

A photograph of a long, bright office space with a red brick wall on the left and large windows on the right. The floor is polished and reflects the light. The text "Creative Office Space with a New" is overlaid on the image, following the curve of the brick wall.The logo for 31 Crowdus, featuring the number "31" in a bold, black font with a blue circle around the "1".

C R O W D U S

The logo for BEATK, featuring the word "BEATK" in a large, blue, outlined font, slanted upwards from left to right.



➤ Walking distance to retail, restaurants and venues

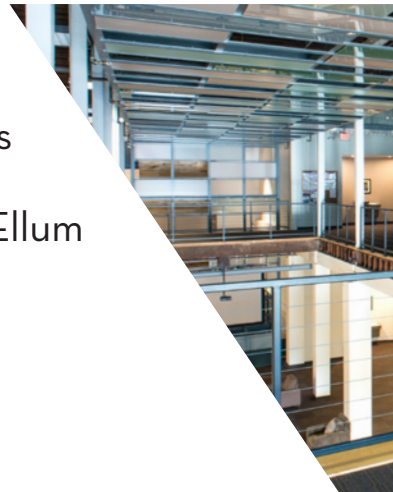
➤ Stand alone building

➤ Open plan

➤ Tons of natural light

➤ Unique, architectural features

➤ Located in vibrant Deep Ellum





31





Secured
On-Site
Parking

Access to
DART
Light Rail

70,705

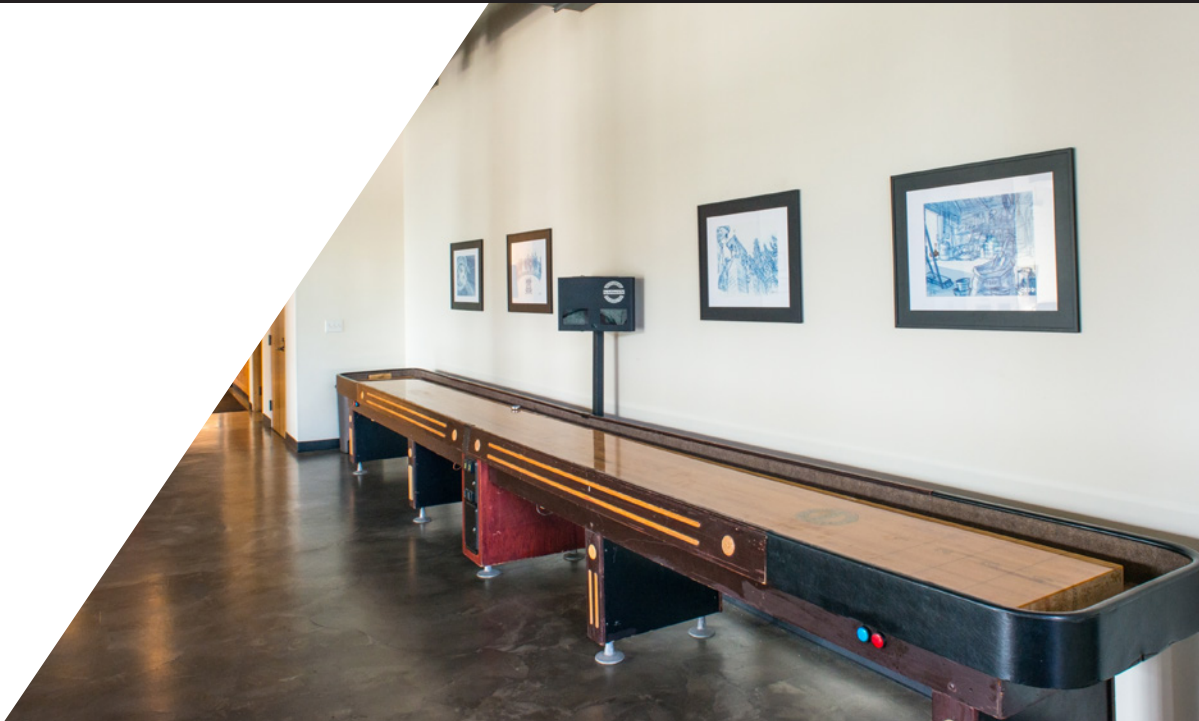
RSF

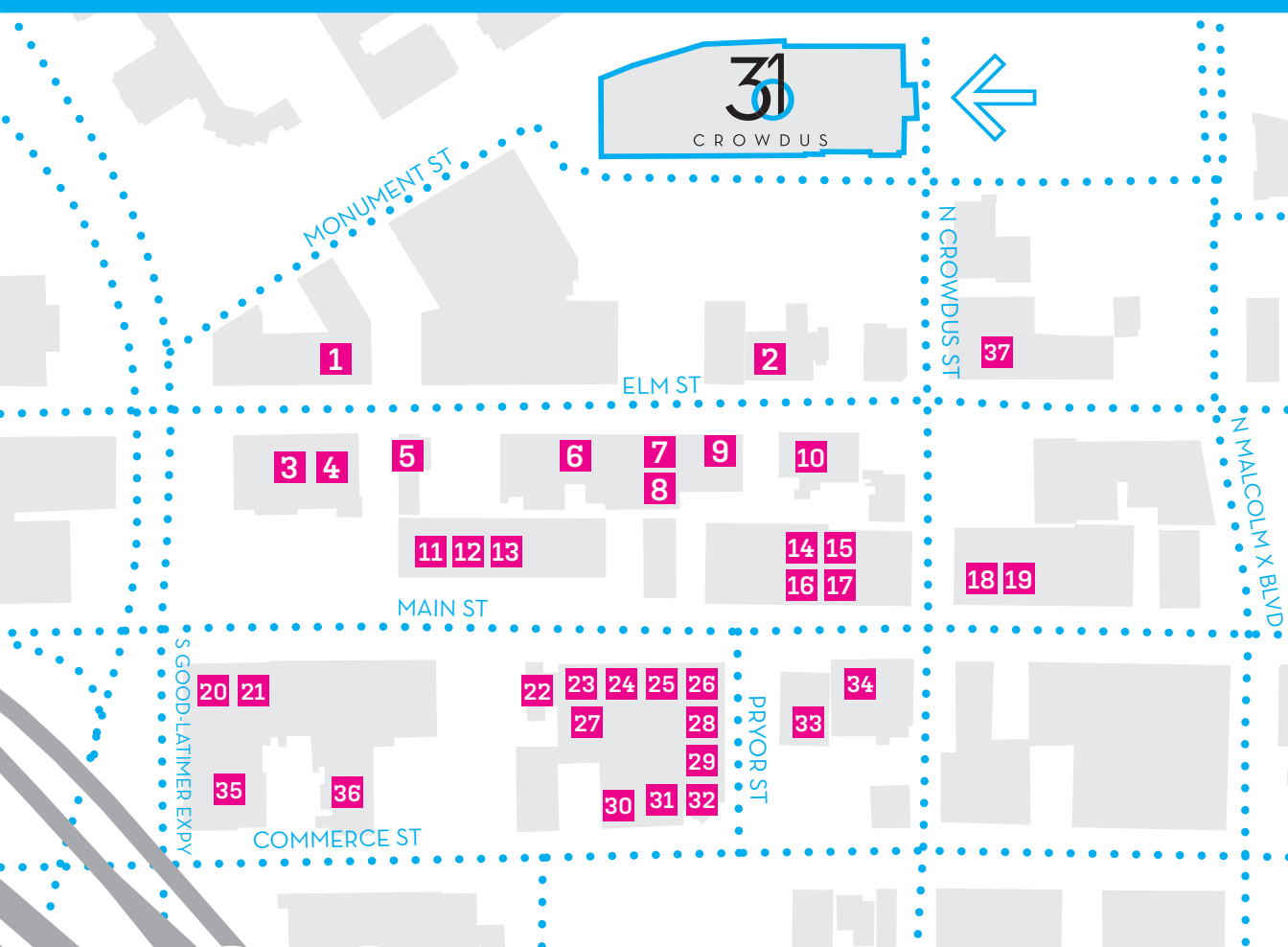
THE

PERKS

Walking
Distance to
Retail

Located
in Vibrant
Deep Ellum





LOCAL FAIR

➤ **60+** restaurants, **20+** music venues, and **30+** shops

