

# EAST DOCK

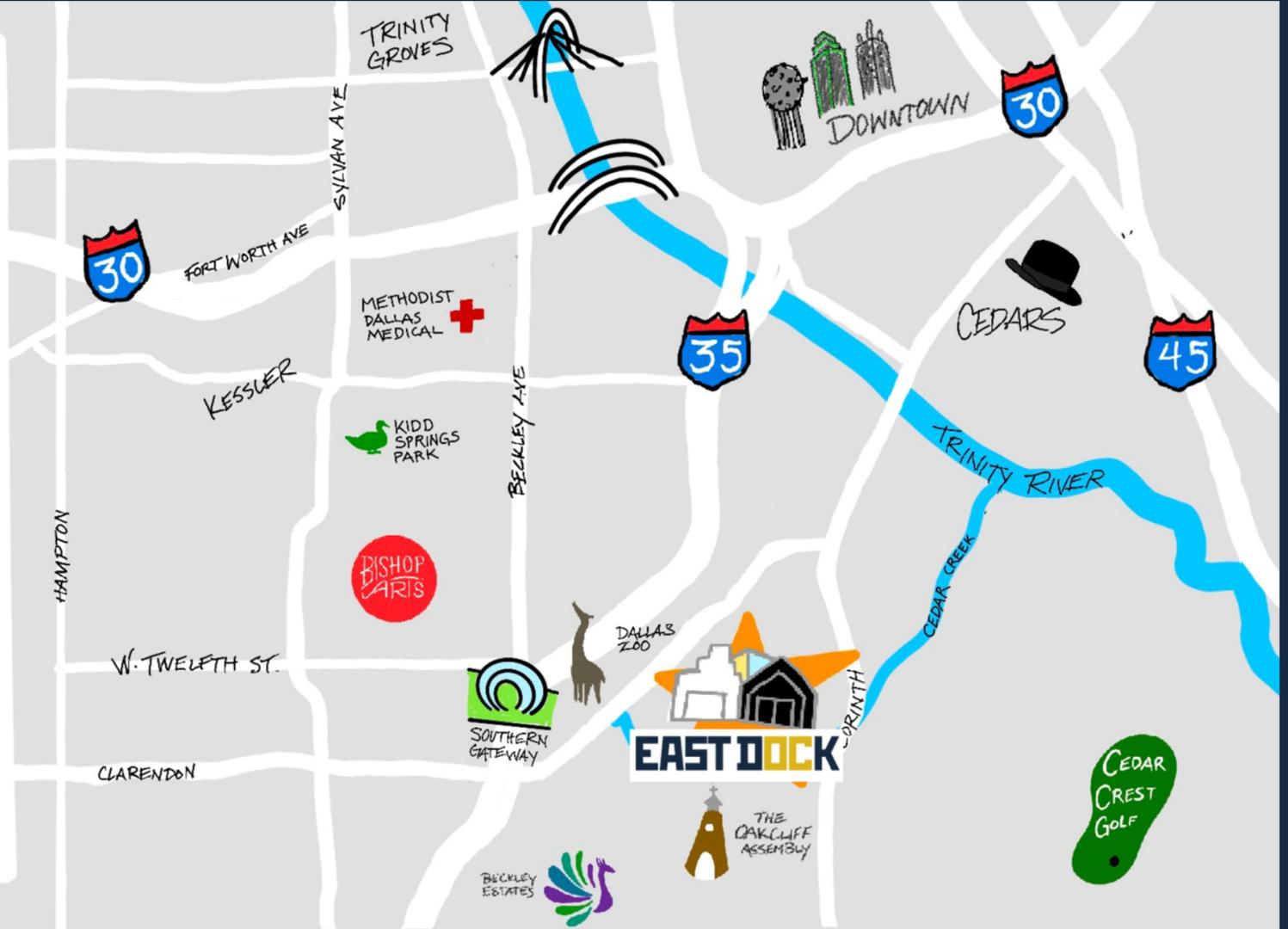


TO THE PEOPLE



# EAST DOCK

East Dock is strategically situated in East Oak Cliff, offering exceptional accessibility to the downtown area, as well as close adjacency to prominent locales such as Bishop Arts, the burgeoning Southern Gateway project, The Cedars, and the renowned Dallas Zoo. Its convenient accessibility from IH-35 establishes 900 E. Clarendon as a noteworthy location. Notably, it shares its vicinity with the recently revitalized Oak Cliff Assembly, serving as a focal point for collaborative endeavors within the creative community.



