



*FOR SALE
OR LEASE*

3006
COLE

WELCOME TO YOUR OFFICE HOME.



3006 COLE AVE | DALLAS, TEXAS 75204



Do Office *Differently.*

Step Inside

Experience Luxury in the Heart of Uptown.



The Future of Office Awaits



Built in 2000
Renovated in 2021/2022



3 Stories



14 Dedicated Parking Spaces
Street Parking Available



5,904 SF RBA



11 Private Plug & Play Offices



3 Meeting Rooms



4 Balconies



Rooftop Terrace with Patio Furniture



Outdoor Putting Green



Outdoor Grilling Station



Kitchen & Dining Area



Elevator



5 Bathrooms with 1 Walk-in Shower

Modern Office Spaces

Step into a private office that feels open yet all your own. With sleek sliding glass doors, plenty of natural light, and room to spread out, these modern workspaces strike the perfect balance between focus and collaboration.



Flexible Collaboration Space

Whether it's a quick team huddle or a big client pitch, there's plenty of room to make it happen—no matter the occasion.



Bright Interiors

Natural light pours in everywhere—through every office, the kitchen, and even the bathrooms. It's a space that feels open and refreshing *all day long*.



4-Burner Gas Stove



Drink Fridges



2 Microwaves



Wine Coolers



Step Outside

There aren't many office spots where you can soak up the sun or practice your putting—but 3006 Cole delivers. Steps from the energy of Uptown, this corner location lets you take a break your way: lounge outside, hit the green, or enjoy a stroll through the neighborhood.



An office that comes with a breath of *fresh air*.



Unmatched Convenience

Located in the heart of Uptown, you're just steps away from top restaurants, great shopping, and plenty of entertainment. Whether you're grabbing a bite, shopping, or just exploring, it's all right around the corner. Plus, the Katy Trail is nearby for a refreshing walk, run, or bike ride whenever you need a break.

