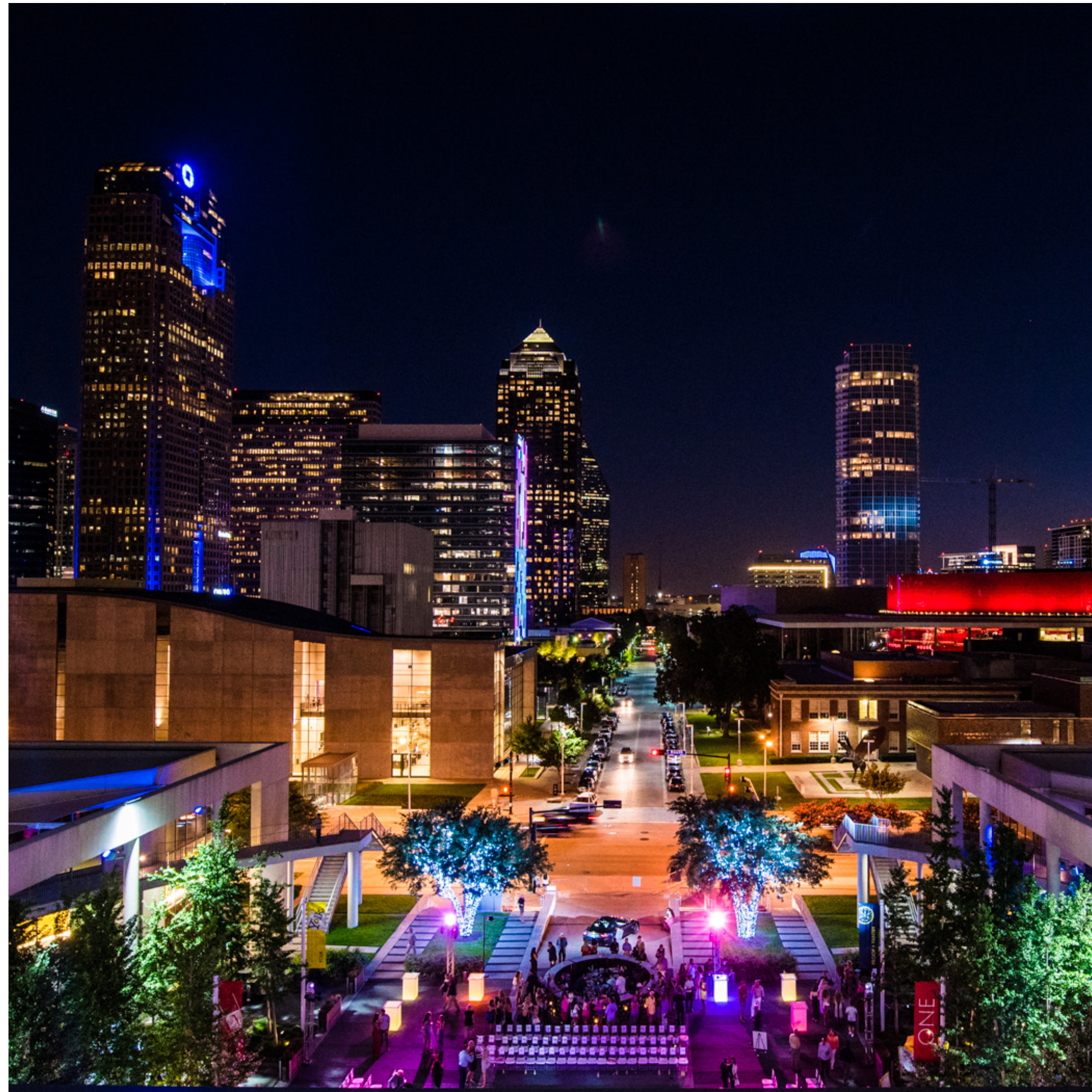


**FOR EVERYTHING**



## GET THE BEST, ALL IN **1** LOCATION

Whether it's for work or play, for fine art or fine dining, for energetic nightlife or total relaxation, One Arts is the address where creativity and productivity flourish. Boasting flexible office space, state-of-the-art amenities and a lively outdoor plaza, One Arts mixes timeless elegance with modern conveniences benefitting the way business is done today. Perfectly located in the heart of the Dallas Arts District, One Arts is just a short stroll from world-class museums and performance spaces, Klyde Warren Park, Downtown, Uptown and Deep Ellum.

