



**3100** *Monticello*

  
**THIRTY-FOUR**  
COMMERCIAL

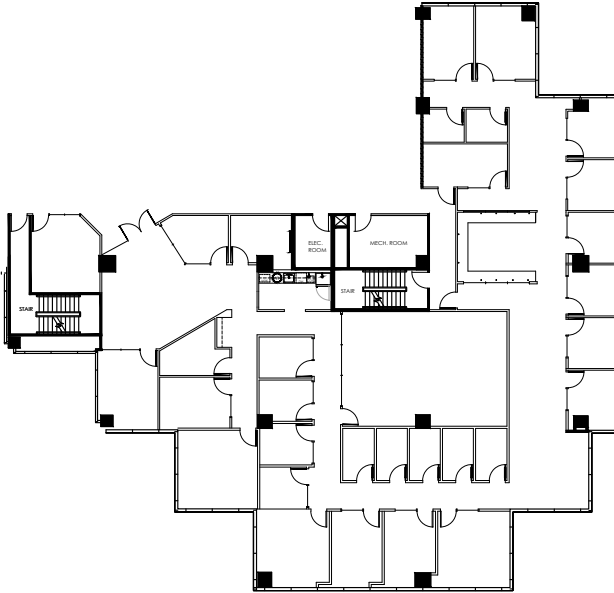
  
PRESCOTT  
GROUP



## PREMIER LOCATION

Located in the Knox District neighborhood, 3100 Monticello offers immediate access to Dallas' best restaurants, high-end retailers, and the Katy Trail. The charming destination neighborhood is in the midst of a major transformation and has been strategically master-planned to host a wide range of modern conveniences within a short walking distance from 3100 Monticello. The hotels, luxury housing, shopping, and dining exude class and quality making it an attractive and convenient location for companies seeking the best Dallas has to offer.

## KEY PLAN



### Featured Availability

Suite 200  
8,094 SF  
Available Immediately



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## OVERVIEW

<b>Rentable Building Area</b>	175,193 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
<b>Renovated</b>	2019

## HIGHLIGHTS

- Highly coveted Highland Park location
- State-of-the-art fitness center and on-site grab and go deli
- Structured parking, 3/1,000 RSF
- On-site security & building management
- Building owned by Prescott Group

