

606 N. Good Latimer Expy

DALLAS, TEXAS

21,504 SF · FOR LEASE OR ACQUISITION

TRINITY SOUTHWEST
COMMERCIAL REAL ESTATE

214.444.8488 | info@tswcre.com

21,504 SF

Standalone Urban Flex Property

Located at Good Latimer Expressway and Historic Swiss Avenue.

Architectural character, two distinct warehouse volumes, finished office/showroom space, prominent visibility and secure outdoor space.



Brand / Creative

Brand / Creative HQ
Production / Content Studio
Experiential Retail

Showroom / Operations

Showroom / Distribution
Design / Construction HQ
Mobility / Automotive

Hospitality / Entertainment

Music / Entertainment Venue
Restaurant / Hospitality
Events / Recreation

Highlights

- **Prominent Urban Corner**
  Good Latimer Expy & Historic Swiss Avenue
- **21,504 SF Standalone Urban Compound**
  Restored in 2026
- **Two Distinct Warehouse Volumes**
  Plus Finished Office / Showroom
- **No Parking Requirement for Most Uses**
  Under 2025 Parking Reform
- **Secure, Gated Site**
  High-Visibility Signage & Branding
- **Approved 26-Story Mixed-Use Tower**
  Long-Term Redevelopment Optionality

Property Details

606 N. GOOD LATIMER EXPY
DALLAS, TEXAS 75204

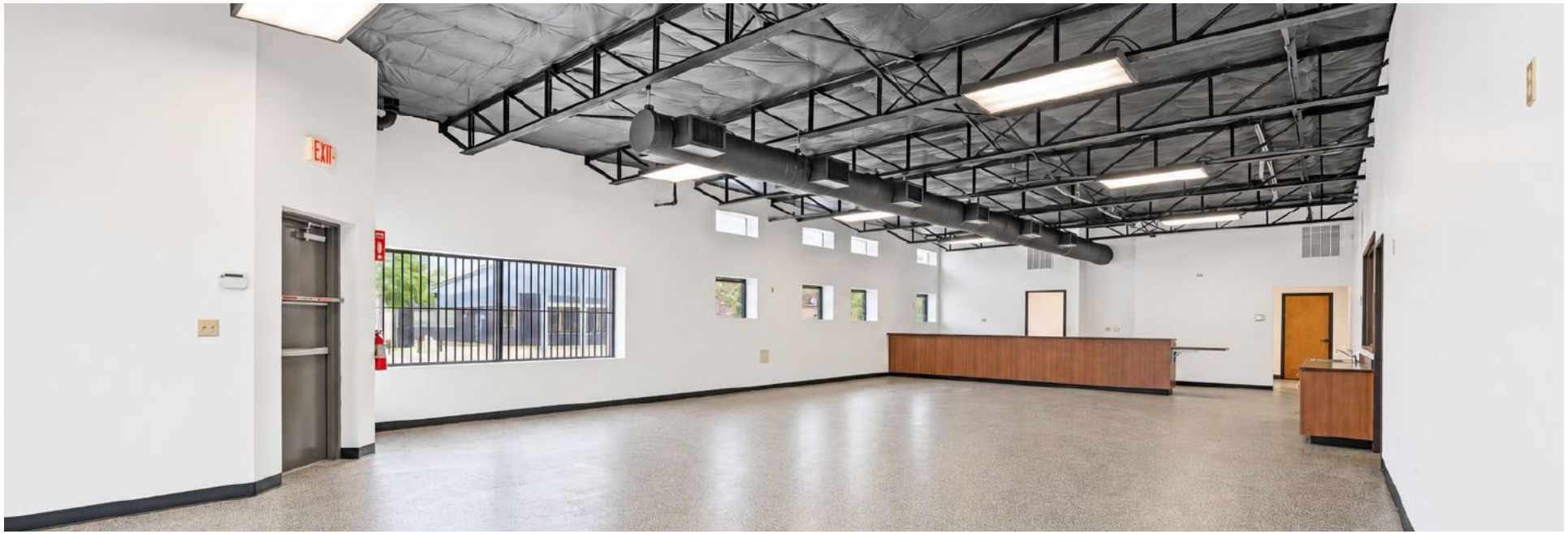
BUILDING SIZE:	21,504 SF
LAND SIZE:	27,966 SF
ZONING:	PD 298 (Subarea 5B)
ACCESS:	U.S. 75, I-30, I-345 Woodall Rodgers