# YOU'RE **1** MOMENT FROM SOMETHING AMAZING

One Arts is the ideal address for your business—and a gallery at your doorstep.



- 1 Wyly Theatre
- 2 Dallas City Performance Hall
- 3 Crow Collection of Asian Art
- 4 Dallas Museum of Art
- 5 Nasher Sculpture Center
- 6 Meyerson Symphony Center
- 7 Winspear Opera House
- 8 Booker T. Washington High School



## EVERYTHING WITHIN EASY REACH

### 📍 RESTAURANTS

#### ARTS DISTRICT:

Tei-An  
 Playwright Pub  
 Yolk  
 Ellie's Restaurant  
 Musume  
 Akai  
 400 Gradi  
 La Stella Cucina  
 La Madeleine  
 Mi Cocina  
 Mendocino Farms  
 Nus-ret

Roti Grill  
 The Artisan  
 Sloane's Corner  
 Starbucks

#### UPTOWN:

Avanti  
 East Hampton  
 Bread Winners  
 Capital Grille  
 Cava  
 Chipotle  
 Del Frisco's Grille  
 Doc B's  
 Fearing's

Haywire Uptown  
 Sixty Vines  
 Jakes Uptown  
 Lark on the Park  
 Mercat Bistro  
 Meso Maya  
 Morton's Steak  
 Nick & Sam's Grill  
 Ocean Prime  
 Perry's Steakhouse  
 Saint Ann  
 Happiest Hour  
 Stampede 66  
 Te Deseo

Truluck's  
 Yardbird  
 Whole Foods

#### DOWNTOWN:

AT&T Discovery District  
 Chic-Fil-A  
 Chop House Burger  
 Dakota Steakhouse  
 The Exchange Hall  
 Monarch

National Anthem  
 Pho Colonial  
 Press Box Grill  
 Salata  
 Sushiya  
 The French Room  
 Tortaco  
 Zodiac Room

#### DEEP ELLUM:

Pecan Lodge  
 Angry Dog  
 Cane Rosso  
 Monkey King

### 📍 HOTELS:

The Adolphus  
 Aloft Downtown  
 Dallas Marriott City Center  
 The Fairmont Dallas  
 Hotel Crescent Court  
 Homewood Suites  
 Hotel Indigo  
 Hôtel St. Germain  
 Hotel ZaZa  
 Hilton Garden Inn  
 Hyatt Regency Dallas

The Joule Hotel  
 Magnolia Hotel  
 NYLO Dallas  
 South Side  
 Omni Dallas Hotel  
 The Ritz-Carlton  
 Rosewood Mansion on Turtle Creek  
 The Stoneleigh  
 Sheraton Dallas  
 The Thompson  
 W Dallas Victory Hotel  
 The Statler

### 📍 SHOPPING:

Forty Five Ten  
 Neiman Marcus  
 NorthPark Mall  
 Stanley Korshak  
 Target  
 Ten Over Six  
 Whole Foods  
 West End Marketplace  
 West Village  
 Deep Ellum Shops  
 Knox-Henderson  
 7-Eleven



## MAKE EVERY MOMENT **1** TO REMEMBER

Forget all you know about eating at the office—One Arts has dispensed with the deli in favor of **real restaurants that rank among Dallas’s finest**. Whether you’re fueling up at **breakfast**, having a power **lunch**, taking the client to **dinner** or hosting **happy hour**, you’ll find plenty to whet your appetite. And after work lets out, you’ll want to stick around for the high-energy **concerts, parties and special events** that regularly light up the One Arts courtyard.

**The Playwright Pub:** Comfortable neighborhood pub owned and operated by a native Irishman serving authentic Irish cuisine and craft cocktails with live music.

**Tei-An:** Consistently ranking among Dallas’s finest, this hotspot combines Chef Teiichi Sakurai’s authentic Japanese soba and omakase with a breathtaking rooftop view.

