



1010 W Mockingbird Ln Dallas, TX 75205
7101 Envoy Ct Dallas, TX 75247



For
Rent

Great opportunity to lease up to 50,000 SF of Class B Office in an infill location



Property includes:

- Within 2 Miles Away From Parkland Hospital
- Proximity To Highway 35E & 183
- Gated Property



Built in 1970 and renovated mostly in 2014 under new ownership, this gated property features more than 232 parking spaces, an elevator, outdoor sitting area, and more.

Property lobbies were newly updated in 2019, with more than \$150,000 spent on HVAC replacement in 2019 alone.

Asphalt was newly sealed and restriped in 2020.

Billboard signage is available, along with competitive tenant improvement packages available for long-term tenants.



[https://youriguide.com/1010 w mockingbird ln dallas tx](https://youriguide.com/1010-w-mockingbird-ln-dallas-tx)



1010 W Mockingbird Ln

- Controlled Access Buildings
- Elevator inside 1010 W Mockingbird Ln
- Located Within 5 mins drive to Love Field Airport, Design District, Uptown & Downtown Dallas.
- Ample Parking over 220 parking spots available.
- Signage Available
- Design District Submarket
- Well Maintained Assets



7101

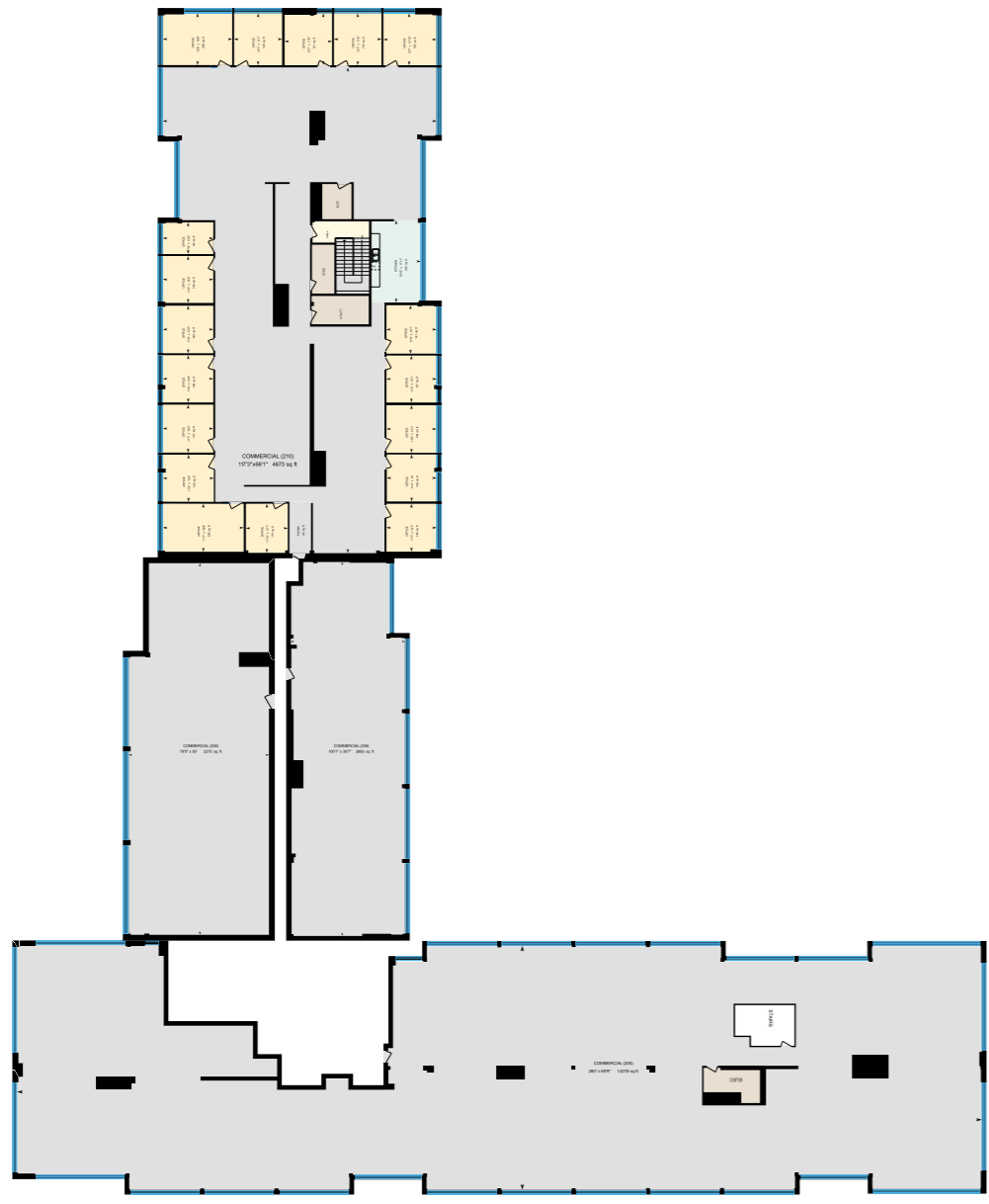
PRIVATE PROPERTY
NO TRESPASSING
BY PERMISSION