# MERCHANDISING

- Bar Concept
- Event Venue
- Rock Climbing
- Yoga / Pilates
- Dance Studios
- Art Studios
- E-commerce Business
- Paint Shop
- Flex Space
- Recording Studios
- Photography
- Maker Studios
- Skate Park
- Ceramics Studio



- Distillery
- Office / Co-working Space
- Film Production Space
- Coffee Roaster
- Woodworking Shop
- Screen Printing Shop
- Restaurant
- Large Format Barbershop

# ACTIVATION

- Trinity River Brew And Roast Fest
- Art Walks
- Makers Markets
- All Day Music Fests
- Interactive Theater Nights
- Creative Meetups
- Pop-up Events
- Gallery Events
- Artist Workshops



# HALPERIN PARK

## Opens Spring 2026

A 5-acre park rising over I-35E, reconnecting Oak Cliff and transforming the area next to the Dallas Zoo.

## High Impact

2M+ annual visitors projected. Over \$1B in economic impact expected within the first five years.

## Designed to Deliver

Performance pavilion, inclusive playground, outdoor classroom, food truck zone, water features, and built-in retail/restaurant space.



# OUR TEAM

## Let's Connect!

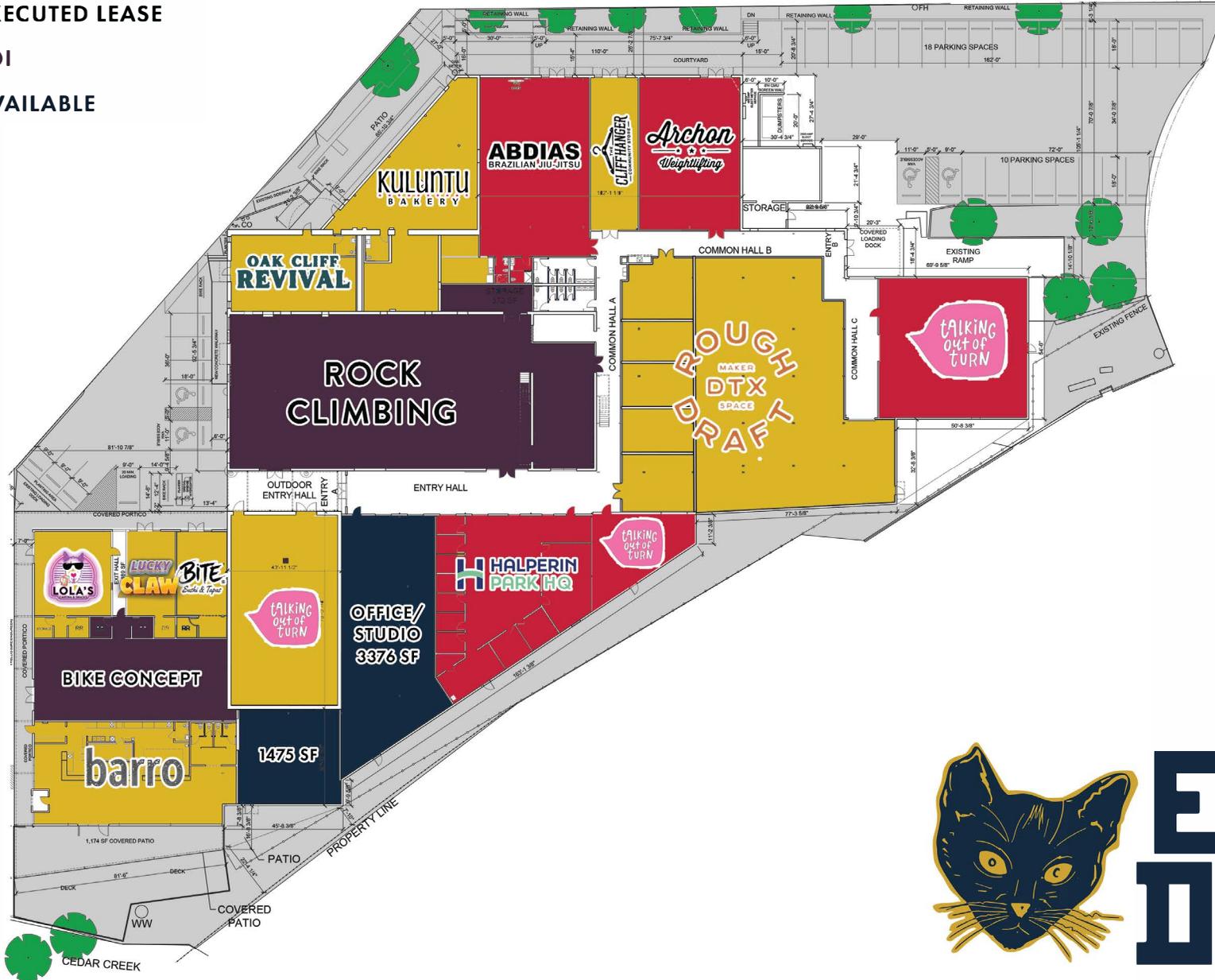
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## LEASING PLAN



- OPEN & OPERATING
- EXECUTED LEASE
- LOI
- AVAILABLE



**EAST DOCK**



