



DALLAS ARTS TOWER



partners



FORTIS





A NEW

BEGINNING

FRONT AND CENTER

Discover unparalleled signage and branding opportunities in the heart of Dallas' vibrant Arts District, where a new iconic landmark awaits. This architectural masterpiece not only captivates with its awe-inspiring design but also offers a blank canvas for businesses and organizations seeking to make their mark.

New LED
Lighting Package
Top of Building
Branding

Mid-Spandrel
Signage

320,000 RSF
Contiguous Availability



Eyebrow
Signage



40
Sky Lounge
Board Room

39
Future Restaurant & Club
38
Conference Center

02
Mezzanine Lounge

01
Modern Lobby
Art Gallery
Daily Eatery
R1
Fitness Center

41-55
Top of the Key Offices

3-40
Offices

Daily Eatery
Outdoor Area

Potential Future
Event Space

THE REBIRTH OF AN ICON

- MOTOR COURT ENTRY
OFF PEARL STREET
- VALET PARKING - UP TO 3
PER 1,000 AVAILABLE
- HIGH-END LUXURY RESTAURANT
ON THE 39TH AND 40TH FLOORS
OFFERING
SWEEPING VIEWS OF THE
CITY (TIMING TBD)
- EXPANSIVE GREEN SPACE WITH
INVITING OUTDOOR SEATING
- ALL-DAY CASUAL CAFÉ
OFFERING BREAKFAST AND
LUNCH (COMING EARLY 2026)
- MODERNIZED LOBBY
- NEW SKY LOBBY LOUNGE,
BOARDROOM AND
ENTERTAINING AREAS
- 150-PERSON CAPACITY
CONFERENCE CENTER WITH
PREFUNCTION AREA
- NEW FITNESS CENTER
AND CARDIO STUDIO

THE PLAZA





ALSTON & BIRD

Sheppard Mullin

GreenbergFaurie

DAVE WOOD

ELEVATOR VESTIBULE / REMODELED CABS



17-28

Locke Lord



CONCEPTUAL RENDERINGS

3-16

Deloitte.





