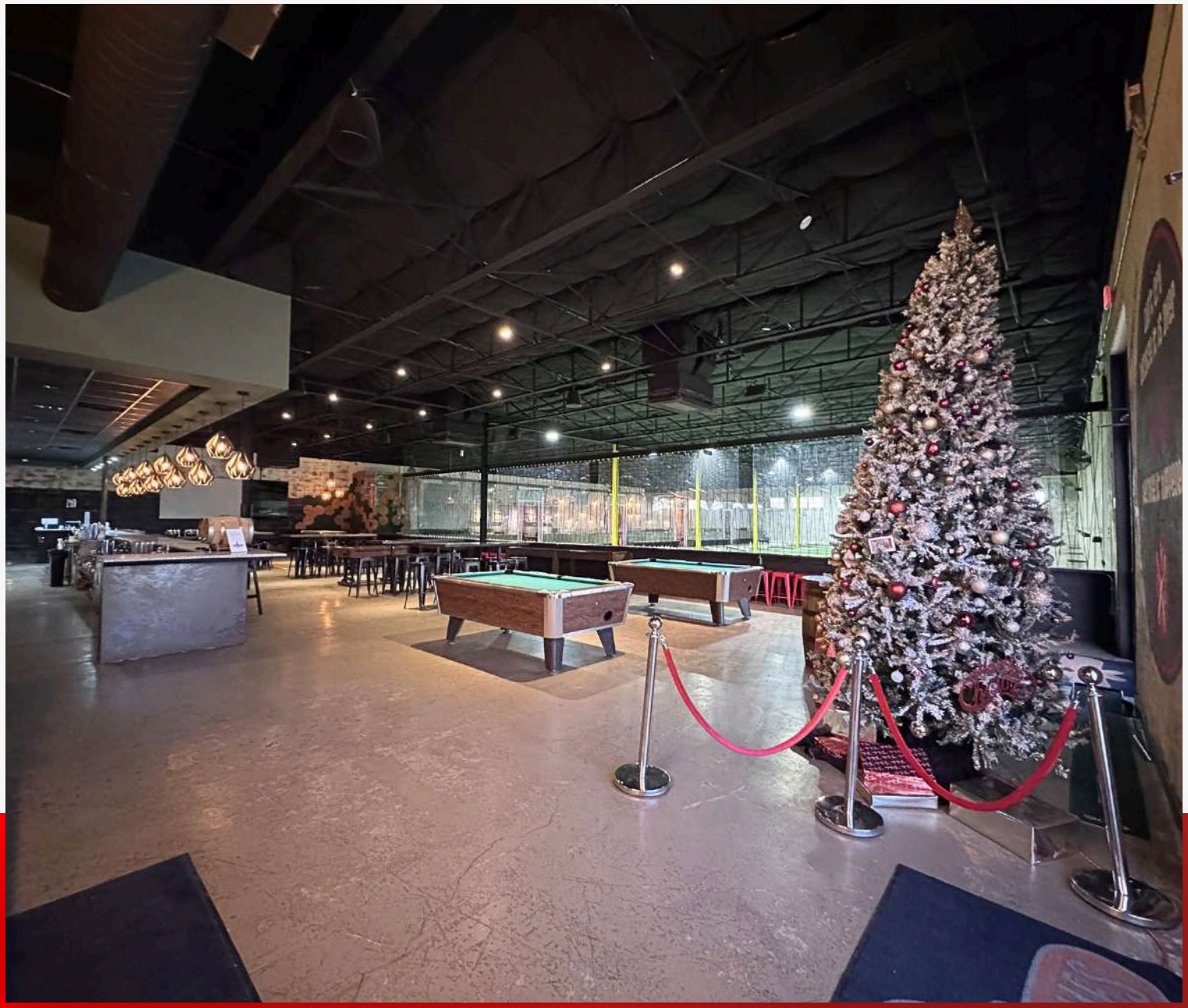
ProperTx

15,000 SF of 2nd-Generation Entertainment Space
Restaurant / Entertainment / Events