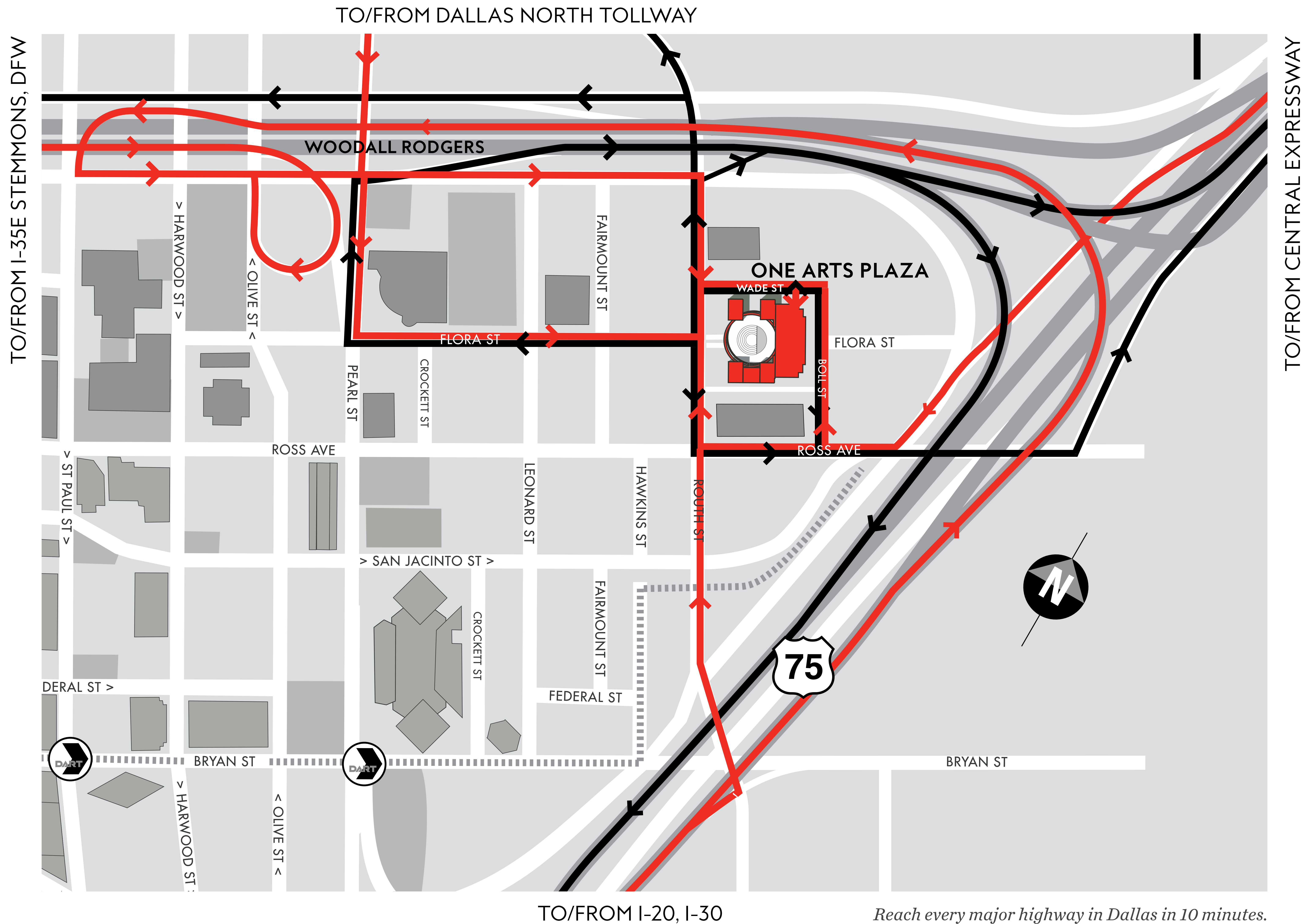
**Yolk:** Fabulous breakfast and lunch fare, from gourmet omelets, Benedicts and French toast to wraps, salads and burgers—all with an upscale urban vibe.

the  
Playwright  
Irish Pub

TEI-AN

Yolk.

