

**MATTHEWS™**

FOR LEASE

# WEST VILLAGE LOFT

3699 McKinney Ave Loft A221 | Dallas, TX 75204



LEASING BROCHURE

# PROPERTY DETAILS



## PROJECT SCOPE

- ±3,000 SF office/retail/restaurant opportunity on the second floor, featuring 10-foot finished ceiling heights
- Trophy positioning directly above Hudson House in the heart of West Village
- Located within one of Dallas' most affluent, high-demand urban submarkets
- Unmatched walkability with immediate access to premier dining, retail, & nightlife
- Strong, consistent foot traffic driven by dense daytime and evening populations
- Exceptional connectivity to Uptown, Downtown, and Dallas' primary thoroughfares

## NEIGHBORING TENANTS

HUDSON HOUSE

SEPHORA

sweetgreen

SULCYCLE

DL Mack's

MALAI  
THAI-VIETNAMESE  
KITCHEN

SUITSUPPLY

BODYROK

RYE 51  
Textile Distillery

namo

Mendocino  
Farms

BARRY'S

Yellow  
Rose  
BY KENDRA SCOTT

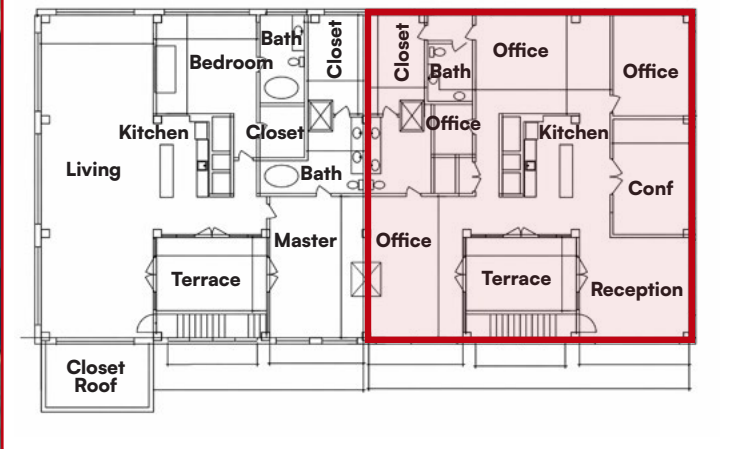
# THE WEST VILLAGE SUITES

Cole Ave ± 11,530 VPD

Mckinney Ave ± 11,930 VPD



## Second Floor



Lemmon Ave E ± 22,170 VPD



# EXPLORE WEST VILLAGE



Coming Soon  
*Central Market*  
The East

# ABOUT WEST VILLAGE

**West Village** is one of Dallas' most dynamic urban retail districts, strategically positioned in Uptown along McKinney Avenue, where a **highly walkable**, mixed-use environment drives consistent consumer activity throughout the day and into the evening. Anchored by a dense concentration of **upscale apartments**, Class A office space, and destination retail, the area benefits from a built-in, affluent customer base and **strong daytime population**. Direct connectivity to the DART Light Rail via Cityplace/Uptown Station and access to the **Katy Trail** further amplify foot traffic, drawing both local residents and regional visitors. With a curated mix of national brands, boutique retailers, and **high-performing dining concepts**, West Village consistently ranks among the top-performing retail corridors in Dallas, supported by high-frequency visitation, strong tenant demand, and limited vacancy.



## WALK SCORE

**93** (Walker's Paradise)



## Property Demographics

Mile Radius	0.5-Mile	1-Mile	1.5-Mile
2025 Population	12,774	48,665	76,976
2030 Population Forecast	13,513 (+5.8%)	51,219 (+5.2%)	81,087 (+5.3%)
Median Age	37	36	36
Bachelor's Degree	4,700	17,322	27,444
2025 Households	8,761	31,651	49,302
2030 Household Forecast	9,232 (+5.4%)	33,287 (+5.2%)	52,053 (+5.6%)
Avg Household Income	\$154.1k	\$135.7k	\$133.9k
Median Household Income	\$109.5k	\$97.7k	\$96.1k
Daytime Employment	20,386	85,352	169,961
Consumer Spending	\$172.6m	\$587.3m	\$935.6m

# West Village®

UPTOWN | DALLAS



 **Gables Turtle Creek Cityplace**  
232 Units

 **Mondrian West Village**  
217 Units

 **Alara Uptown**  
381 Units

 **Thirty 377**  
305 Units

 **3700M**  
381 Units

 **The Monterey by Windsor**  
371 Units

 **Riviera at West Village**  
150 Units

 **Sawyer I**  
75 Units

 **Lennox**  
159 Units

 **MAA North Hall**  
186 Units

 **The Park at Katy Trail**  
300 Units

**Blackburn St ± 11,530 VPD**



**E Central Expy**

 **Carlisle on the Katy Trail**  
147 Units

**Lemmon Ave E ± 22,170 VPD**

 **Ardan**  
389 Units


 **McKinney Ave ± 11,930 VPD**


 **Cortland at West Village**  
381 Units

 **Cortland M Line**  
231 Units


 **L2 Uptown**  
320 Units

**± 240,250 VPD**

 **One Oak Grove**  
149 Units

 **Howell Uptown**  
190 Units

 **Residences at the Grove**  
185 Units

 **McKinney & Lemmon**  
800 Units

**West Village**  
UPTOWN DALLAS

FOR LEASE

# WEST VILLAGE LOFT

3699 McKinney Ave Loft A221 | Dallas, TX 75204

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date