2nd-Generation Design District Entertainment Space w/ Full Bar & Kitchen

139 Turtle Creek Blvd, Dallas, TX 75207

Don't cry
because it is over
smile
because it happened!
HOW TO PINTOSS

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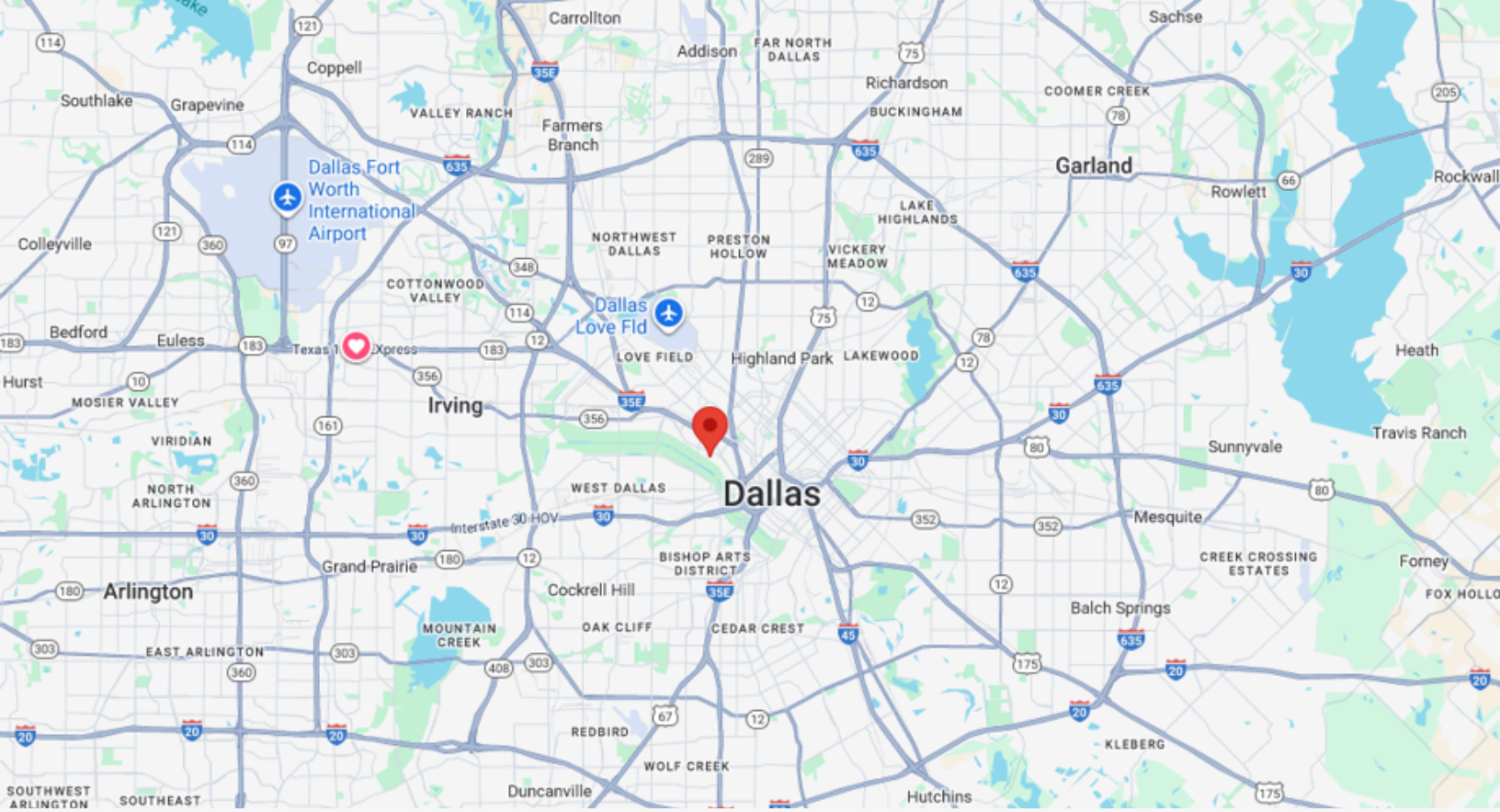


PROPERTY PROFILE

139 Turtle Creek Blvd
Dallas, TX 75207

Rental Rate: Call for pricing

Building Size: 26,998 sq ft building situated on .98 acres

Available Space: 3,000 - 18,000 sq ft available

- Suite 120 - ~ 15,000 sq ft (Entertainment)
  - 60 parking spaces (*Tenant to verify)
- Suite 102 - ~ 3,000 sq ft (Office/Retail/Flex)
  - Shell space requiring build out

