

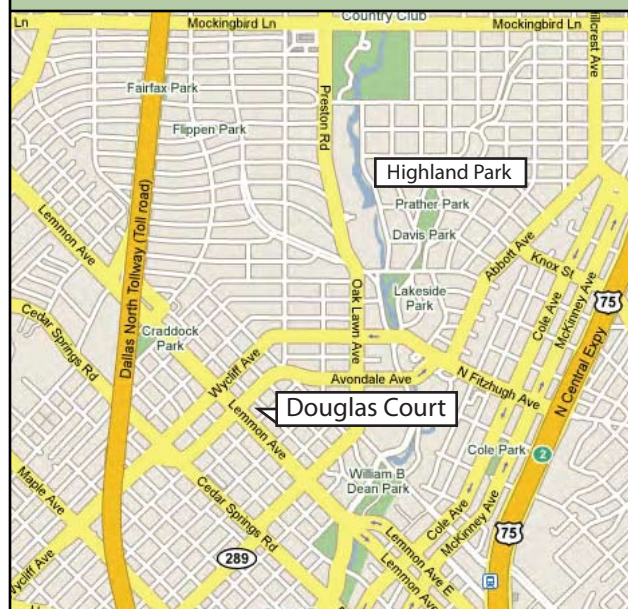


# Available For Lease

## Douglas Court

### Douglas Court

4140 Lemmon Avenue  
Dallas, Texas 75219



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### Rental Rates

- ◆ \$30 psf First Floor
- ◆ \$19 +E Second Floor Office

### Triple NNN

- ◆ Est. \$7.75 psf

### Demographics

	1Mile	3Mile	5Mile
◆ Population	33,934	160,684	361,248
◆ Daytime Pop.	29,519	298,319	456,112
◆ Average HH Income	\$86,899	\$92,158	\$82,099

Douglas Court is a two-story retail/office building locted in the heart of the retail and restaurant corridor of Lemmon Avenue, serving Highland Park, Turtle Creek and Oak Lawn. Join Gloria's Restaurant, Gengus Grill Buffalo Wild Wings, Monarch Dental, and Yoga Sport in this high traffic location.

### Available Space

- ◆ 2,005 sf ~ 6,269 sf

### Finish Out Allowance

- ◆ Negotiable

### Traffic Counts

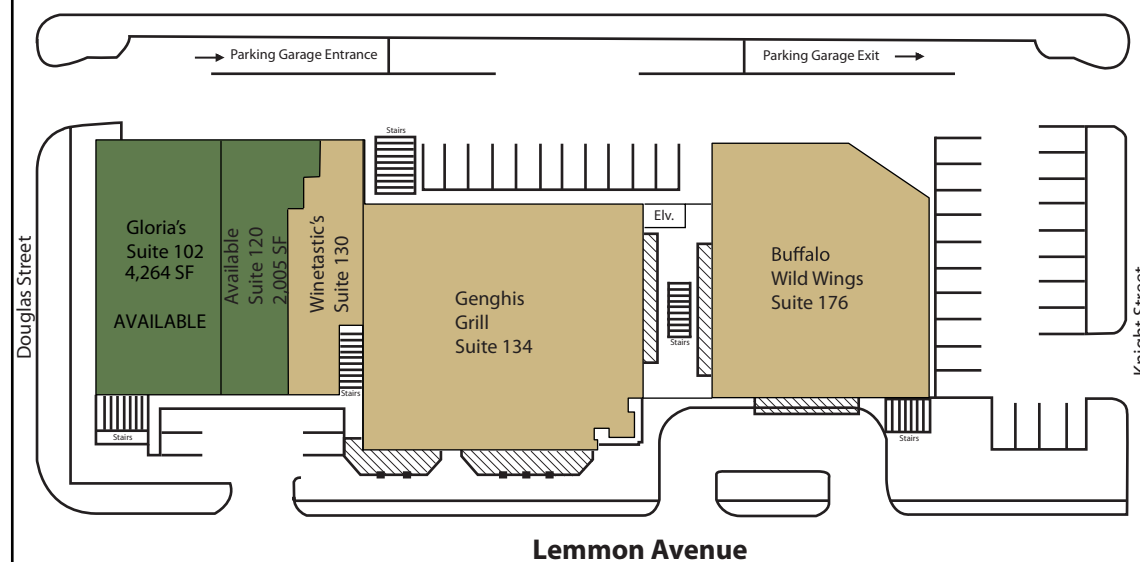
◆ Lemmon Av.	46,064 CPD
◆ Douglas	10,755 CPD



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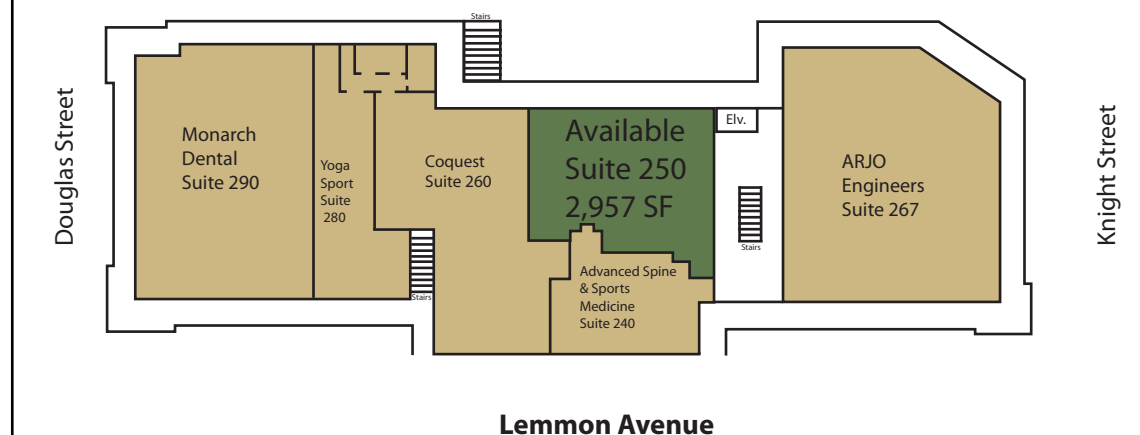
### FIRST FLOOR



### Available:

- ◆ 2,005 sf & 4,269 sf First Floor Retail
- ◆ Neighbors:  
Wine Tastic  
Genghis Grill  
Buffalo Wild Wings

### SECOND FLOOR



### Available:

- ◆ 2,957 sf Second Floor Office
- ◆ Neighbors:  
Coquest  
Advanced Spine & Sport

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