# STAY CONNECTED TO THE REST OF THE METROPLEX WITH QUICK ACCESS TO MAJOR HIGHWAYS

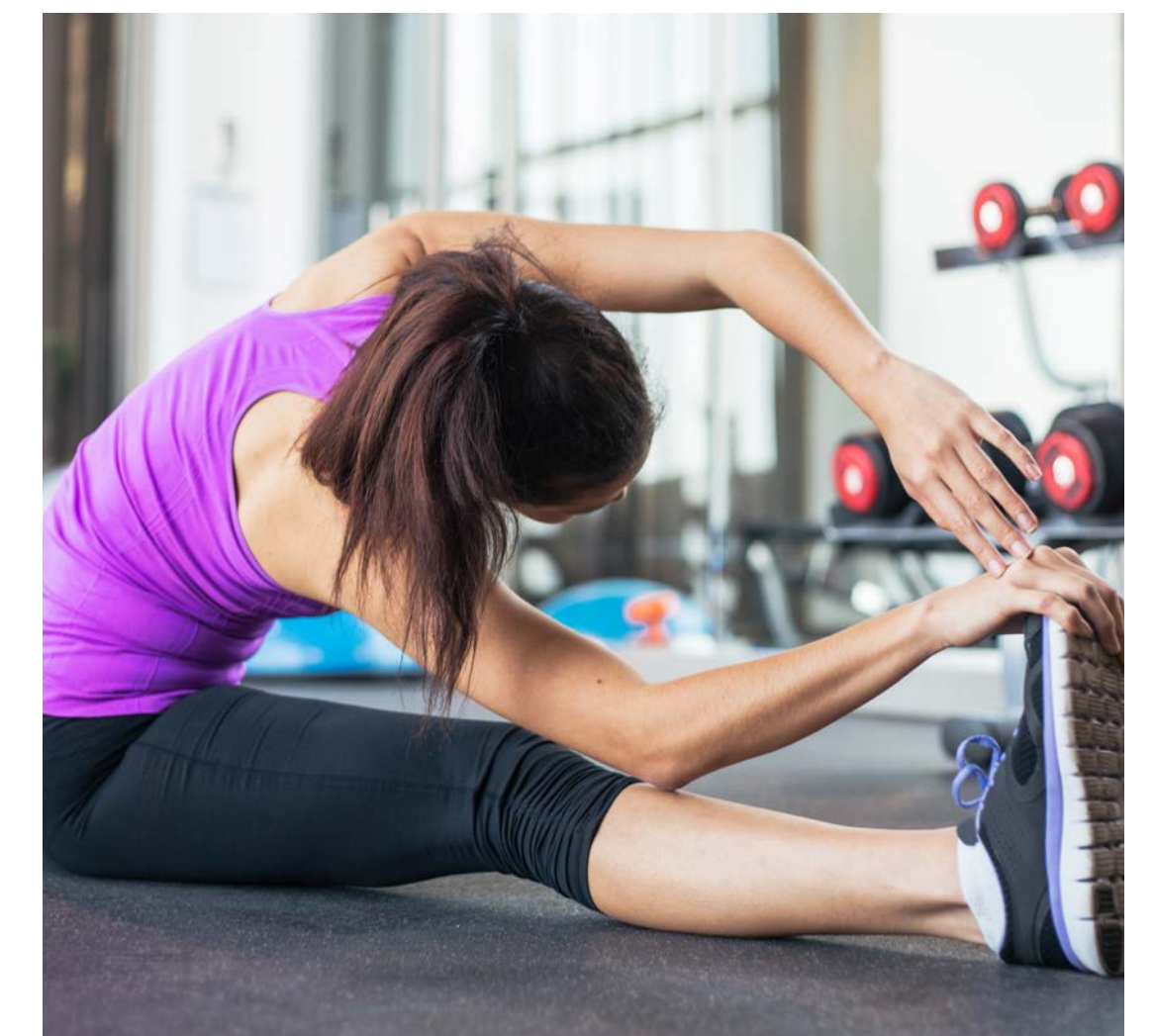


TO/FROM I-20, I-30

Reach every major highway in Dallas in 10 minutes.

## UPSCALE AMENITIES THAT ARE TRULY **1** OF A KIND

When you're in a prime location, you might think amenities play second fiddle. Not so at One Arts. You'll find a **100 seat conference center** and **fitness facility** outfitted with the latest equipment. A spacious garage, making parking a breeze for employees and clients alike. An outdoor courtyard boasting dynamic fountains and Dallas's **largest video art installation** in the lobby. Exclusive **luxury condominium** residences with expansive terraces and incredible views. The convenience of an **on-site 7-Eleven store**.



