

RIVER BEND

CREATING COMMUNITY

Located in the heart of the Design District, 2025 Irving Boulevard will be transformed into River Bend, a retail, showroom, and creative community of elevated design where culture and commerce merge.

DEVELOPMENT HIGHLIGHTS INCLUDE:

- Modern glass storefronts
- Easily accessible location
- Exterior art installation by the London-based artist Clare Woods
- Abundant parking
- Extensive landscape design



71,400 SF BUILDING
1,300-15,000 SF SUITES

OFFICE/CREATIVE **RETAIL/SHOWROOM**
MANUFACTURING ST. IRVING BLVD.

Contact for Availability



- Available
- Upcoming
- Occupied

COMMUNITY AVAILABILITY

SUITE	SIZE	STATUS	SUITE	SIZE	STATUS
101	1,675 sf	Occupied	200b	1,550 sf	Occupied
102	4,834 sf	Occupied	201	1,902 sf	Occupied
103	4,055 sf	Available	203	3,150 sf	Occupied
104	5,210 sf	Available	204	6,992 sf	Occupied
107	4,721 sf	Occupied	205	2,813 sf	Occupied
108	2,425 sf	Occupied	207	9,836 sf	Occupied
110	1,998 sf	Occupied	210	2,442 sf	Occupied
111	1,680 sf	Occupied	211	7,923 sf	Occupied
112	1,384 sf	Available	215	6,175 sf	Occupied
200a	1,400 sf	Occupied			



Virgin Hotel



Margaret Hunt Hill Bridge



The Charles



River Bend: Manufacturing Street View

RESTAURANTS / BARS

1. Peticolas Brewing Company
2. El Bolero Cocina Mexicana
3. Pie Tap Pizza Workshop + Bar
4. Town Hearth
5. The Charles
6. Meddlesome Moth
7. Ascension
8. Tacos, Beats and Bites
9. Enrique Tomas
10. Billy Can Can
11. Mesero
12. Imoto
13. CBD Provisions
14. Midnight Rambler
15. Rodeo Goat
16. The Slow Bone
17. Commons Club
18. Carbone Dallas
19. Tango Room
20. WITS Steakhouse
21. Pakpao Thai
22. The Mexican

GALLERIES / MUSEUMS

23. Erin Cluely Gallery
24. Gallery 12.26
25. Keijzers Koning
26. PDNB Gallery
27. Dallas Art Fair
28. Cris Worley Gallery
29. Dallas Contemporary
30. SITE131
31. Conduit Gallery
32. Carneal Simmons Gallery
33. Barry Whistler Gallery
34. ANDNOW
35. Perot Museum
36. Dallas Museum of Art
37. Nasher Sculpture Center
38. Fashion Industry Gallery
39. Giant Eyeball
40. The Samurai Collection
41. Haas Moto Museum

RECREATION

42. Katy Trail
43. Bowlounge
44. Trinity Strand Trail
45. Klyde Warren Park
46. American Airlines Center
47. Trammell Crow Park
48. The Cookery

HOTELS

49. Virgin Hotel
50. The Joule
51. W Residences
52. Hotel ZaZa
53. Crescent Court
54. The Ritz-Carlton



TO JOIN THE RIVER BEND COMMUNITY:

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