VEHICLES & TRAILERS
MUST BE TOWED
TO MAIN OFFICE

ENTRANCE ONLY

NO PARKING FIRE LANE

NO PARKING FIRE LANE



0 11 22

PREPARED: JAN 2020

These figures are excluded from total floor area in CSDS floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



2nd Floor - 1010 W Mockingbird Ln - 33,500 SF Available at \$14/SF + Electrical





Exhibit "B"

(7101 ENVOY COURT BUILDING)
Floor Plan (The Demised Premises)

7101 Envoy Court

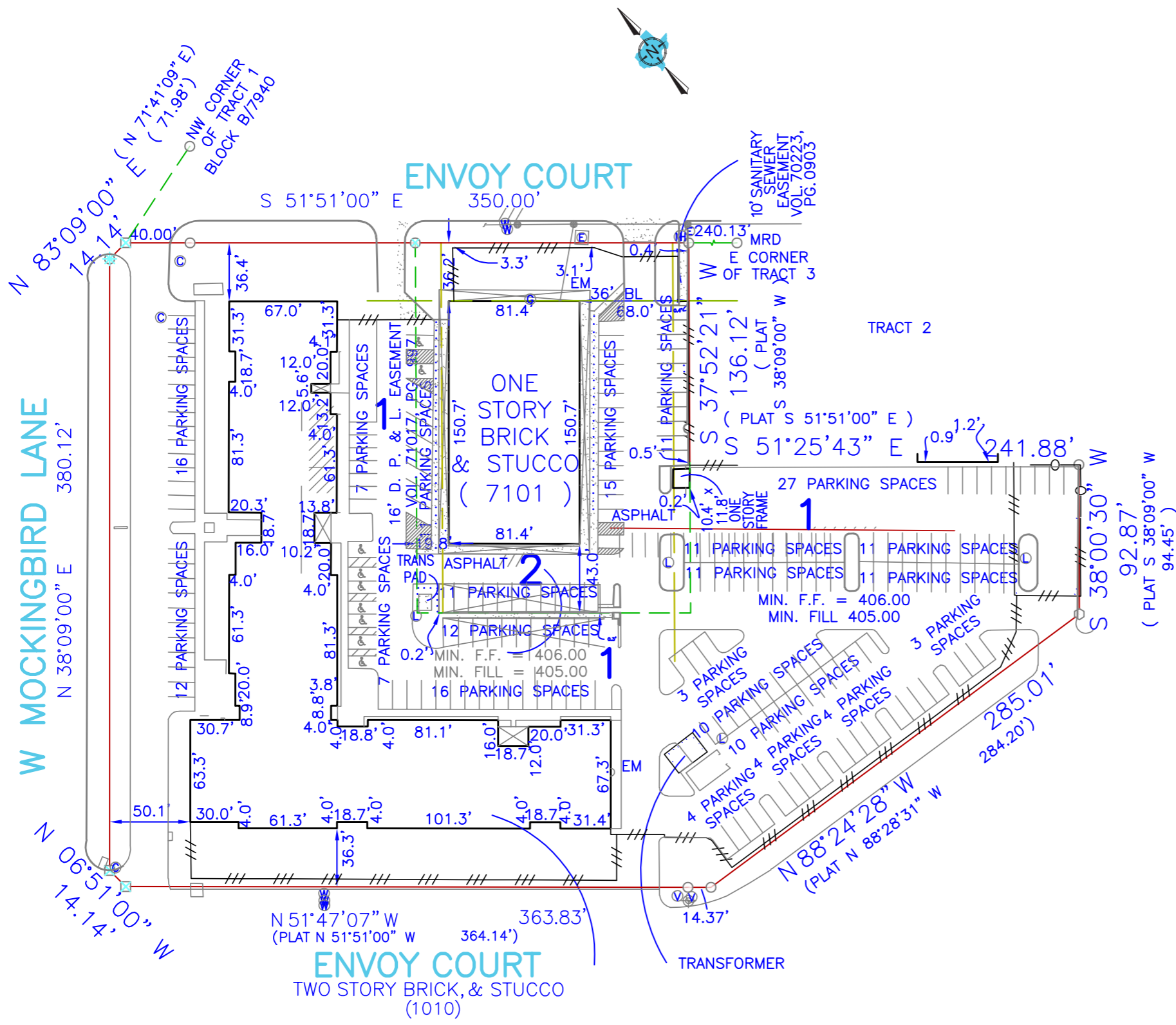


0 11 22 ft
PREPARED: Jul 2020
While regions are excluded from total floor area in iGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



7101 Envoy Ct - 12,000 SF Available at \$14/SF + Electrical





SURVEY PLAT

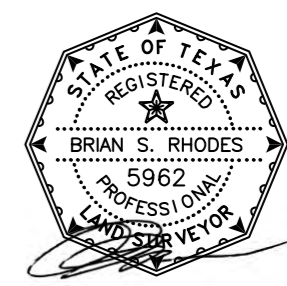
BRIANS. RHODES Registered Professional Land Survey or (972)475-8940
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 1010 W MOCKINGBIRD AND LANE 7101 ENVOY COURT, in the city of DALLAS Texas. Lot No. 1&2, Block No. C/7940 of MARQUIS NO.1, an addition in the city of DALLAS, DALLAS COUNTY Texas according to the PLAT THEREOF RECORDED in VOLUME 96053 at PAGE 983 of the MAP records of DALLAS COUNTY, TEXAS.

1529 E. I-30, STE. 106, GARLAND, TX 75043 – FIRM REGISTRATION NO. 10194052
 The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY LEVERAGE MOCKINGBIRD, LP THERE ARE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1"=100' USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR LEVERAGE MOCKINGBIRD, LP
 Date: 10/22/2019
 G. F. No.: -
 Job no.: 105170
 Drawn by: JROSS

