

CASA STELLINA

3004 MAIN STREET • 3005 COMMERCE STREET
IN DEEP ELLUM, DALLAS, TEXAS

PROPERTY
VIDEO



TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

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PROPERTY DETAILS

3004 Main Street:	1,000 sf building
3005 Commerce Street:	7,500 sf building
Total Building Size:	8,500 sf
Total Land Size:	18,189 sf
Zoning:	PD 269
Access:	U.S. 75 I-30 Main Street Commerce Street

HIGHLIGHTS

- Heart of Deep Ellum on Main Street
- High-End, Modern Space
- Two Existing Buildings
- Large outdoor Japanese Style Garden
- Access off Main St & Commerce St
- Walkability to 75+ Restaurants, Cafes, Bars
- Luxury Apartment Boom in Trade Area
- Minimal or No Parking Requirements

OFFERING OVERVIEW

Trinity Southwest is pleased to present the opportunity to acquire *Casa Stellina* in Deep Ellum, which includes 3004 Main Street and 3005 Commerce Street.

The primary entrance to *Casa Stellina*, on Main Street, opens into a Japanese-style garden. The enclosed zen garden's sophisticated simplicity offers a sense of privacy and serenity within an urban oasis.

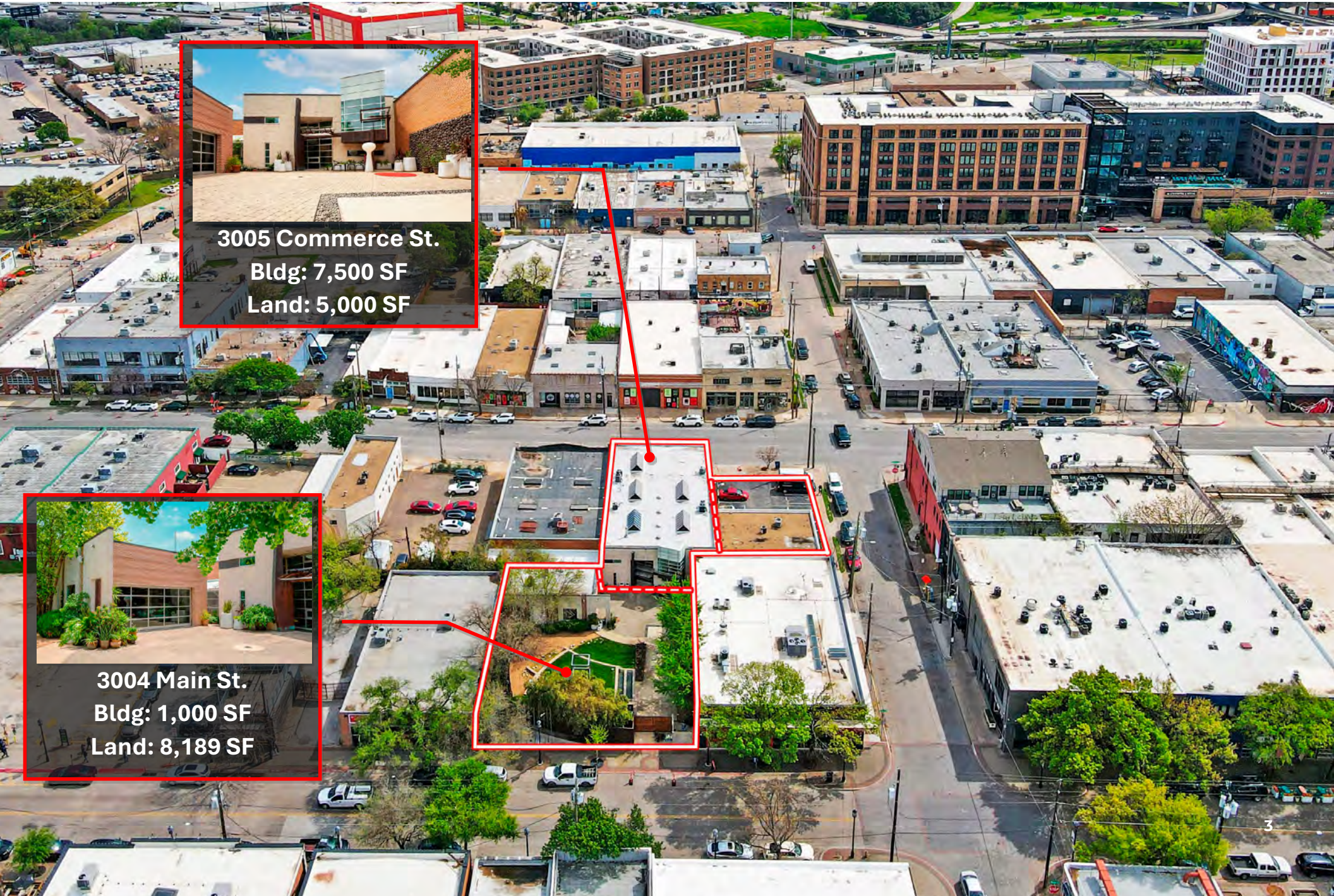
Casa Stellina was designed as a gallery with a minimal, sculptural style, using glass, steel, copper, and concrete, to create a space with ample light and a flowing aesthetic.