- | | | |
|----------------------------------|--------------------------------|-------------------------------|
| 1 STONEDECK PIZZA PUB | 14 EASY SLIDER | 27 PICOLE |
| 2 THE GREEN ROOM | 15 HIGH & TIGHT BERSHOP | 28 TRINITY CIDER |
| 3 SHOALS | 16 REVOLVER TACO | 29 GET FRIED |
| 4 BIG GUYS CHICKEN & RICE | 17 ROCKET FIZZ | 30 DOTS HOP HOUSE |
| 5 DEEP SUSHI | 18 STIRR | 31 THE PARLOR |
| 6 TWILITE LOUNGE | 19 BEAUTY BAR | 32 RUINS |
| 7 CHILLS 360 | 20 TIGGERS TATTOO | 33 PECAN LODGE |
| 8 DOH | 21 LA REUNION | 34 EMPORIUM PIES |
| 9 FUZZY'S TACO SHOP | 22 VIDDORA | 35 PUNCH BOWL SOCIAL |
| 10 OFF THE RECORD | 23 EIGHTEEN NINETY | 36 TWISTED ROOT BURGER |
| 11 BRAINDEAD BREWING | 24 BLANK CANVAS | 37 SERIOUS PIZZA |
| 12 LOCAL HUB BICYCLE CO | 25 TABBOO TATOO | |
| 13 JADE & CLOVER | 26 KETTLE ART | |

WALKABLE
VIBRANT



ENTERTAINMENT





Ready to give your office a new
BEATV



C R O W D U S

For Leasing Information:

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ASANA
PARTNERS