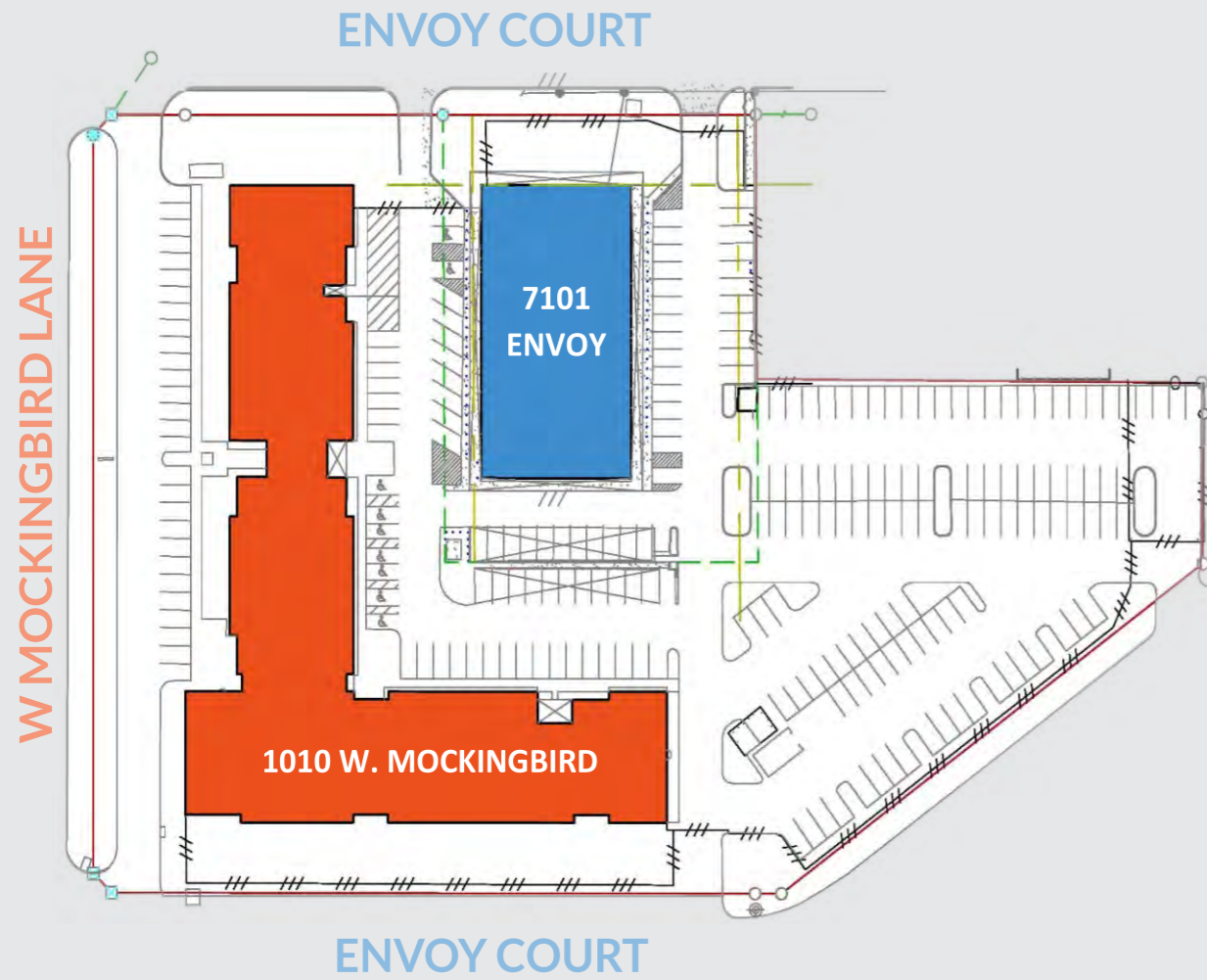
LEGEND	
WOOD FENCE	TEXT
CHAIN LINK	IMPROVEMENTS
IRON FENCE	BOUNDARY LINE
WIRE FENCE	EASEMENT/SETBACK
	RESIDENCE/BUILDING
MRD	MONUMENTS OF RECORD DIGNITY
○	1/2" IRON ROD FOUND
○	1/2" YELLOW-CAPPED IRON ROD SET
□	SET "X"
□	FOUND "X"
○	5/8" YELLOW-CAPPED IRON ROD FOUND
○	PK NAIL FOUND
○	CABLE
○	CLEAN OUT
○	GAS METER
○	FIRE HYDRANT
○	LIGHT POLE
○	MANHOLE
○	GUY-WIRE
○	ELECTRIC
○	POWER POLE
○	TELEPHONE
○	WATER METER
○	WATER VALVE

(UNLESS OTHERWISE NOTED)



227 TOTAL PARKING, 9 HANDICAP MRD'S SHOWN HEREON ARE BASIS FOR DIRECTIONAL CONTROL THIS BOUNDARY IS PER EVIDENCE FOUND ON SITE THIS CERTIFICATION DOES NOT TAKE INTO CONSIDRATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

1010 W. MOCKINGBIRD LANE
7101 ENVOY COURT
DALLAS, TEXAS 75247



SF AVAILABLE:
1010 W. MOCKINGBIRD: 33,000 SF (2ND FLOOR)
7101 ENVOY: 12,000 SF





 1010 W Mockingbird Ln
Dallas, TX 75247

 972-989-9701

 peyman@etebarimg.com