

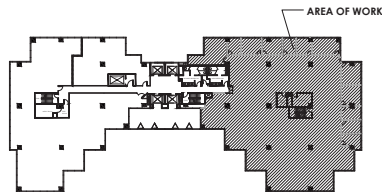
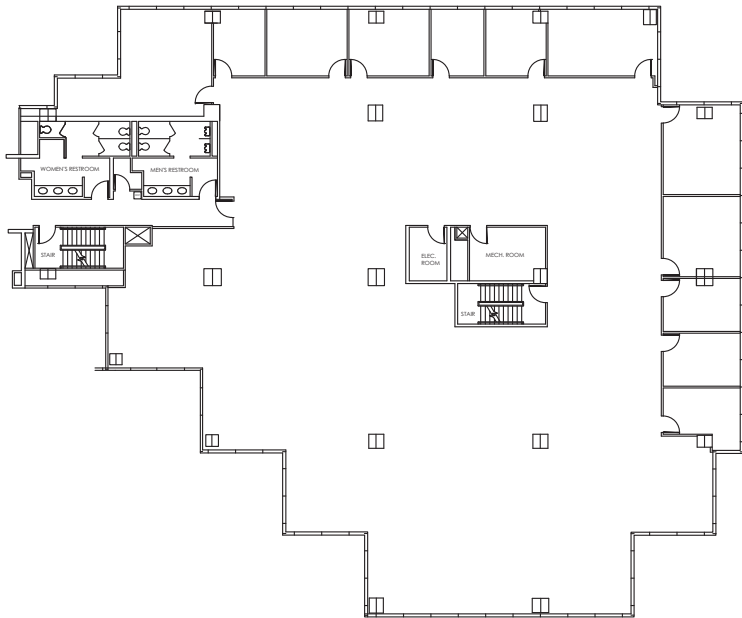
# 3100 *Monticello*

3100 Monticello Ave, Dallas, TX 75205

Under New Ownership



**PRESCOTT  
GROUP**



**11,917 SF**

Available Immediately  
Suite 500

## **3100** *Monticello*

now under new ownership by  
**Prescott Group**, is an architecturally  
distinct Class A office property situated in one  
of Dallas' best locations.

Situated just one block west of US-75 (North Central  
Expressway), **3100 Monticello** enjoys exceptional convenience to  
Dallas' well-developed transportation network, and Dallas Love Field  
is just a 10-minute drive from the Property.



# Amenities

- State-of-the-art fitness center and on-site cafe
- Structured parking, 3/1,000 RSF
- Highland Park location
- On-site security & building management
- Excellent central location with outstanding access to North Central Expressway and the Katy Trail
- Within minutes to retail shops, banks, hotels and a wide variety of restaurants
- Under new ownership, Prescott Group

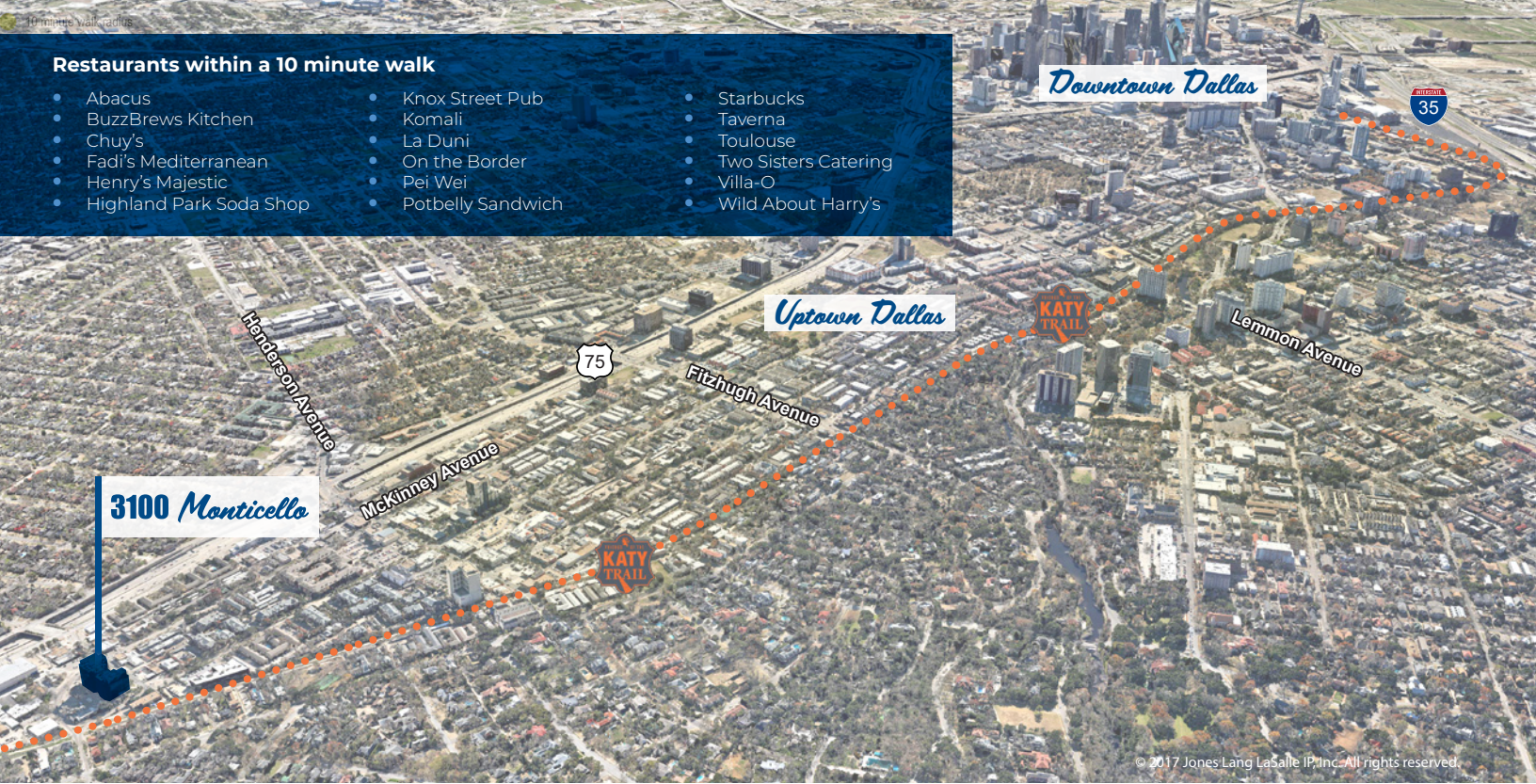
# Highlights

<b>Rentable Building Area</b>	174,879 SF
<b>Stories</b>	9
<b>Typical Floor Size</b>	20,000 SF
<b>Building Class</b>	A
<b>Parking Ratio</b>	3/1,000
<b>Year Built</b>	1983



### Restaurants within a 10 minute walk

- Abacus
- BuzzBrews Kitchen
- Chuy's
- Fadi's Mediterranean
- Henry's Majestic
- Highland Park Soda Shop
- Knox Street Pub
- Komali
- La Duni
- On the Border
- Pei Wei
- Potbelly Sandwich
- Starbucks
- Taverna
- Toulouse
- Two Sisters Catering
- Villa-O
- Wild About Harry's



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