

2804 CANTON ST.  
DALLAS, TEXAS



TRINITY SOUTHWEST  
COMMERCIAL REAL ESTATE

214.444.8488

[info@tswcre.com](mailto:info@tswcre.com)

## PROPERTY DETAILS

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### 2804 CANTON STREET DALLAS, TEXAS 75226

Building Size:	6,208 SF
Zoning:	PD 269
Access:	U.S. 75, I-30, Canton Street

### HIGHLIGHTS

- Fully Built-Out Creative Office
- Glass Storefront Windows with Strong Visibility
- Polished Concrete Floors & Exposed Brick Aesthetic
- Open Office Layout with Private Offices & Conference Rooms
- Kitchen / Breakroom & Two Restrooms
- High Ceilings & Abundant Natural Light
- Flexible Layout for Office, Showroom, or Experiential Uses
- Located Across from The Bomb Factory (Premier Live Music Venue)
- Opportunity Zone

### PERMITTED USES

- Restaurant / Bar / Café
- Creative Office
- Art Gallery / Studio
- Microbrewery / Brewery
- Creative Studio / Flex Space
- Retail / Showroom
- Live / Work
- Studio / Production
- Entertainment / Event Venue
- Experiential / Concept Use

## OFFERING OVERVIEW

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Trinity Southwest is pleased to present the opportunity to lease or acquire 2804 Canton Street, a fully built-out creative office property located in the heart of Deep Ellum.

The property features polished concrete floors, exposed brick interiors, and full glass storefront windows, creating a modern, character-rich environment. The layout includes an open office area, private offices, conference rooms, and a kitchen/breakroom, offering a true plug-and-play solution for creative office users.

Located directly across from The Bomb Factory, one of Dallas' premier live music venues, the property also offers potential for showroom, experiential, or entertainment-oriented concepts in one of the city's most dynamic districts.

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EXTERIOR



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PROPERTY PHOTOS



2804 CANTON ST.  
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SITE AERIAL



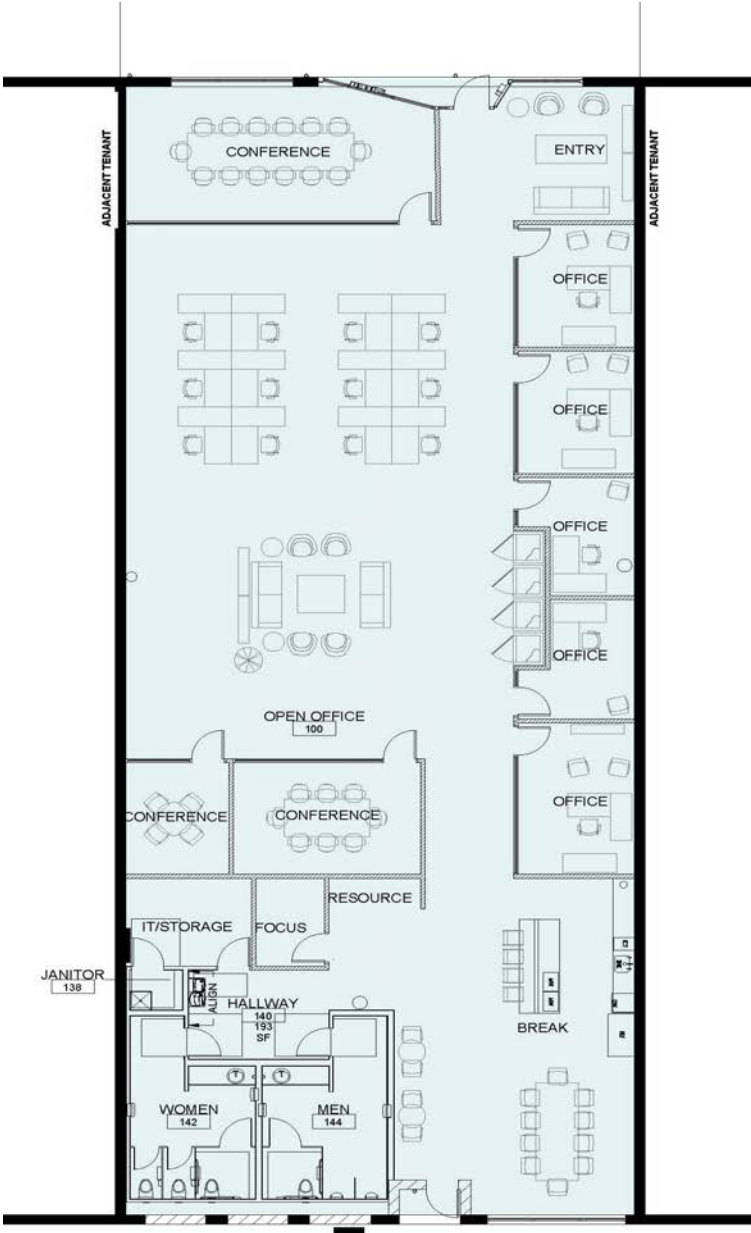
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FLOORPLAN



2804 CANTON ST.  
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NEW & NOTEWORTHY  
DEEP ELLUM APARTMENTS

**2800 Taylor Street - Stillwater Capital**

Construction completed in 2025  
on this 192-unit luxury apartment



**The Ford**

Construction planned for a 17-story  
high-rise at Taylor & Malcolm X



**Two Six Two Five Elm - RXR Realty**

Construction planned for this 7-story  
apartment 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 underway 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 underway 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.

# CONTACT INFORMATION

3100 MONTICELLO AVE, SUITE 900  
DALLAS, TEXAS 75205

EXCLUSIVE LISTING BROKERS

**PATRICK HUNT**

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*phunt@tswcre.com*

214.663.4218

**CULLEN FINNEGAN**

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*cfinnegan@tswcre.com*

214.444.8488

tswcre.com



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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.

## 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.

Trinity Southwest Services, LLC

9009245

info@tswcre.com

214-444-8488

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

Patrick Hunt

660174

phunt@tswcre.com

214-663-4218

Designated Broker of Firm

License No.

Email

Phone

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

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Date