

**For Immediate Release  
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**Avison Young brokers sale of unique Dallas Design District mixed-use property**

**Dallas, TX** – Avison Young announced today it has brokered the sale of a 27,951 square-foot creative office and retail property located at 921 N Riverfront Boulevard, Dallas, TX. The asset is within the Dallas Design District and is near Oak Lawn Avenue and I-35E.

Avison Young Senior Vice Presidents, John Bowles, Susan Gwin Burks, and Bruce Butler, represented the seller, Tricon-Coit L.P. The buyer was Entrada Partners.

“921 N Riverfront is surrounded by high-performing market sectors including Uptown, Victory Park, the Central Business and Arts Districts, Trinity Groves, Bishop Arts and the Dallas Medical District,” said Butler. “The Dallas Design District itself has strong development momentum with several recent large-scale projects completed or in progress, such as the new Virgin Hotel, Ilume Luxury Apartments, and the recently announced Michelin-starred Carbone’s Restaurant.”

Built in 1949, expanded in 1969, and significantly renovated in 2009, the asset is situated on a one-acre site. It is 95% occupied by notable tenants including Bellini’s Italian Café, PGP-USA and SJL Design Group.

The broker team targeted its extensive investor list to find the right buyer for the asset.

“We knew Entrada Partners had an existing presence in the Design District and would understand the intrinsic value of 921 N Riverfront,” said Gwin Burks. “Their knowledge and experience in the market allowed them to easily identify the potential of the building and location.”

“This highly visible property is unique as it is a multi-tenant office building in a submarket dominated with retail, flex and art studio/gallery users and offers abundant parking in the front and rear of the property,” said Bowles.

Reuben Berman from Entrada Partners stated, “The previous owners had a great vision of converting the warehouse to an office and retail building at an early time in the Design District’s evolution. Entrada recognizes the project’s visibility as a gateway to the Design District and we are happy to expand our presence in the area.”

*Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. As a private company, our clients collaborate with an empowered partner who is invested in their success. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centers for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment and the community.*

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