Casa Stellina has been utilized as an art gallery, event venue, creative office, and private residence.

The property is ideal for a user or investor seeking a high-end, versatile property on a coveted Main Street location centered in the heart of Deep Ellum.

PERMITTED USES

- Bar / Nightclub
- Brewery / Distillery
- Boutique Hotel
- Personal Residence
- Art Gallery
- Restaurant / Café
- High-Street Retail
- Creative Office
- Entertainment Venue
- Health & Wellness



CASA STELLINA - DEEP ELLUM
DALLAS, TEXAS



3004 MAIN STREET
EXTERIOR



CASA STELLINA - DEEP ELLUM
DALLAS, TEXAS



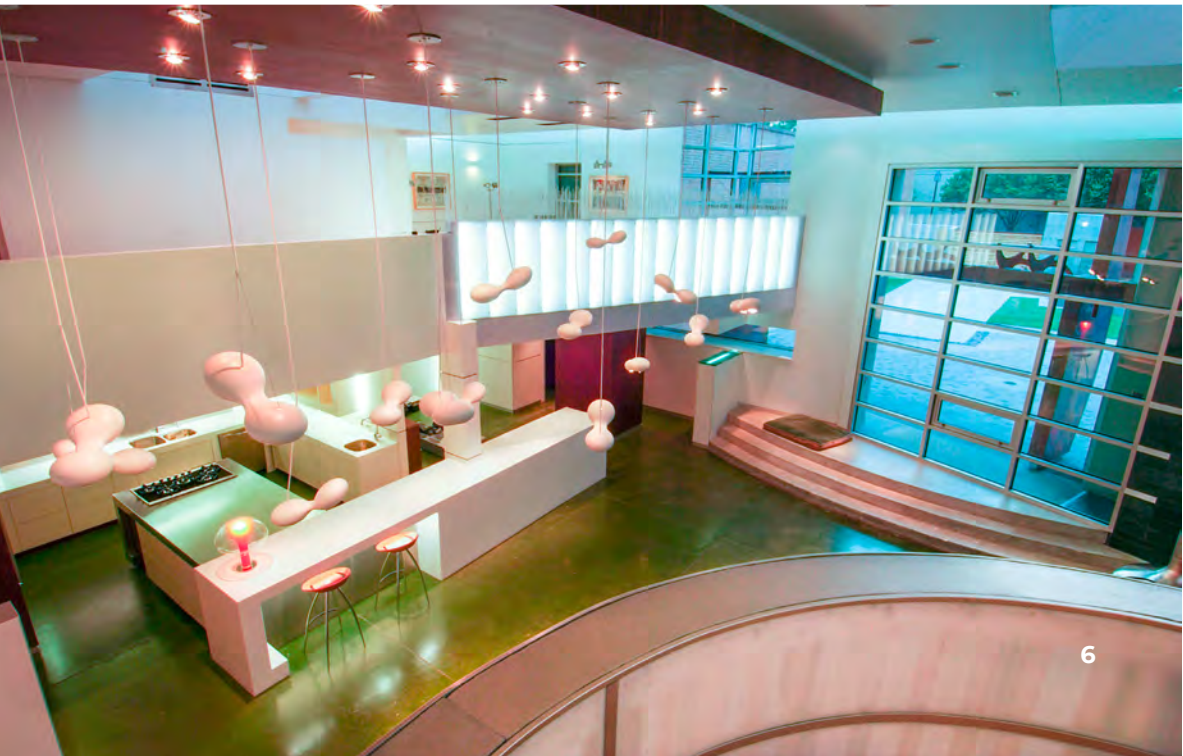
3004 MAIN STREET
EXTERIOR



CASA STELLINA - DEEP ELLUM
DALLAS, TEXAS



3005 COMMERCE STREET
INTERIOR



CASA STELLINA - DEEP ELLUM
DALLAS, TEXAS



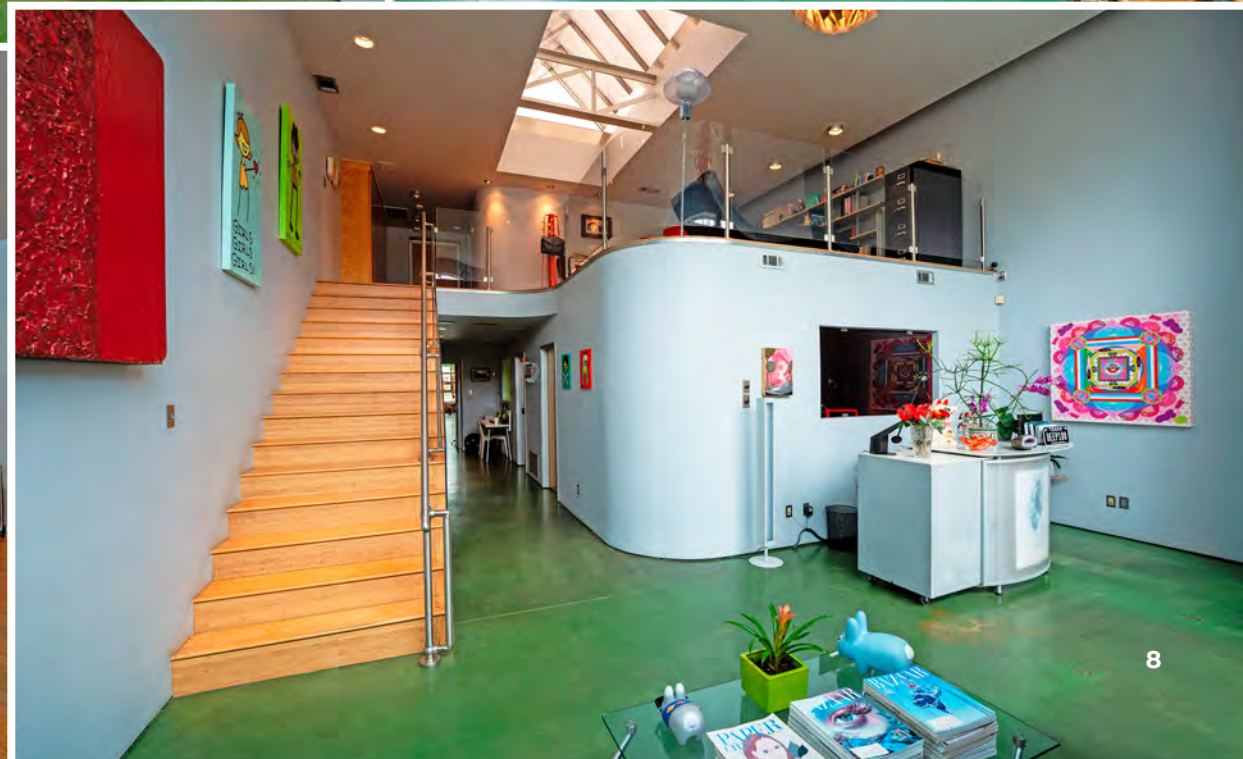
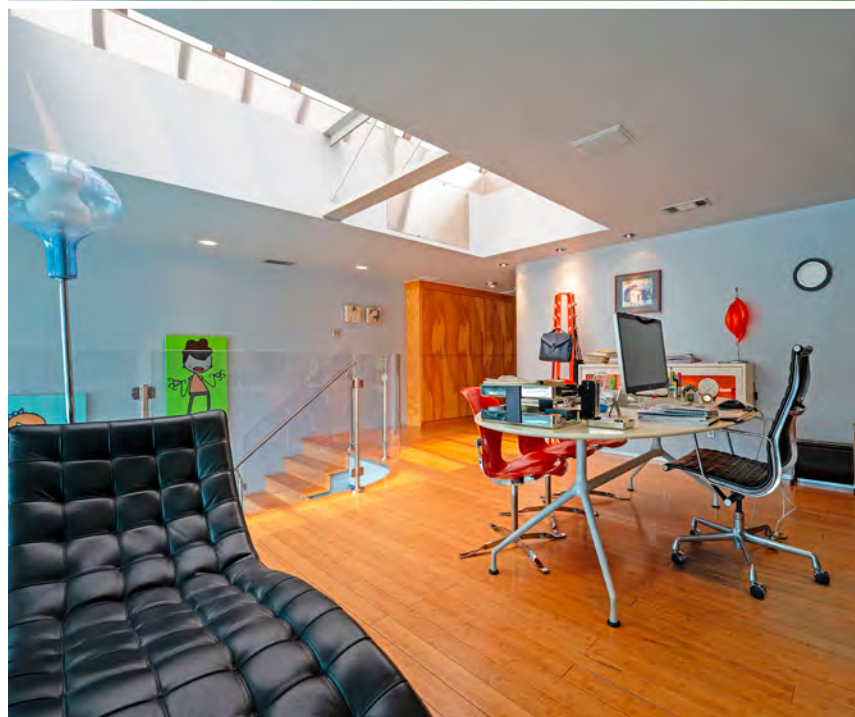
3005 COMMERCE STREET
INTERIOR