### AMENITIES

75 seat conference room + Fitness Center + Fitness Classes + Shuttle Service + 4 Restaurants + On-Site 7-Eleven + Plaza + Fountains + Art Installations



# SPECIFICATIONS

## BUILDING:

- 516,048 total square feet
- Ground floor restaurants and retail
- Lobby features the largest digital art installation in North Texas
- 39,000 rentable square feet per floor
- 3.5:1,000 parking
- 10' x 10' windows
- 13'9" floor-to-floor height
- Stable downtown power grid
- 24-hour security
- On-site property management, maintenance and engineers
- Local ownership and management
- Luxury residences occupy top six floors

## PARKING:

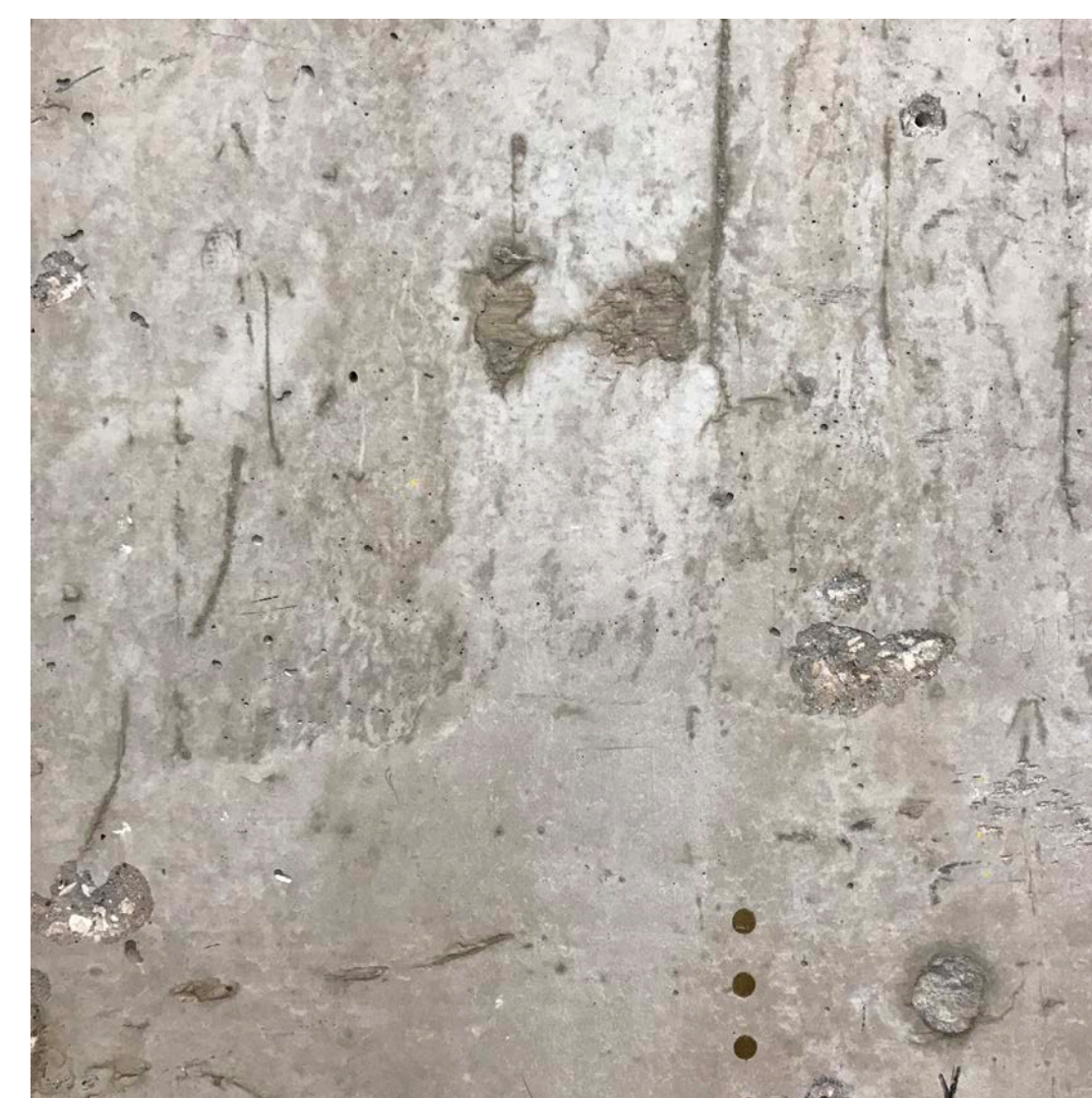
- 572 garage spaces
- 300 surface spaces
- 28 executive basement spaces
- 3.5:1,000 parking ratio for available space