THE LOBBY



CONCEPTUAL RENDERINGS



THE PLAZA AND CAFÉ



CONCEPTUAL RENDERINGS



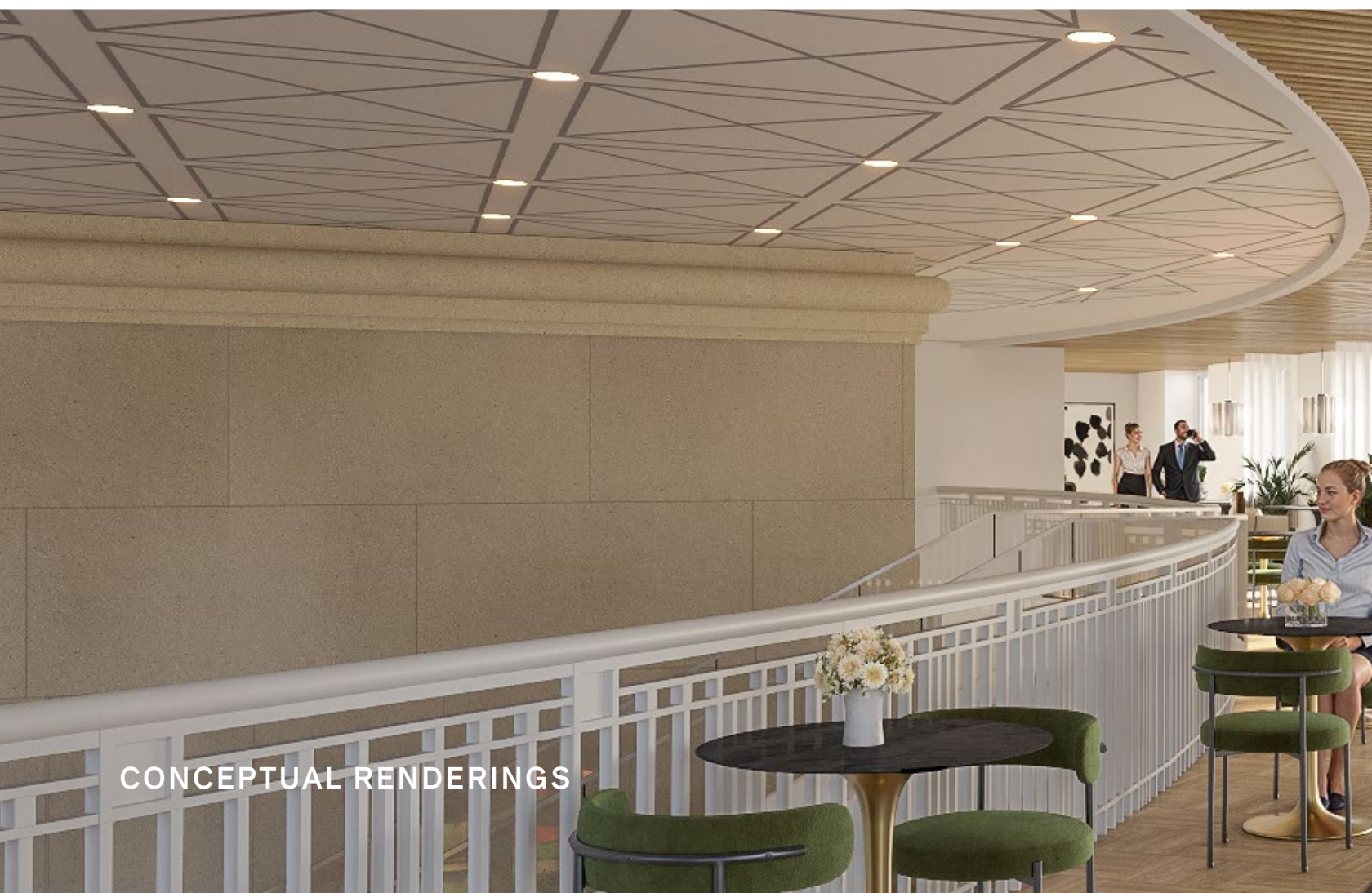


DAILY DINING OASIS

Elevate your culinary journey at this extraordinary building, where a world-class dining experience awaits. Indulge in the pleasures of an all-day cafe, boasting a charming patio that bathes in natural sunlight and offers a delightful ambiance for relaxation or casual meetings.



