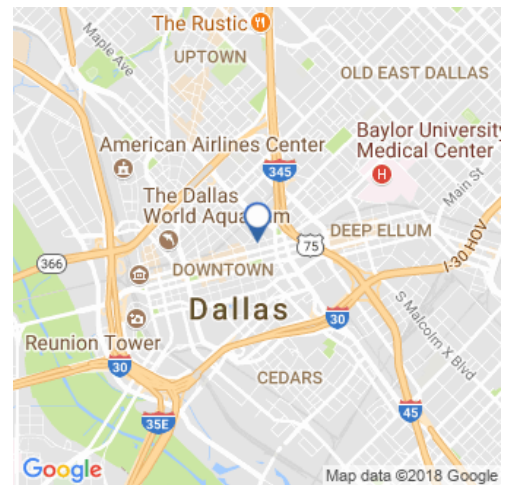


Pacific Elm Building

1929 Elm, Dallas, TX 75201



LOCATION



MULTI-TENANT SOLD

Contact

JV Lattimore
jv@lpitx.com

Features

The 124-year-old former Hart Furniture building at the corner of Elm and Harwood street is a three-story, Italianate-style brick building located next door to the landmark Majestic Theater. Originally constructed in the 1880's, the current property is comprised of 3 buildings that were joined together during the 1940's to create one structure. 1929 and 1933 Elm are connected 3-story buildings with 1930 Pacific, a single story structure, that adjoins the Elm buildings in the rear. The buildings share a basement level as well.

In 2002, the building was renovated and the exterior restored. The second & third floors on the Elm and Harwood side consists of 8,880 sqft. of leased office space and the ground level is 4,440 sqft. of unfinished shell space currently available for lease. The single-story, rear portion of the building (1930 Elm) contains approximately 19,200 sqft. that is leased as an entertainment venue.

Zoned PD-619 - (Restaurant/Retail Permitted)

**Not included in the square footage above, is the basement with approximately 15,000 sqft. of unfinished space.