## TRANSPORTATION:

- DART shuttle service every 10 minutes to and from the DART light rail
- Nearby McKinney Avenue Trolley provides transportation to Uptown Dallas

## ACCESS:

- Immediate access to Woodall Rodgers Freeway, US-75, Arts District, Downtown CBD and Uptown
- 1 mile to Dallas North Tollway







**LOCATION:**

Dallas Arts District, Dallas, TX 75201

**CONNECTIVITY:**

VoIP, Wi-Fi and other emerging technologies

**ADDRESS:**

1722 Routh Street, Dallas, TX 75201

**DEVELOPER:**

Billingsley Company

**DESIGN ARCHITECT:**

The building envelope and interiors were designed by Lionel Morrison, FAIA of Morrison Seifert Murphy, a Dallas architectural design firm with a global practice that encompasses residential, office and hospitality projects.

**ARCHITECT OF RECORD:**

Master planning for One Arts Plaza was provided by Corgan Associates Inc., ranked among the top 25 architectural firms.

**BUILDING SIZE:**

24 Story: Office and Condominium Tower

Level 1: Office, Retail and Parking

Level 2: Office, Parking

Levels 3–6: Parking

Levels 7–17: Office

Levels 18–24: Residential Condo

Total Office/Retail Area: 508,625 RSF

Total Rentable Office Area: 486,228 RSF

Typical Rentable Area/Floor: 39,000 RSF

**FLOOR SIZE:**

Level 1 Office/Retail: Approx. 43,231 RSF

Level 2 Office: Approx. 38,558 RSF

Levels 7–17: Approx. 38,891 RSF

**BAY DEPTH:**

27'6"

**ELEVATORS:**

- Office Elevator: Destination dispatch elevator system for shorter wait times
- Service Elevator: One geared traction elevator (500 FPM) at 4,500 lbs. capacity

**CONTROLLED ACCESS:**

Entry into the building is controlled by a Schlage access system. A multiplexor is used to video 23 security cameras located at various points around the property. Single access card or key for 24-hour access to parking, building entrances and elevators (expandable to tenant suites).

**PARKING:**

Six-level parking garage facility and adjacent surface parking areas.

**SECURITY:**

- 24-hour on-site security officers provide a professional, welcoming environment
- 23 video cameras are located at various points around the property
- Tenants have simplified access with encrypted access card devices, and elevators are programmed to provide restricted floor access
- On-site property manager

**LOBBY FINISHES:**

Modern yet timelessly elegant, the bright, spacious lobby is crafted from the finest building materials. It has beautiful thick-set stone floors and warm wood accents, along with floor-to-ceiling windows. The lobby features a large digital art display containing (24) 55" plasma televisions.

**LOADING DOCK:**

Dual bay dock—truck access from Forbes Alley

**STRUCTURE & FLOOR LOADING:**

Lease Space: 50 lbs. PSF live load  
Public Areas: 100 lbs. PSF live load  
Mechanical Areas: 150 lbs. PSF live load

**LIGHTING:**

Building Standard Lighting: 2x2, 9 cell parabolic fluorescent lay-in air return with 3-32w T8 bulbs  
Parking Garage: Energy efficient LEDs

**FLOOR-TO-FLOOR HEIGHT:**

Level 1: 18'0"  
Level 2: 14'0"  
Levels 7–17: 13'9"

**CEILING HEIGHT:**

Level 1: 14'0"  
Level 2: 12'0"  
Levels 7–17: 10'0"

**WINDOW TREATMENT:**

1" Blinds

**WINDOWS & FACADE:**

Continuous 10'0" tall ribbon windows with energy efficient, glazed curtain wall featuring reflective Low-E coating.

**EXTERIOR FINISHES:**

A contemporary precast concrete and glass façade with reflective Low-E coating.

**TELECOMMUNICATIONS:**

The building's telecommunications infrastructure accommodates traditional copper cable, fiber optic and satellite communications. It also provides tenants with several on-site options: AT&T, Level 3 Communications and Time Warner/Charter Communications.

