



4809 COLE AVE. | DALLAS, TX

## BUILDING FACTS

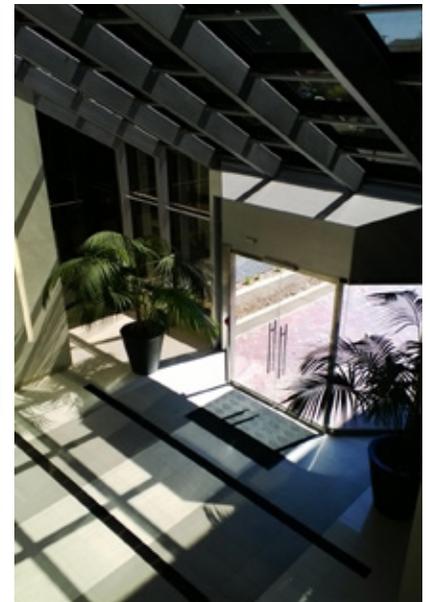
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- 59,101 RSF, 3 Stories
- 18,000 RSF Average Floor Size
- Built in 1984
- 3:1,000 Parking Ratio in Secured Underground Garage and Surface Lot
- Excellent Access to Dallas North Tollway and Central Expressway

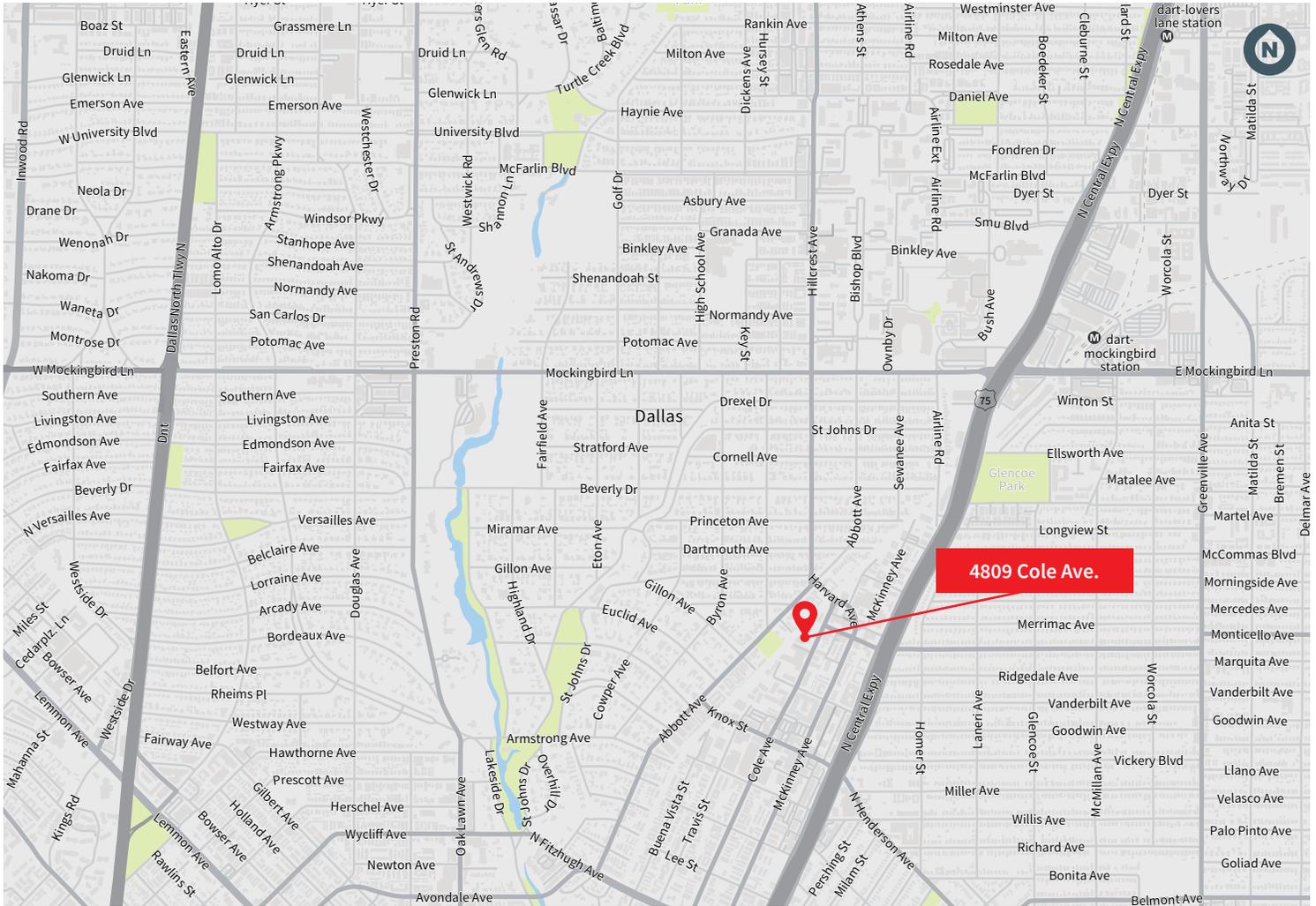
## BUILDING AMENITIES

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- Health Club in the Building
- Walking Distance to Knox Street Dining and Shopping Attractions
- Overlooks the Katy Trail
- In Close Proximity to Mockingbird Station, West Village and North Park Center
- On the Edge of Highland Park



# 4809 Cole Ave.



**Size:** 59,101 SF; 3 Stories

**Built:** Built in 1984

**Typical Floor:** 18,000 RSF

**Ceiling height:** 9'

**Parking:** 3.0:1,000 Parking Ratio  
Secure Underground Garage and Surface

**Elevators:** 2 Hydro Passenger Elevators

**Access:** 24-Hour Card Key Access

**Location:** Excellent Access to North Dallas Tollway and Central Expressway

**Management:** Provided by JLL IP, Inc

**For more information, contact:**

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