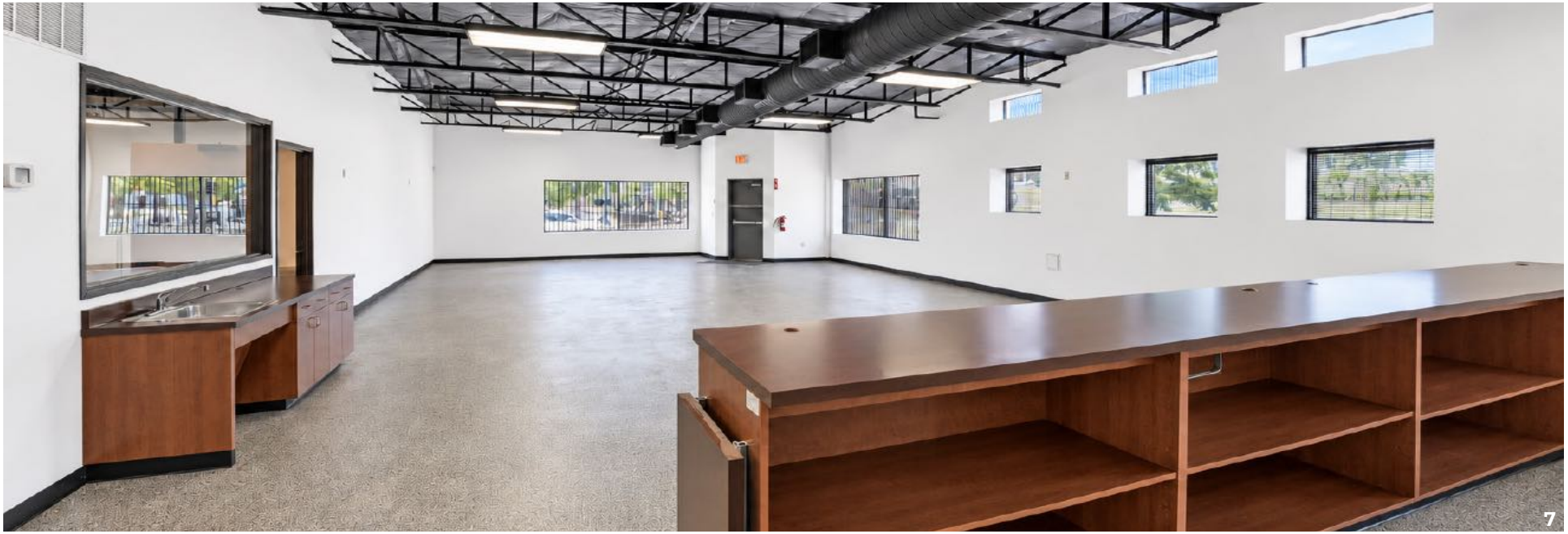



Good Latimer Expy.
Swiss Ave.
SWISS






EXIT





APPROVED FOR

26

STORIES

354 UNITS | ± 315,000 SF

CITY OF DALLAS APPROVED - 2023

Fully functional today.
Future density already entitled.





Wilson Historic District

Dallas's largest collection of Victorian era architecture begins next door — 22 acres privately owned, preserved and maintained by *The Meadows Foundation*, with dedicated security and grounds care throughout the district.

The Meadows District stretches along Historic Swiss Avenue, from Good Latimer to Hall Street, bordering the Baylor Medical Campus.