MEZZANINE LOUNGE



CONCEPTUAL RENDERINGS



ON-SITE

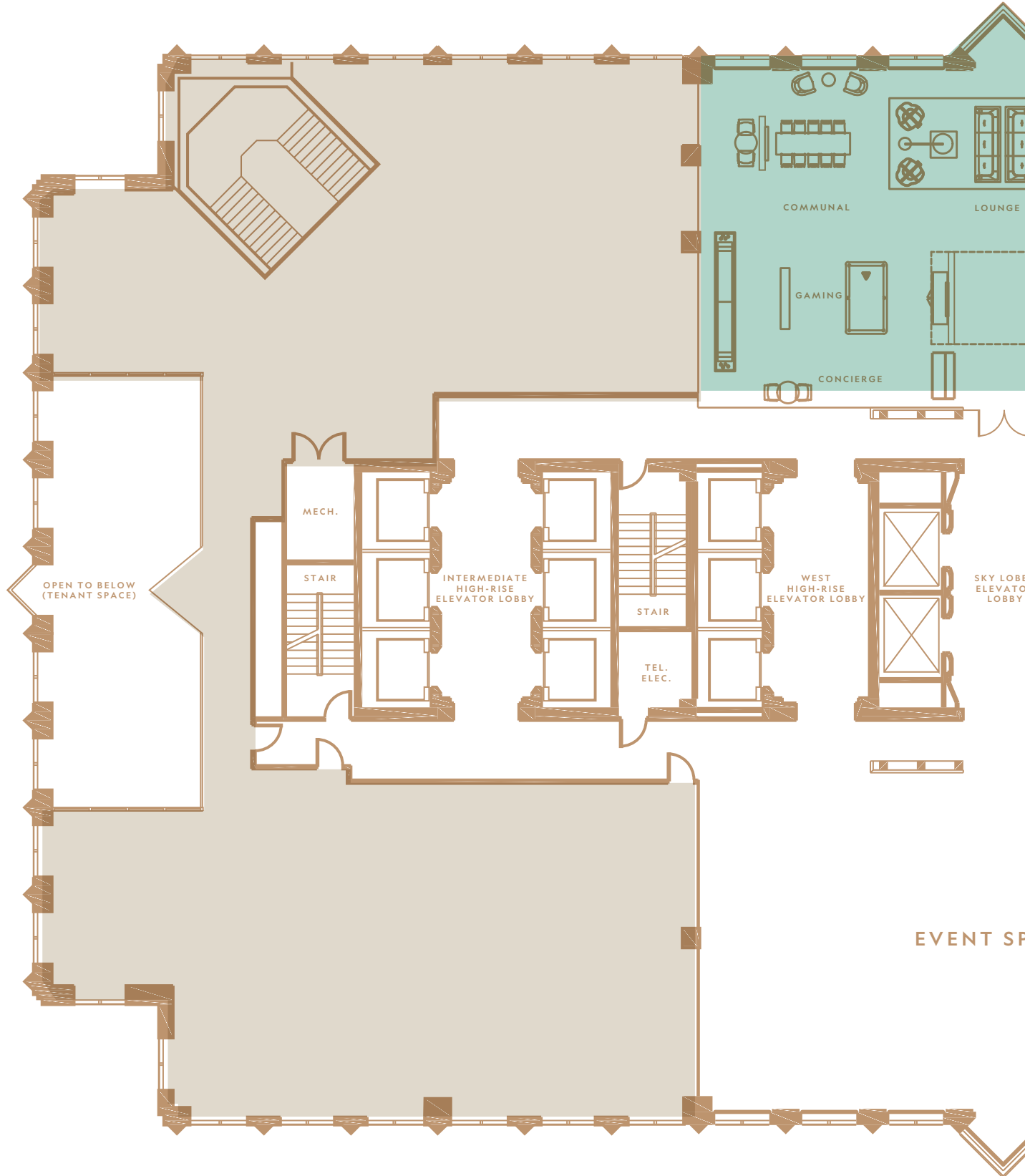
AMENITIES

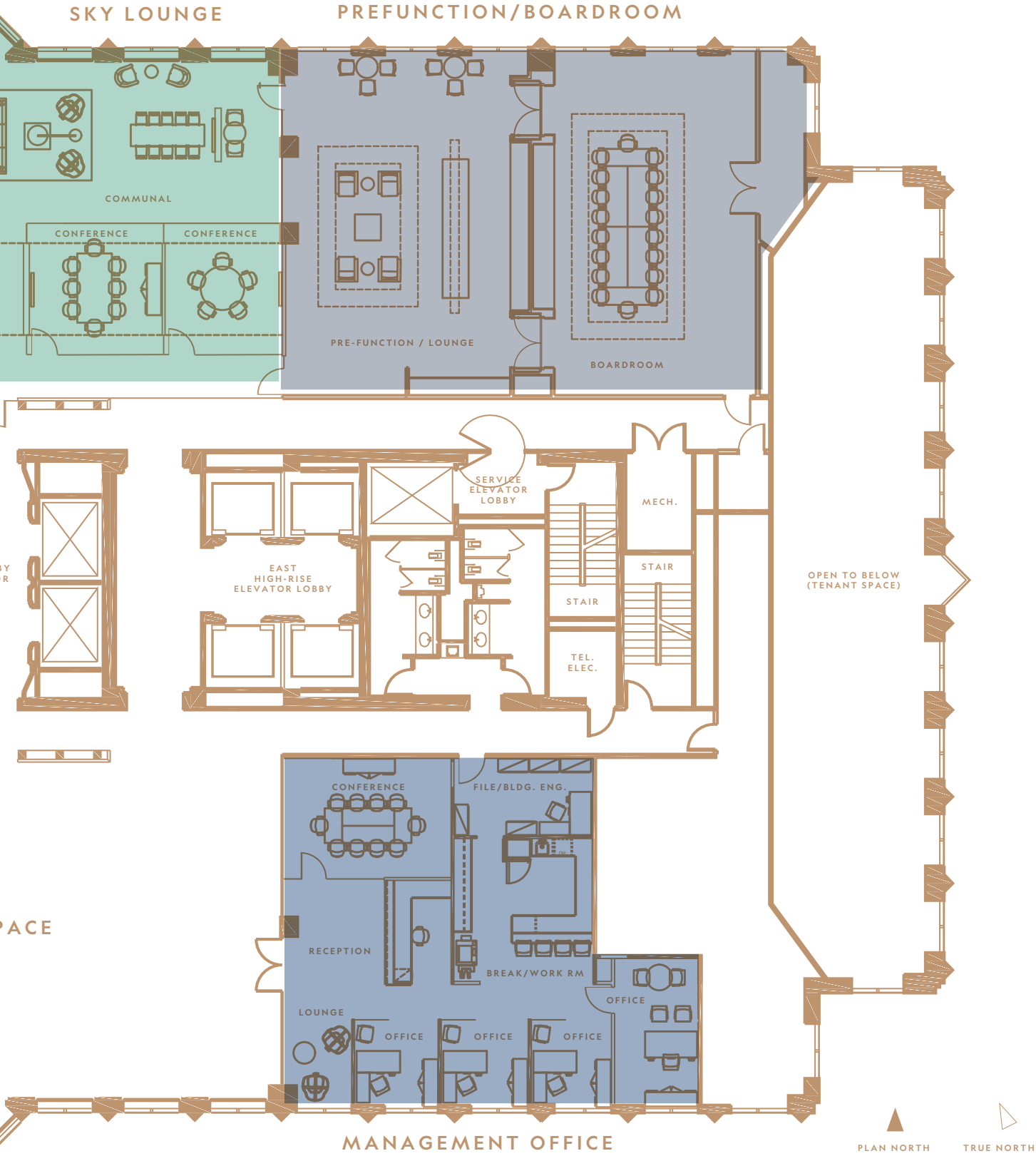
Discover an array of top-tier amenities tailored for business excellence at this exceptional destination. Elevate your corporate experience with impeccable amenities including an all-day cafe and a 150-seat conference center, the executive lounge and boardroom, and 24-hour security measures, and the Sky Lobby.

- LOBBY ALL-DAY CAFE (COMING 2026)
- PENTHOUSE HIGH-END DINING & CLUB (TIMING TBD)
- STARBUCKS COFFEE SHOP
- STATE-OF-THE-ART FITNESS CENTER
- 150-SEAT CONFERENCE CENTER
- ATM
- EXECUTIVE LOUNGE AND BOARDROOM
- CONVENIENCE STORE AND SHOE SHINE ON-SITE
- ON-SITE PROPERTY MANAGEMENT OFFICE
- 24-HOUR SECURITY/TRAFFIC CONTROL
- CONCIERGE SERVICES PROVIDED
- FULL-SERVICE CAR WASH
- FULL-SERVICE FLOWER SHOP ON LOBBY LEVEL
- SKY BRIDGE ACCESS TO ADDITIONAL SERVICES (MARRIOTT HOTEL, NUMEROUS RESTAURANTS, RETAIL AMENITIES, ETC.)