Clear Height: ~ 14' clear

Column Spacing: ~ 19.5 feet, one linear row

Zoning: PD 621, Subdistrict 1A

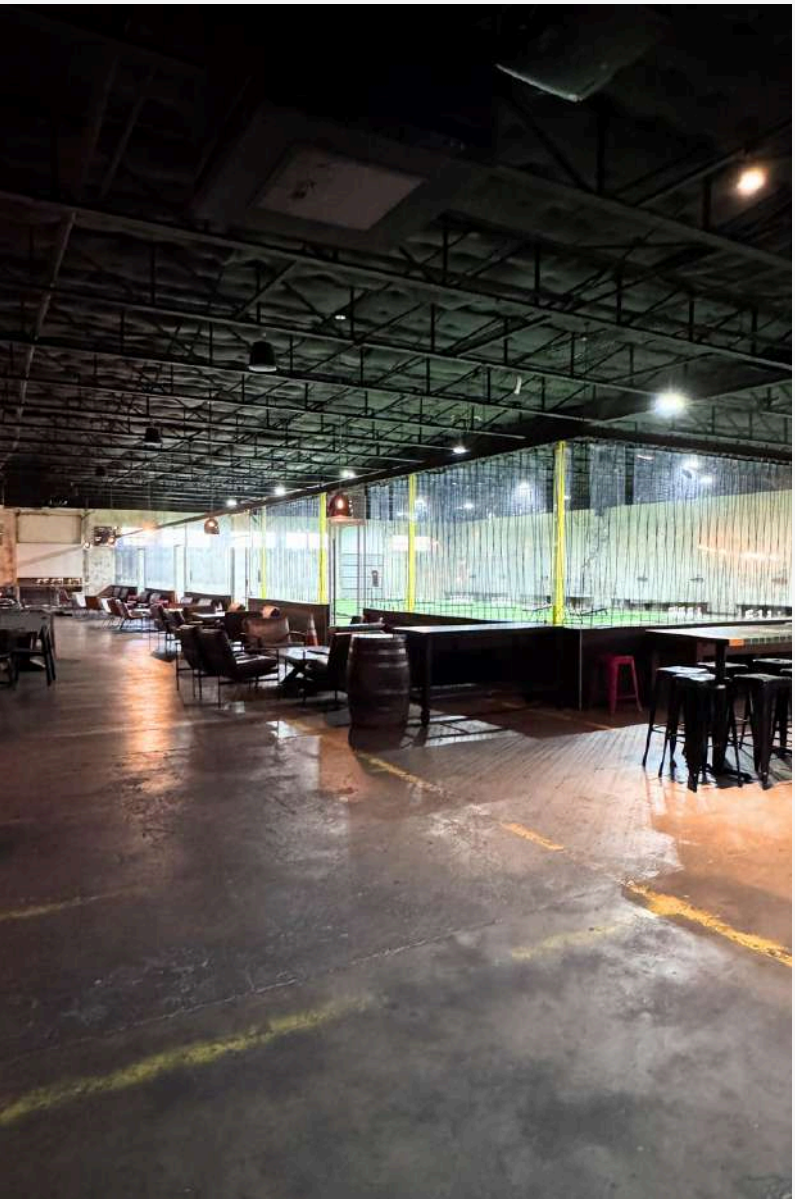
Year Built: 1953, renovated over time

Proposed Uses: Offering various flexible uses

- Entertainment
- Restaurant & bar
- Events
- Special purpose

Entertainment Space Features:

- 22 beer faucets offering draft variety
- In-place food and Liquor permits and licenses
- Full kitchen build-out
- Large walk-in fridge and freezer
- (2) built out restrooms
- Ample, easily-accessible parking
- FF&E include high-end bar, beer taps, coolers, shelving tables and chairs, pool tables, shuffleboard tables, TVs, and more



TRULY
TRULY

139 Turtle Creek Blvd, Dallas, TX 75207

Design District | Entertainment, Restaurant, Bar Opportunity

Nearby restaurants: (Within 1 Mile)

1. Culinary Dropout	0.1 mi	7. Rodeo Goat	0.5 mi
2. EVELYN Steakhouse	0.1 mi	8. El Carlos Elegante	0.6 mi
3. Delilah (opening Feb 2026)		9. Tango Room	0.7 mi
4. The Mexican	0.4 mi	10. The Charles	0.7 mi
5. Pie Tap	0.4 mi	11. Slow Bone BBQ	0.7 mi
6. Town & Hearth	0.4 mi	12. SER Steak & Spirits	1.0 mi