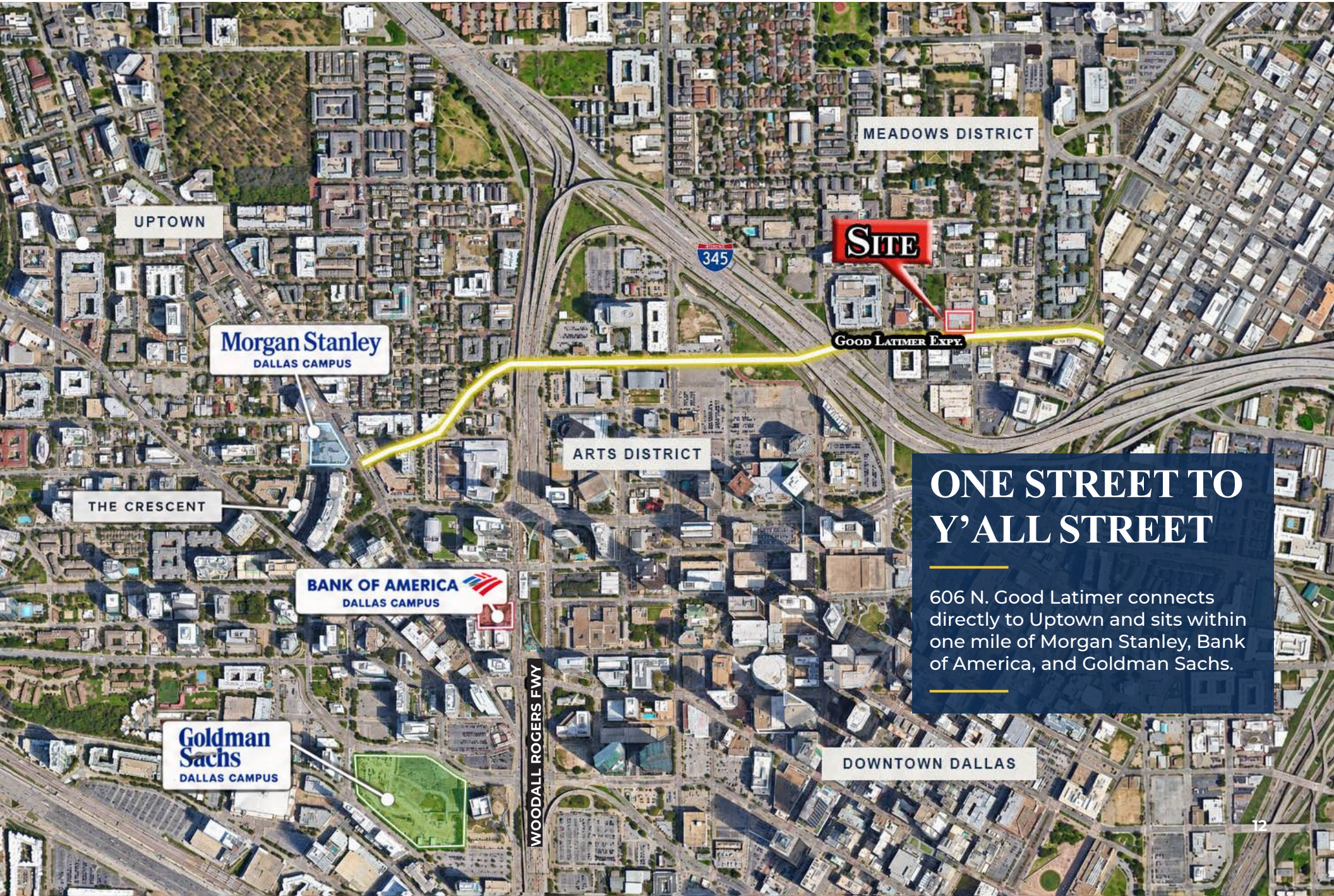
606 N. Good Latimer sits immediately adjacent to the district.

Bookended by Major Employment Centers

DOWNTOWN DALLAS TO THE WEST
BAYLOR SCOTT & WHITE TO THE EAST

AN 8-MINUTE WALK FROM THE PROPERTY





ONE STREET TO Y'ALL STREET

606 N. Good Latimer connects directly to Uptown and sits within one mile of Morgan Stanley, Bank of America, and Goldman Sachs.

Goldman Sachs



Goldman Sachs is building an 800,000 SF Dallas campus for more than 5,000 employees, with completion expected in late 2027.

Bank of America



Bank of America will anchor the 30-story Bank of America Tower at Parkside, opening in early 2027. The building will also house the Texas Stock Exchange's headquarters.

Morgan Stanley



Morgan Stanley has selected Dallas for a new regional headquarters, with more than 3,800 jobs planned.

DALLAS

UNIQUE SPACES



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DALLAS, TEXAS

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.

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Designated Broker of Firm	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____