLOOR PLAN

SUITE 4000 | 3,000 SF

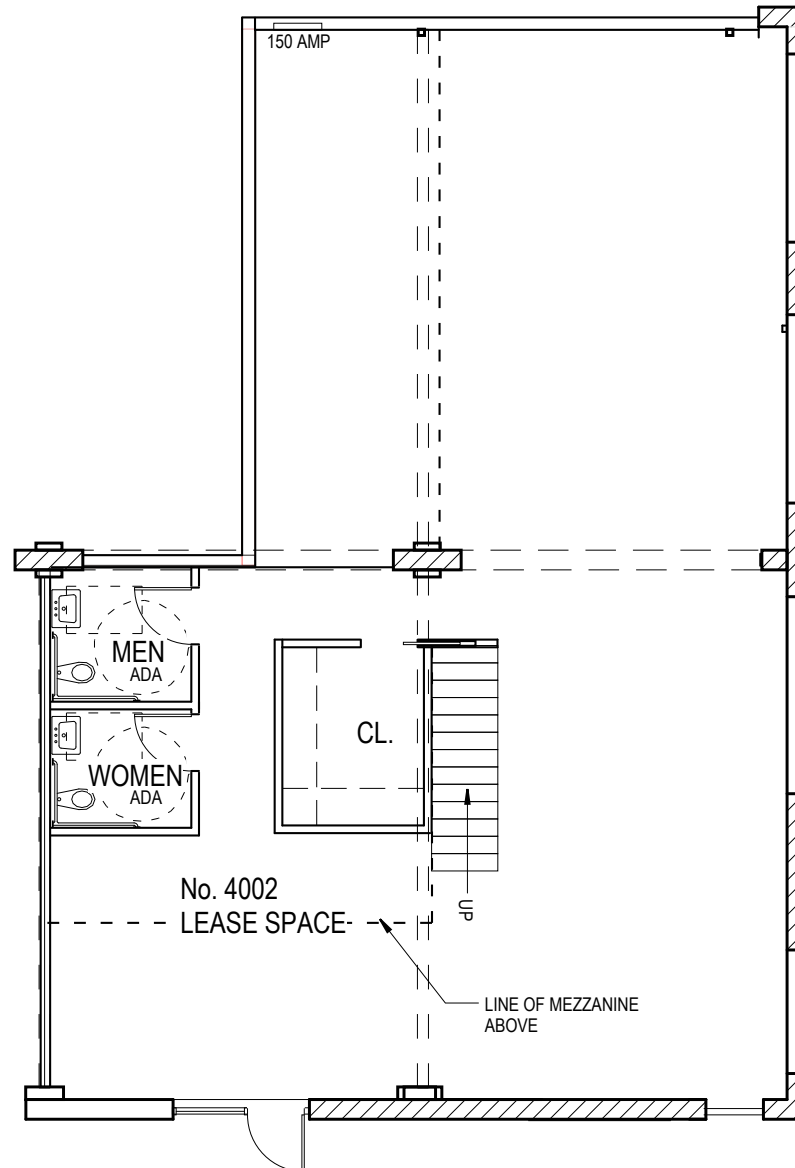


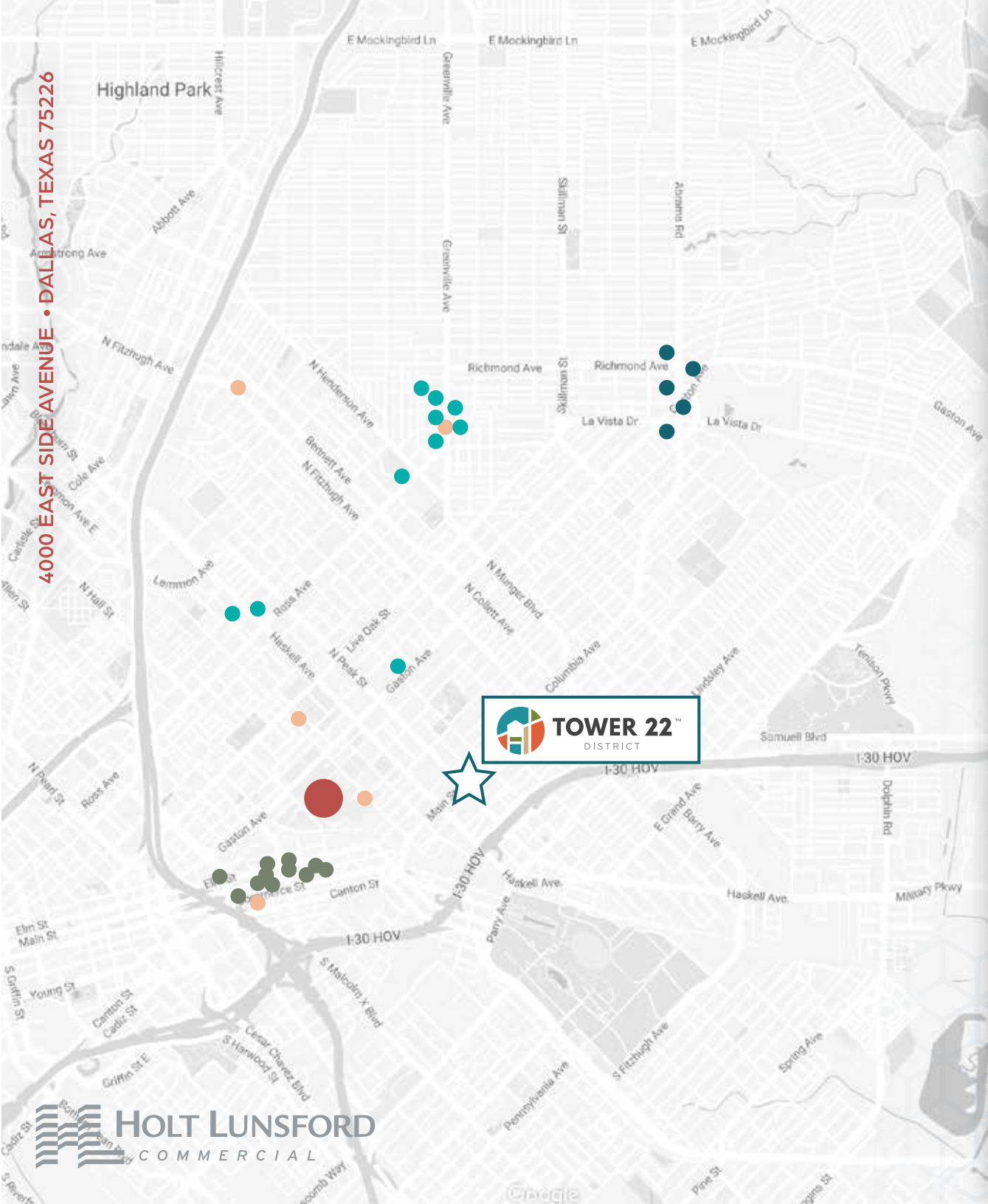


TOWER 22™
DISTRICT

FLOOR PLAN

SUITE 4002 | 2,610 SF





LOCAL AMENITIES

DEEP ELLUM - 3 MIN

Terry Black's Barbecue
Pecan Lodge
STIRR
Sky Rocket Burger
Cheba Hut
Hattie B's Hot Chicken
Cane Rosso
Velvet Taco
Serious Pizza
Pepe's & Mitos