SKY LOBBY

AMENITY SPACE





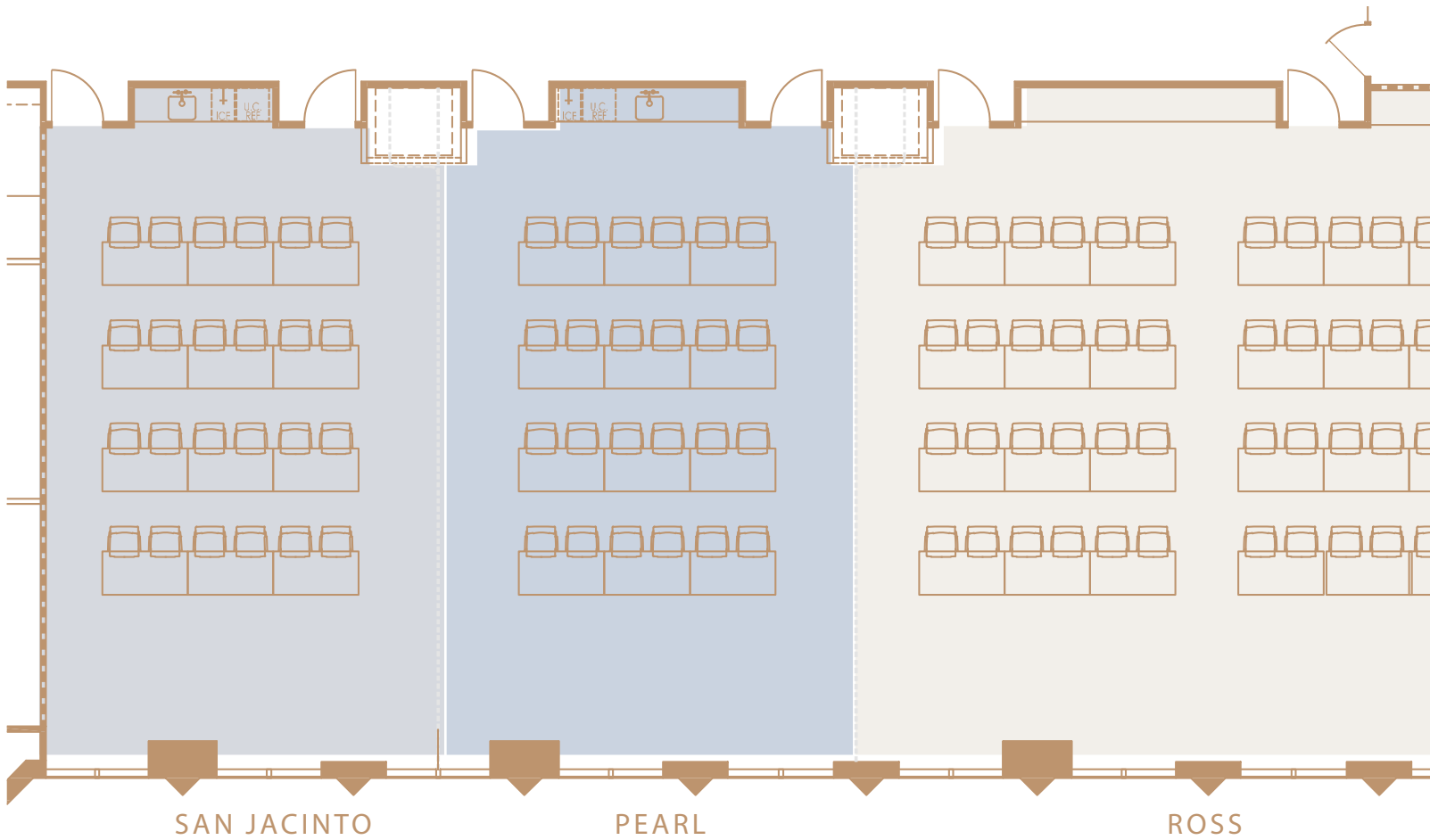
SKY LOBBY





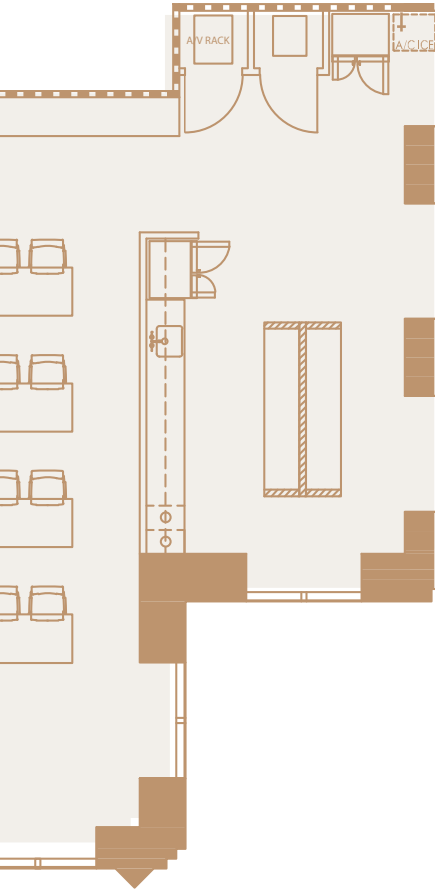
CONFERENCE CENTER

5,353 RSF



125 PERSON CAPACITY WITH DESKS

150 PERSON CAPACITY WITHOUT DESKS