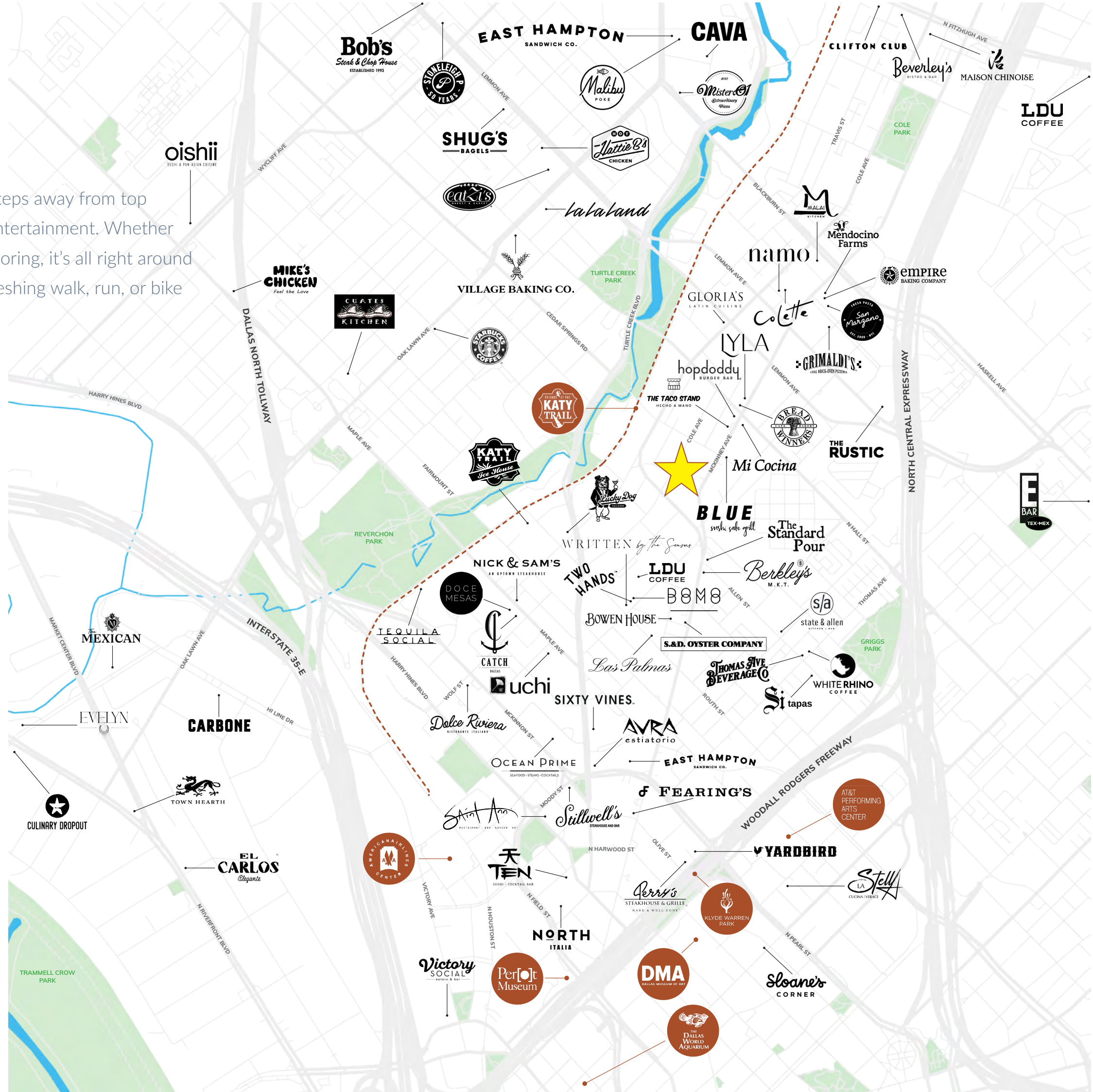
Walk Score
96

Bike Score

83

Transit Score

65



DALLAS

AT YOUR FINGERTIPS



WEST VILLAGE
4 Min

KNOX/HENDERSON
7 Min

DOWNTOWN DALLAS
8 Min

HIGHLAND PARK
10 Min

DALLAS LOVE FIELD AIRPORT
12 Min

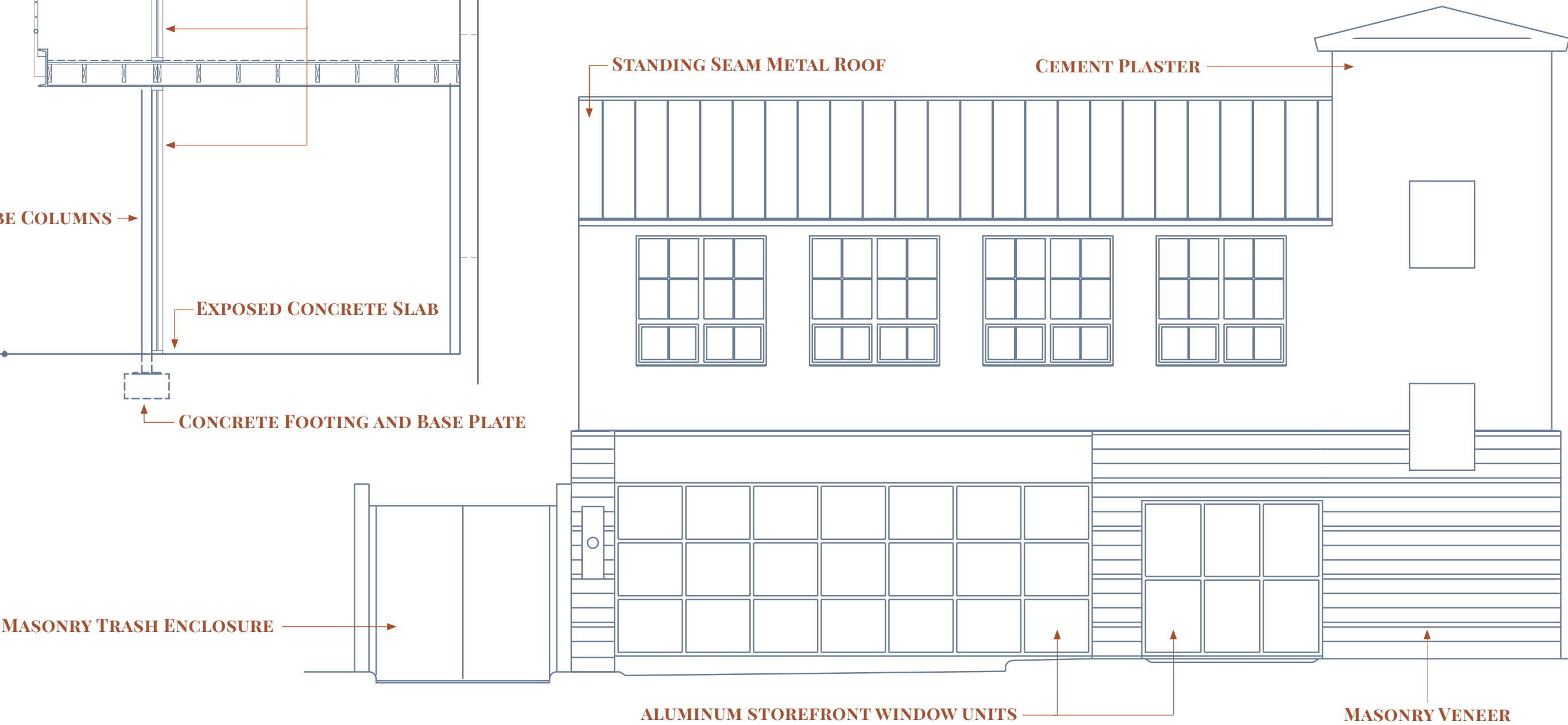
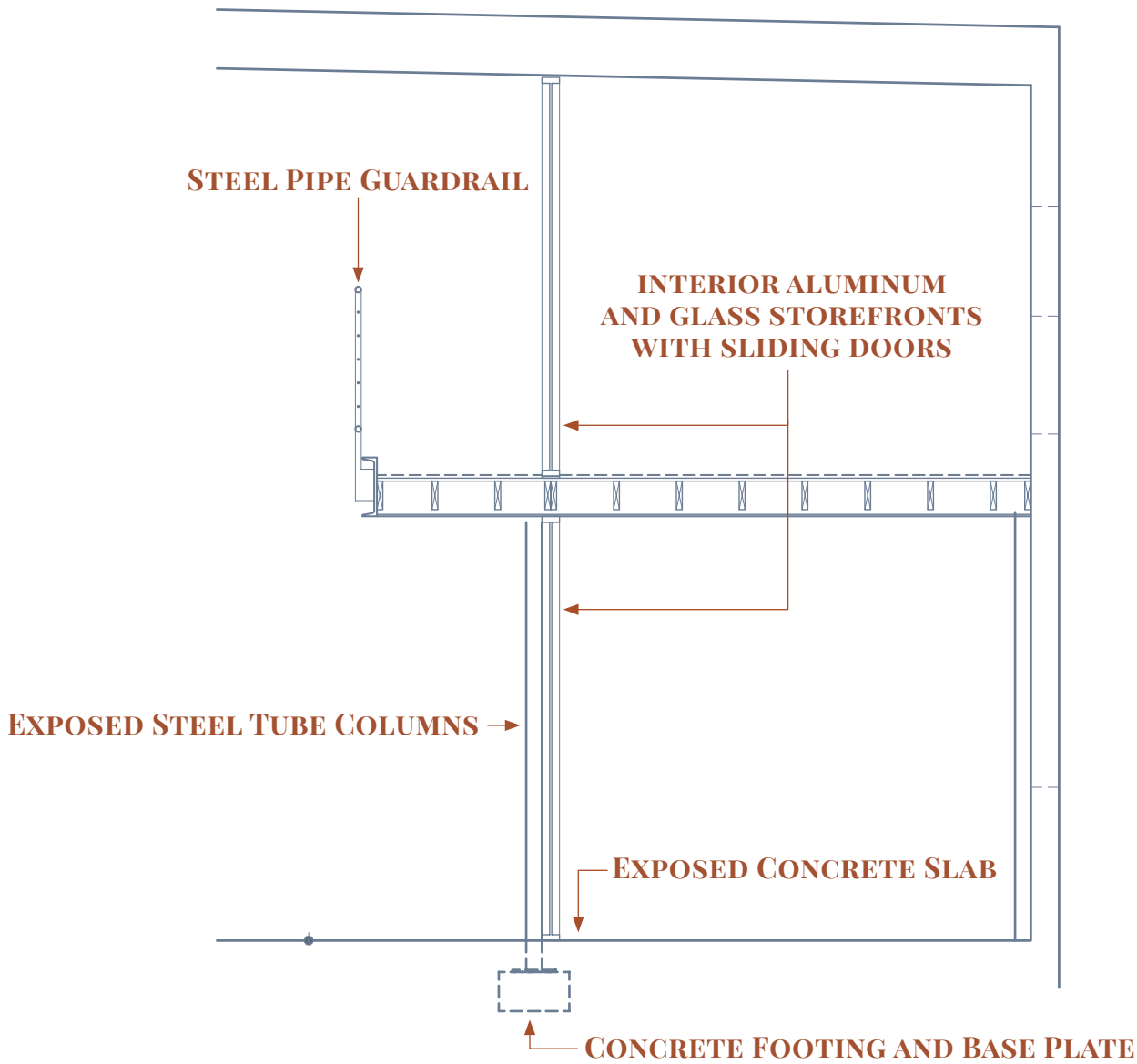
PARK CITIES
13 Min

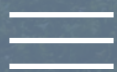
PRESTON CENTER
15 Min

DFW INTERNATIONAL AIRPORT
22 Min

BUILT ON A *STRONG* FOUNDATION

A layout designed to support your growth.





Contact Us.

Grant Sumner

☎ 214.244.6972

✉ gsumner@forgecommercial.com

Taylor Lynch

☎ 972.834.3339

✉ tlynch@forgecommercial.com