## HVAC:

- Refrigeration system consists of two 55-ton SCU R-22 condenser water DX units per floor with the main pump room on the 1st floor
- Heat rejection is accomplished with a three-cell 2,000-ton cooling tower located on the south side of the first level
- EMS is a Honeywell BACnet system
- Temperature is controlled on the floors via Honeywell DDC thermostats

## ELECTRICAL:

Main power is served by the redundant feed network power grid that serves the Central Business District.

- Electric Design Total: 14 watts
- Lighting & Power (w/ft): 6.5 watts
- Mechanical (w/ft): 7.5 watts

## EMERGENCY POWER:

There is an emergency generator to provide standby power to operate elevators, lighting and water, as well as other security and emergency life safety systems.

## HVAC HOURS:

HVAC services are available during regular working hours: Monday–Friday, 7:00 a.m.–6:00 p.m., and Saturday, 8:00 a.m.–1:00 p.m. After-hours services are available upon request.

## FIRE PROTECTION & LIFE SAFETY:

Fully sprinkled buildings with EST fire panel, duct detectors, smoke detectors and heat detectors. Strobes and speakers are located in common areas, mechanical rooms, restrooms and tenant spaces. There is a voice communications system that is audible in all tenant areas.

## AMENITIES:

- Upscale dining is just a step away. Whether it's a quick meal or a formal business dinner, tenants can enjoy high-end cuisine, elegant ambience and attentive service at The Playwright Pub, Tei-An and Yolk.
- Food trucks frequent the Arts District and Klyde Warren Park.
- One Arts Plaza anchors the east end of the Dallas Arts District and is directly adjacent to world-renowned performance and visual arts venues.
- Whether you're by the fountain in the middle of the Plaza or re-energizing at the outdoor restaurants, stay connected with complimentary Wi-Fi.

## ACCESS:

Direct access to Central Expressway, Woodall Rodgers Freeway, Uptown and Downtown. 1 mile to Dallas North Tollway. DART shuttle service every 10 minutes to and from the DART light rail.

## ART CART:

Five-passenger electric shuttle that serves One Arts Plaza and the Arts District at select times for breakfast, lunch, dinner & events.



## CONVENIENCES NEARBY (IN MILES):

### AIRPORTS:

Love Field: 5  
DFW International: 16

### ARENA:

American Airlines Ctr: 1

### CONVENIENCE STORE:

7-Eleven: On-site  
Shell Uptown: 0.4

### FITNESS FACILITIES:

One Arts Gym: On-site  
YMCA: 0.7  
24-Hour Fitness: 0.6  
Gold's Gym: 0.5

### GROCERY STORES:

Whole Foods: .6  
Walmart Neighborhood Market: 0.8  
Albertson's: 1.7  
Central Market: 4.8

### HOTELS:

Hotel ZaZa: 0.4  
The Fairmont: 0.6  
Ritz-Carlton: 0.6  
Sheraton: 0.7  
Marriott City Center: 0.7  
The Crescent: 0.7  
The Joule: 1.2  
The Magnolia Hotel: 1.3  
The W: 1.4

The Mansion on Turtle Creek: 1.5

### MAJOR HIGHWAYS

I-30, I-35E, I-45, I-75: 0.1–1  
Dallas North Tollway: 2.1

### MOVIE THEATERS:

Magnolia: 1.5  
Angelica: 2  
Alamo Drafthouse: 3  
AMC NorthPark: 5.2

### PARKS:

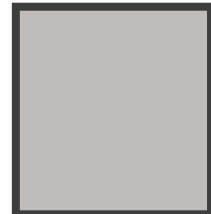
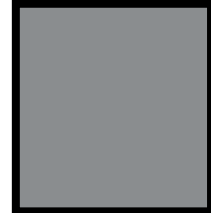

Klyde Warren Park: 0.2  
Griggs Park: 0.3  
Main Street Garden: 1.2  
Katy Trail: 1.5