AN EXPANSIVE FITNESS HUB

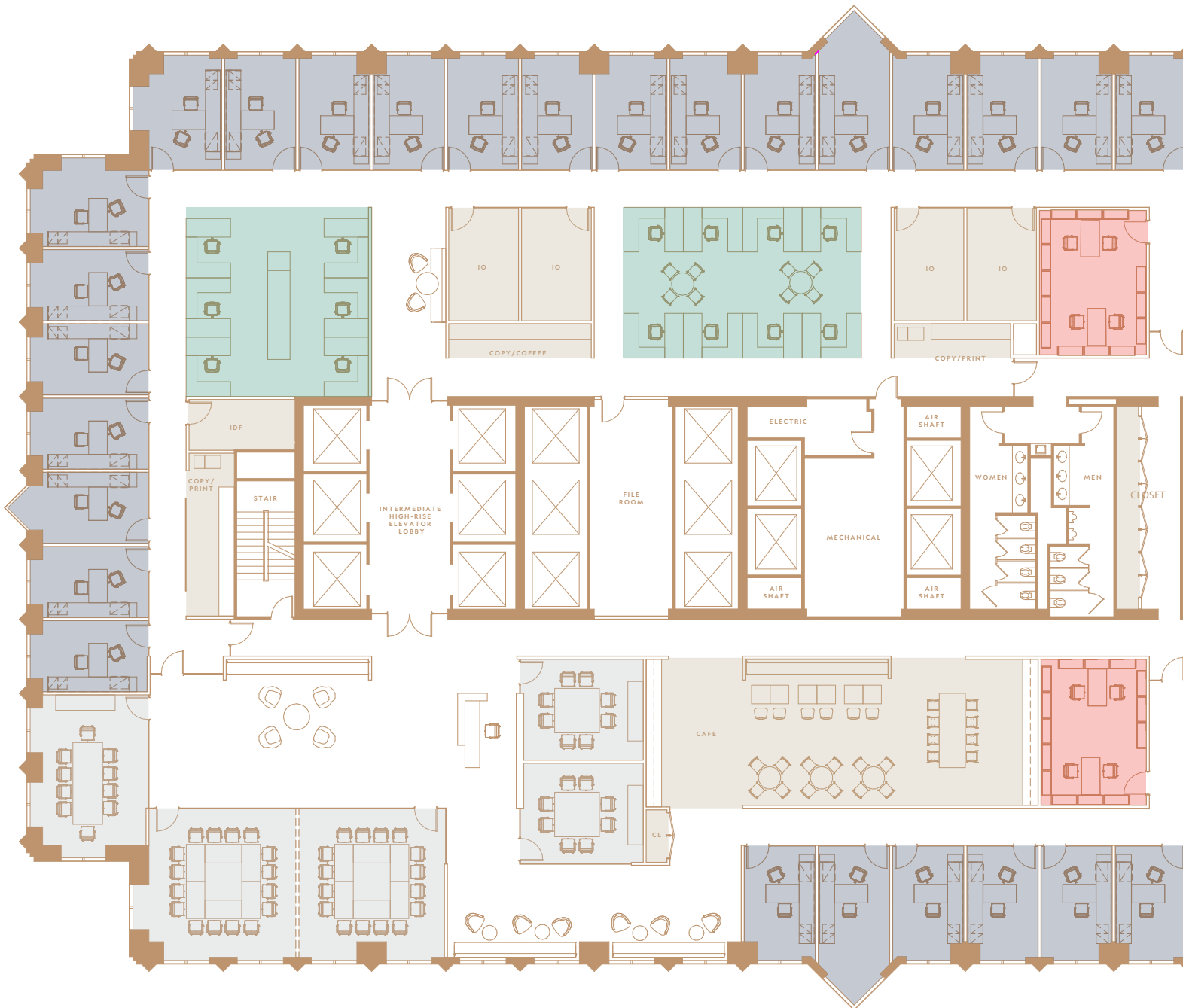
Unleash your potential at the revitalized fitness center—where modern amenities, cutting-edge equipment, and expert guidance converge to elevate your fitness journey.