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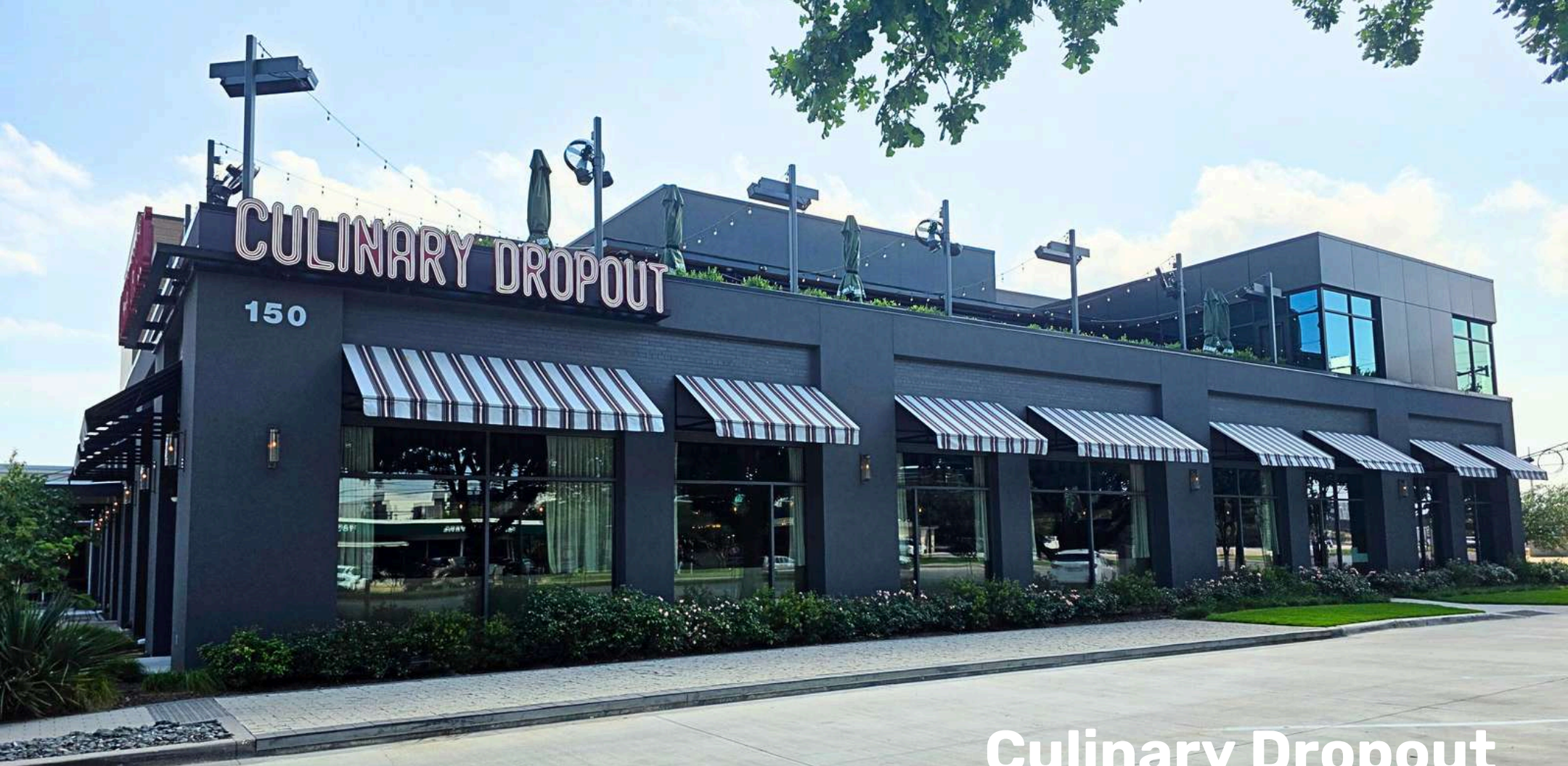
The Mexican

EVELYN



Culinary Dropout

El Carlos Elegante

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139 Turtle Creek Blvd
Dallas, TX 75207

15,000 SF of 2nd-Generation Entertainment Space
Full Bar & Kitchen / Restaurant / Events

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