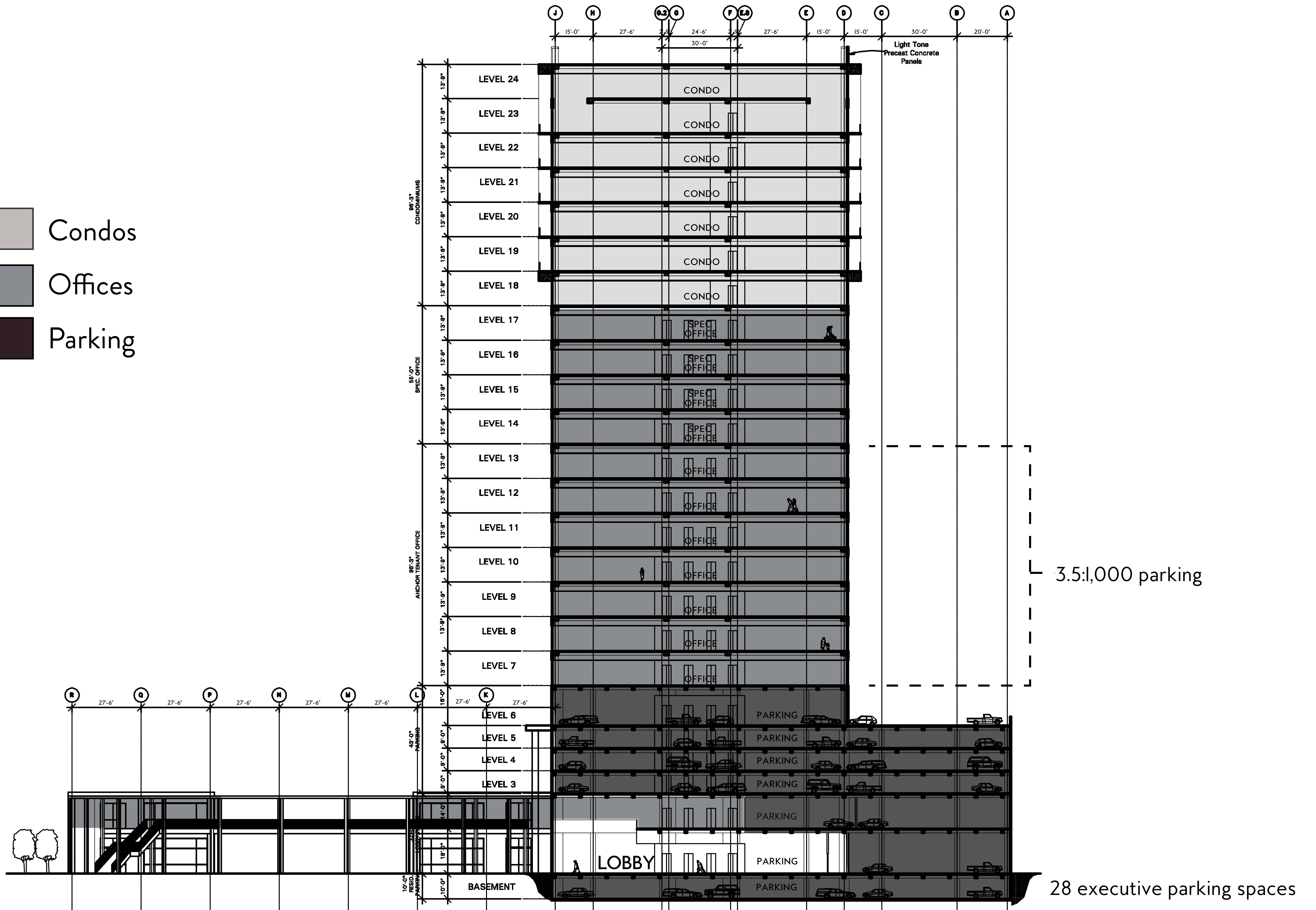
### PHARMACIES

Plaza Medical Health Mart: 0.5  
CVS: 0.9  
Walgreens: 0.9  
Target: 1.2

### SHOPPING:

Stanley Korshak: 0.5  
Neiman Marcus: 0.8  
West Village: 1.1  
Target: 1.2  
Forty Five Ten: 1.2  
West End Marketplace: 1.0  
Farmer's Market: 1.4  
NorthPark Mall: 5.0  
Shops at Park Lane: 5.0

-  Condos
-  Offices
-  Parking



**READY TO MAKE ONE ARTS THE  
1 FOR YOUR BUSINESS?**

Leasing Contact:

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214.974.4334

**Sarah Hinkley Kennigton**

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**Bryce Jackson**

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**Ruth Griggs**

ruth.griggs@thirty-four.com

**One Arts Plaza**

1722 Routh Street

Dallas, Texas 75201

**[oneartsplaza.com](http://oneartsplaza.com)**