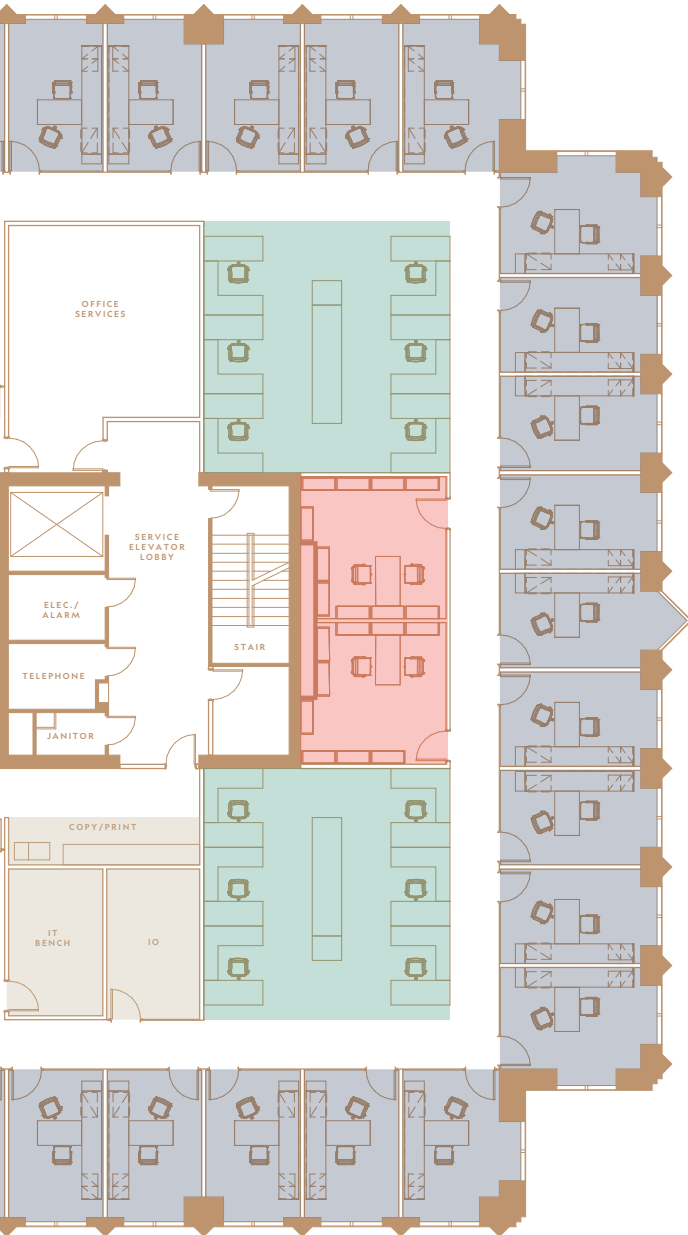




WORKSPACES

SINGLE OFFICE FORMAT (3.08 EMPLOYEES PER 1,000 SF)