# BEAUTIFUL NEWLY RENOVATED AMENITIES



Artistic Lobby and Welcoming Reception

Convenient, Fully Stocked Grab n' Go Deli

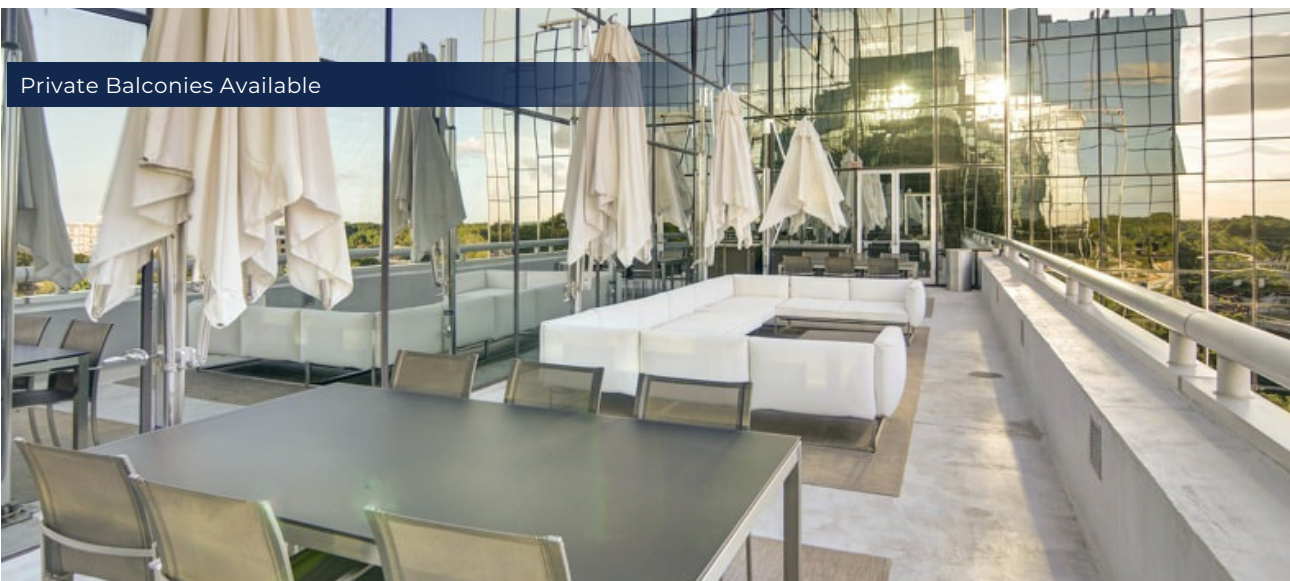


State-of-the-Art, Full Service Fitness Center





Modern, Architectural Drive-Up



Private Balconies Available

3100 Monticello



## LOCAL AMENITIES

Steps away from the Knox District & Katy Trail

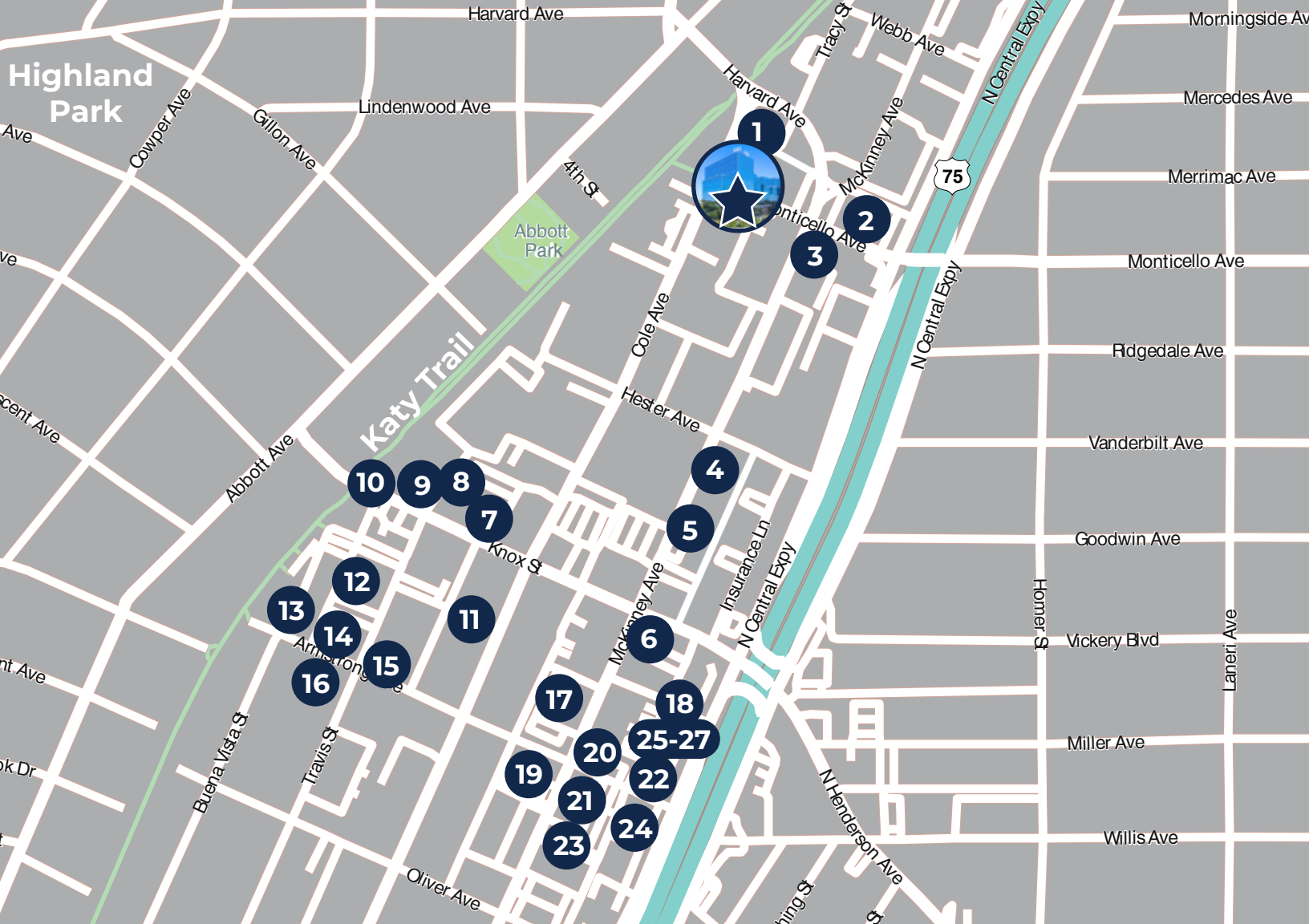


Excellent central location with outstanding access to North Central Expressway, Uptown, Preston Center & CBD

Within minutes to retail shops, banks, hotel and a wide variety of restaurants

## RESTAURANTS WITHIN WALKING DISTANCE

1. JAVIER'S
2. HENRY'S MAJESTIC
3. CHELSEA CORNER
4. KA THAI
5. LA DUNI
6. CHUY'S
7. STARBUCKS
8. UP ON KNOX
9. TAVERNA
10. TOULOUSE
11. LITTLE KATANA
12. GEORGIE
13. CAFE MADRID
14. ZIZIKI'S
15. LE BILBOQUET
16. GRANGE HALL
17. JASPER'S
18. FADI'S MEDITERRANEAN
19. ORIGIN KITCHEN
20. CHIPOTLE
21. DOCE MESAS
22. PEI WEI
23. ROTI GRILL
24. POTBELLY SANDWICH
25. CAULDRON ICE CREAM
26. JERSEY MIKE'S
27. GO FISH POKE



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FOR LEASING INFORMATION:



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COMMERCIAL

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