CASA STELLINA - DEEP ELLUM
DALLAS, TEXAS



3005 COMMERCE STREET
INTERIOR





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DALLAS, TEXAS



3005 COMMERCE STREET
EXTERIOR



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DALLAS, TEXAS

 **TRINITY SOUTHWEST**
COMMERCIAL REAL ESTATE

AERIAL



2800 Taylor Street - Stillwater Capital

Construction to finish in mid-2024 on this 192-unit luxury apartment.



The Ford - Stonelake Capital

Construction to finish in mid-2025 on The Ford, a 17-story high rise apartment tower.



Two Six Two Five Elm - RXR Realty

Construction is set to begin in early 2025 on this 7-story apartment project featuring high-street retail.



Fair Park / Deep Ellum - Larkspur Capital

The developer has four apartment projects in the area, two have delivered and two are underway.



The Epic

The Epic is a mixed-use project that combines office, multifamily, retail, and a boutique hotel.



The Stack

This 16-story office building with retail on the ground floor was completed in 2022 and is 100% leased.



Baylor Scott & White HQ

Baylor Scott & White consolidated their corporate employees into this new 300,000 sf office HQ.



The Epic Phase II

The 23-story office was completed in 2022, and was picked as Uber's HQ2.



Goldman Sachs



Construction has started on an 800,000 sf Goldman Sachs office which will house 5,000 employees. The office is part of a larger mixed-use development alongside a 1.5-acre urban park.

Bank of America



Construction has started on what will be the tallest office building in Dallas' Uptown district. The 30-story high-rise will house Bank of America's Dallas offices when it opens in 2027.



CASA STELLINA PROPERTY VIDEO

EXCLUSIVE LISTING BROKERS

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