LAKEWOOD - 5 MIN

Whole Foods
Mi Cocina
Cava
Chipotle
Sweet Green

EAST DALLAS / LOWER GREENVILLE - 6 MIN

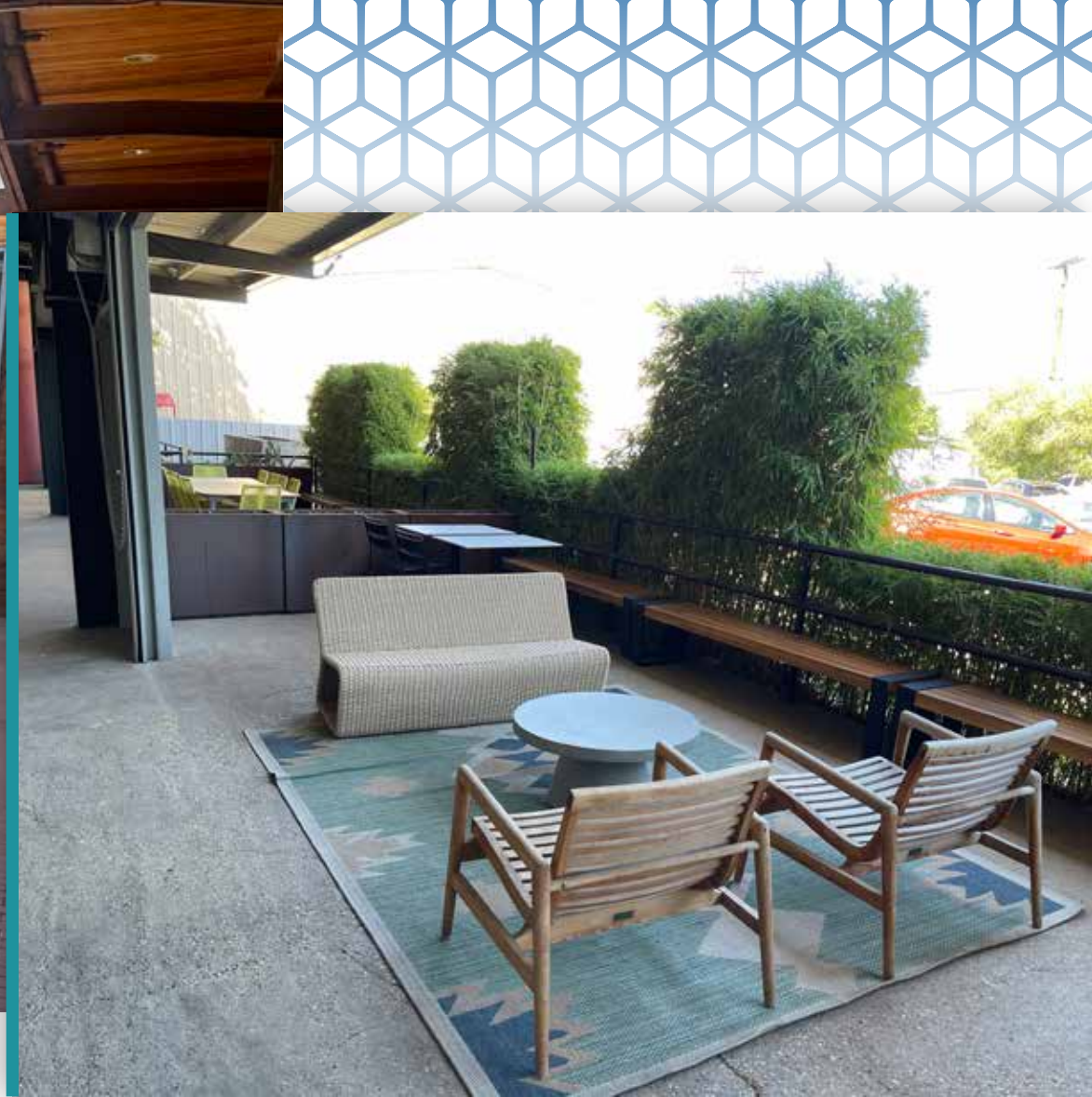
HG Sply
Greenville Avenue Pizza Company
Truck Yard
Thai Thai
Wabi House
Loro
E Bar Tex Mex
Lucky's Hot Chicken
Raising Cane's
Starbucks

FITNESS

Cowboys Fit
Behavior & Performance Research
Planet Fitness
F45 Training
Crossfit Deep
Gym of Social Mechanics

OTHER

Baylor Scott & White



CONTACTS

OLIVER DAY

oday@holtlunsford.com
972.983.9323

SAM CRAIN

scrain@holtlunsford.com
469.744.3443



Information About Brokerage Services

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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.

A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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.

Holt Lunsford Commercial, Inc.

359505

hlunsford@holtlunsford.com

972.241.8300

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Mario Zandstra

312827

mzandstra@holtlunsford.com

972.241.8300

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone