



GREENVILLE AVENUE HARD CORNER

For lease:
4645 Greenville Ave
Dallas, TX

VENTURE

DW & Co
COMMERCIAL REAL ESTATE

COLIN BEAMS
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CONNOR FRANKO
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Metrics

4645 Greenville Ave
Dallas, TX

Location

4645 Greenville Ave

Size

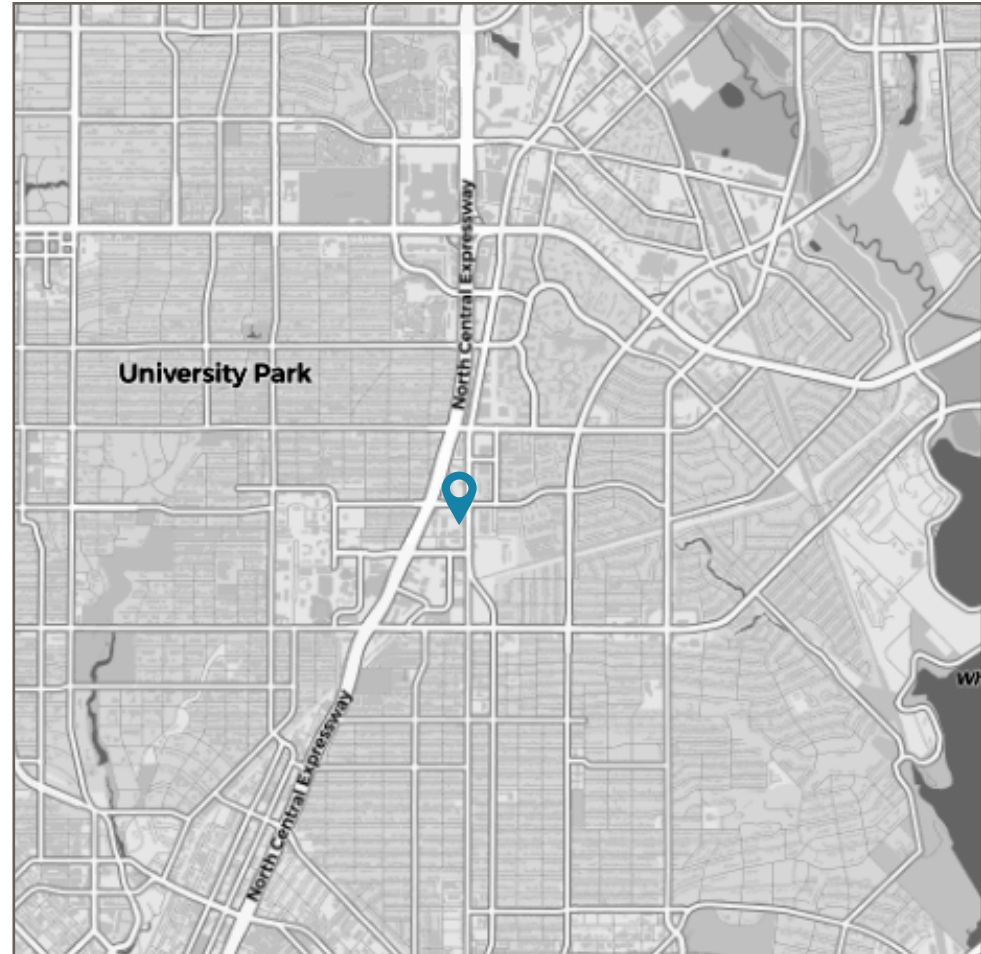
Land	Building
24,000 SF	21,000 SF

Available Spaces

Suite A	Suite B
1,954 SF	5,512 SF

Traffic Counts

Greenville Ave	US 75
29,213 VPD	229,454 VPD



Area Attractions



PARK
CITIES

LOWER
GREENVILLE

VENTURE



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Property Highlights

4645 Greenville Ave
Dallas, TX

1. Premier turnkey location at the crossroads of the Park Cities, East Dallas and SMU, offering access to one of Dallas' most affluent and desirable customer bases
2. Exceptional accessibility with immediate connectivity to US-75, Greenville Avenue, Lovers Lane and Mockingbird Lane, serving more than 220,000 vehicles daily along the Central Expressway corridor
3. Ideal for luxury retail, showroom and boutique office users seeking a highly visible location surrounded by premier dining, shopping, and established neighborhoods
4. Strategically positioned between North Dallas, Downtown, Uptown and Lakewood, providing unmatched convenience for both clients and employees

Executive Summary

A Coveted Dallas Address - Few locations offer the combination of prestige, accessibility and affluent demographics found at the intersection of Park Cities, East Dallas and the US-75 corridor. The property provides an ideal setting for brands seeking a sophisticated customer base and a highly visible Dallas presence

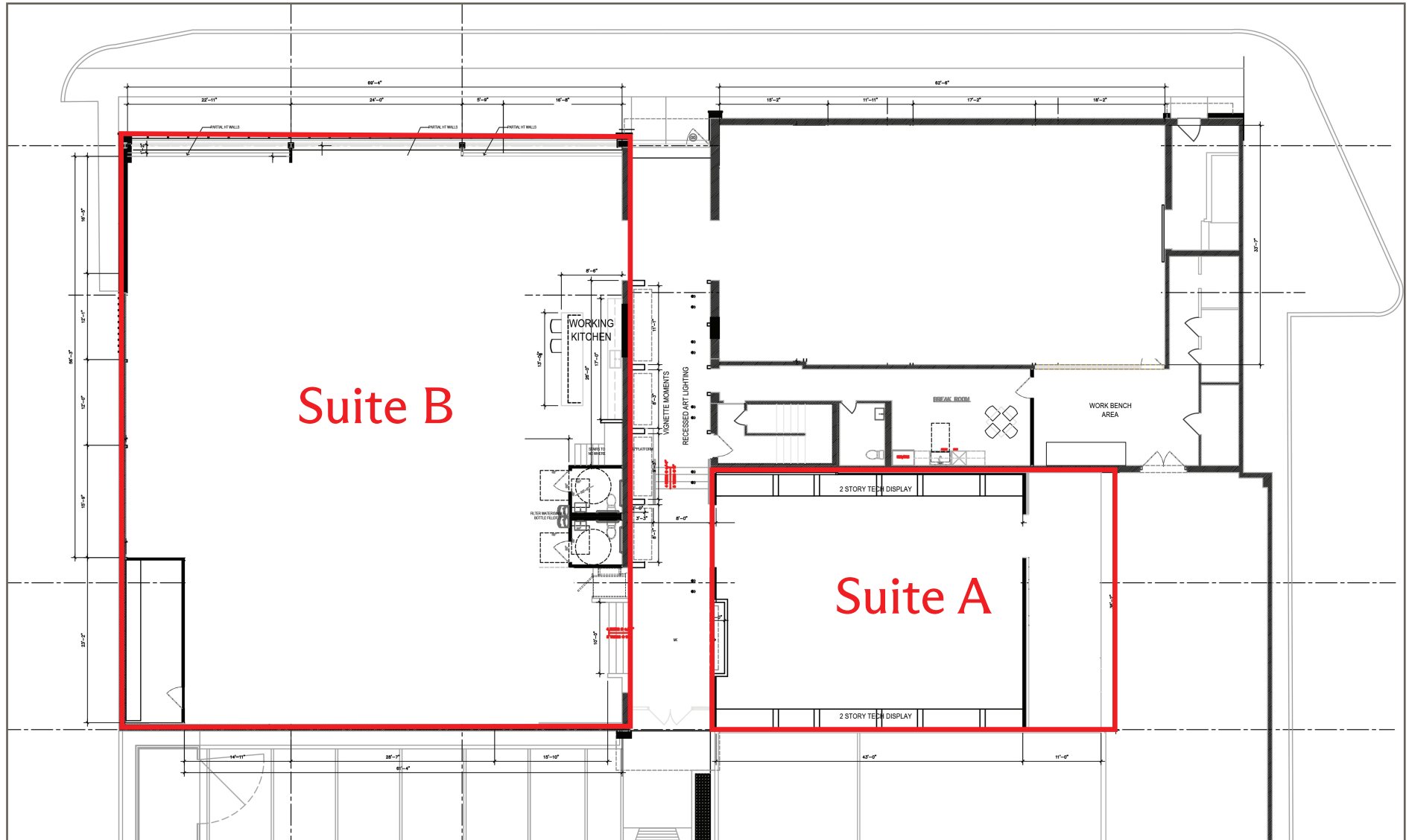


2026 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	26,593	185,041	446,977
EST. DAYTIME POPULATION	10,655	122,061	389,761
EST. AVG. HH INCOME	\$173,365	\$211,734	\$180,769

Site Plan

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Dallas, TX



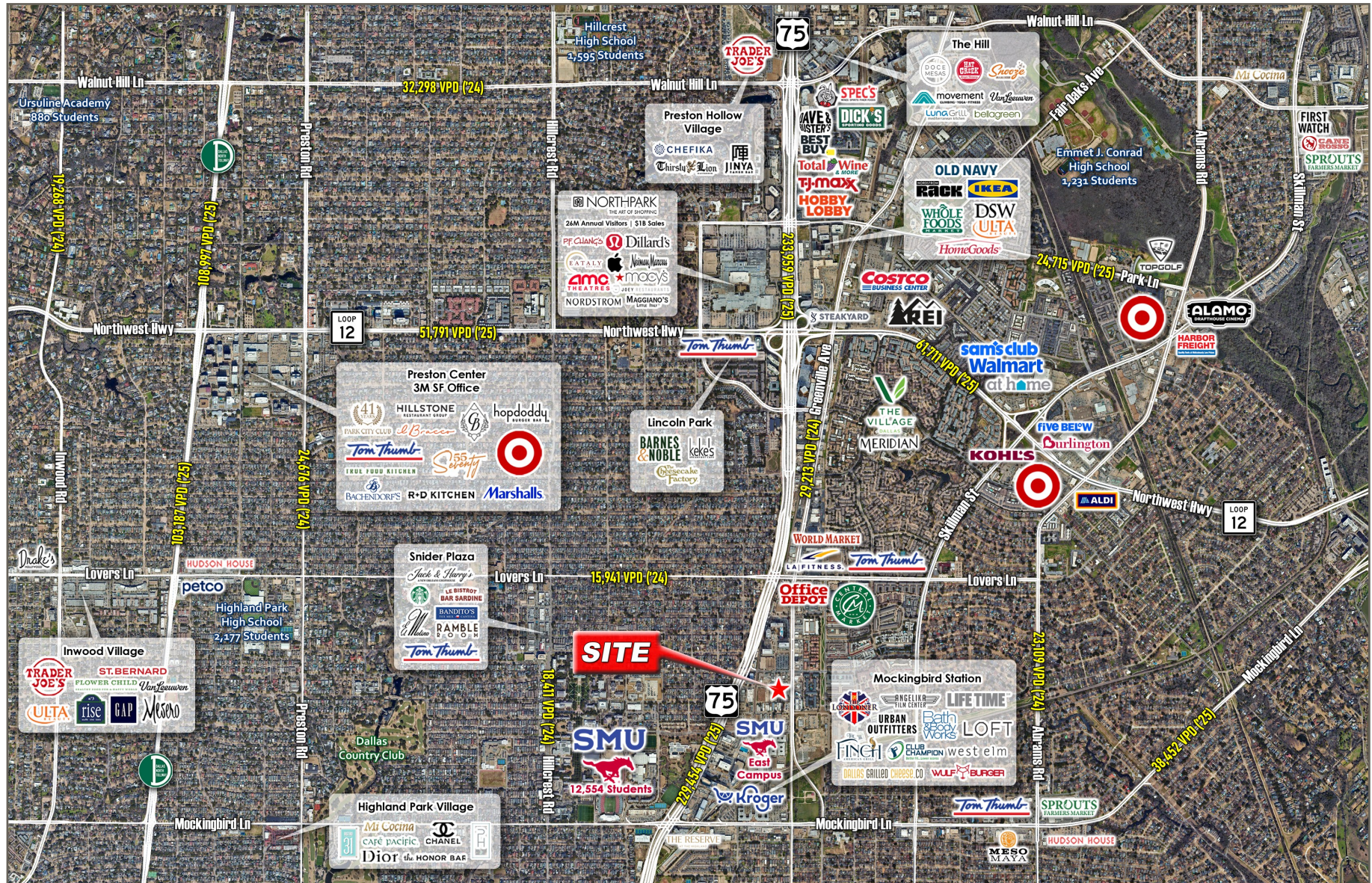
Close Aerial

4645 Greenville Ave
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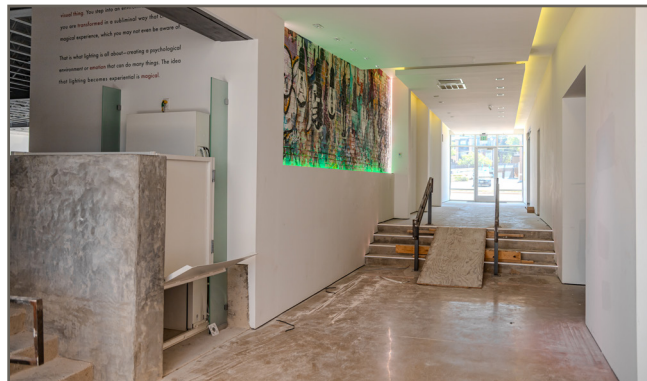
Far Aerial

4645 Greenville Ave
Dallas, TX



Photos

4645 Greenville Ave
Dallas, TX



4645 Greenville Ave
Dallas, TX

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VENTURE

*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Buyer/Tenant/Seller/Landlord Initials

Date