46 PRIVATE OFFICES

6 INTERNAL OFFICES

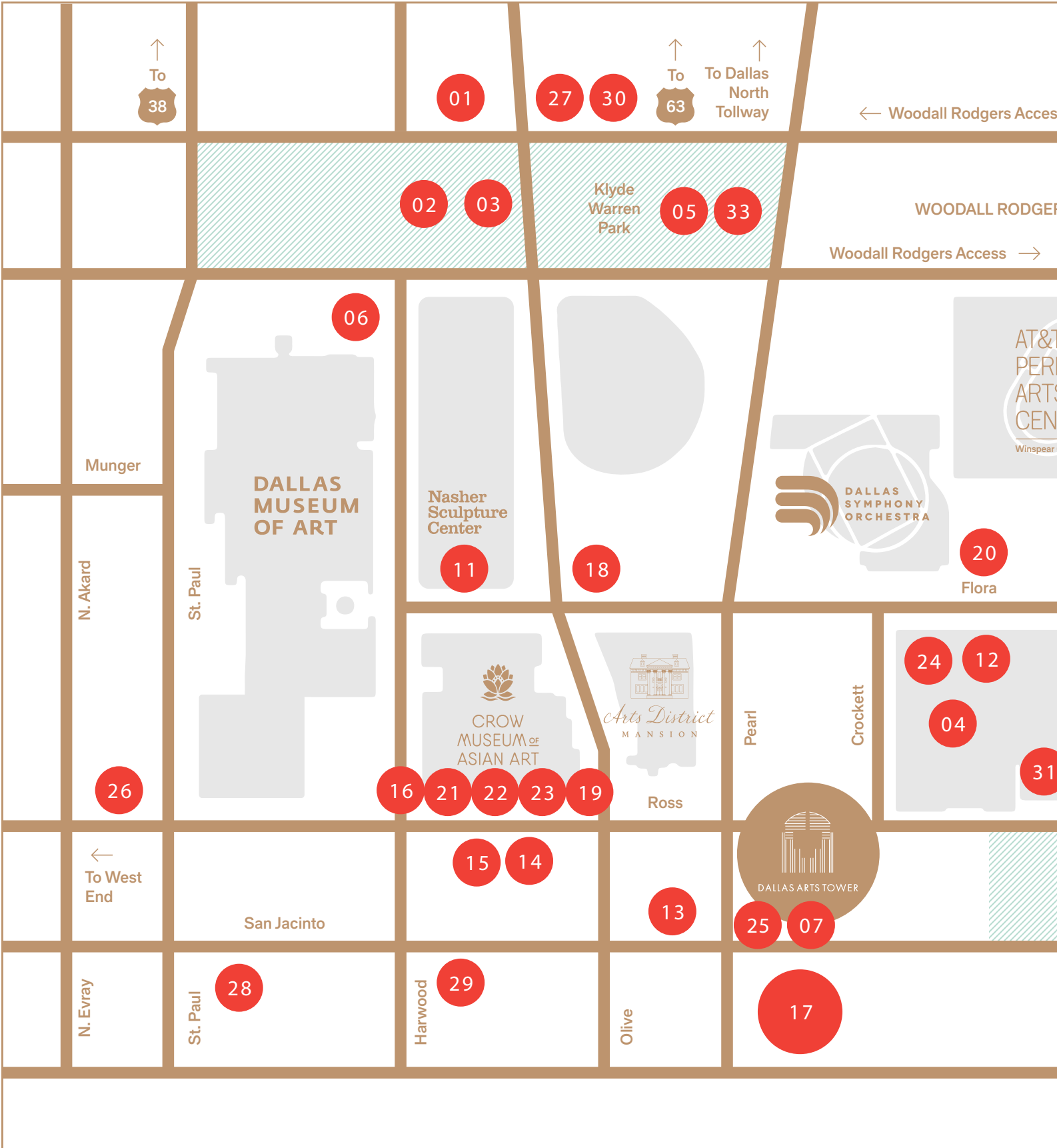
26 SECRETARY CUBICLES

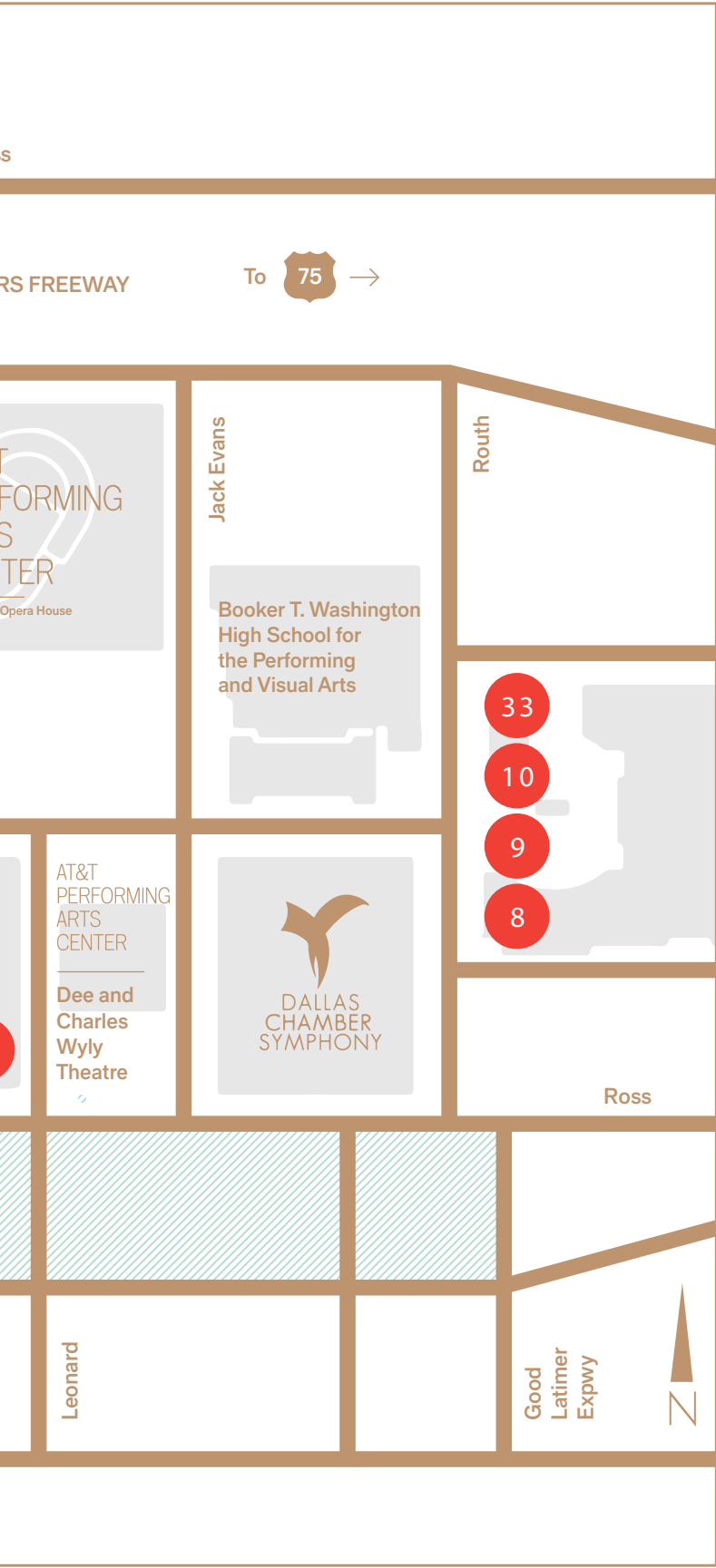
5 CONFERENCE ROOMS

4 WORK ROOMS

ARTS DISTRICT

RESTAURANTS



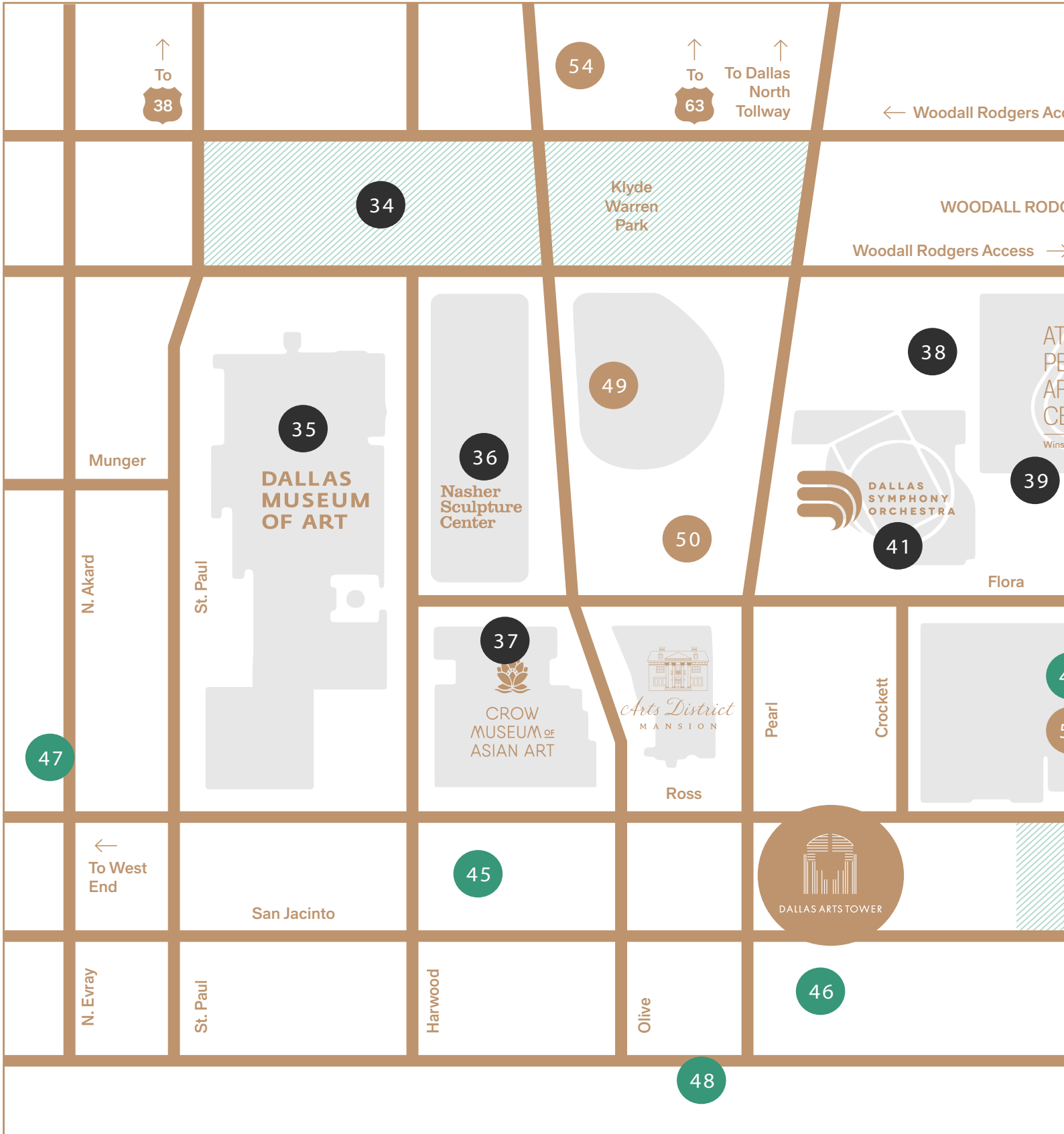


FOOD

- 01. Miriam's Cocina
- 02. MiCocina
- 03. La Parada
- 04. The Artisan
- 05. Food Trucks at Klyde Warren
- 06. Socca Café - DMA Café
- 07. Starbucks
- 08. Yolk
- 09. The Playwright
- 10. Tei-An
- 11. Nasher Café
- 12. La Stella
- 13. La Madeleine
- 14. Shawarma Press
- 15. Sushi Kozy
- 16. Berkley's Market
- 17. Plaza of the Americas
Social Chicken
Plaza Grill
Corner Bakery
Broadway Pizza
Salata
Popoke
China Dragon
Louie's Hot Sammies
Me Latte Café
Freshii
- 18. Pizza Leila
- 19. Sloane's Corner
- 20. Flora Cantina
- 21. Mendocino Farms
- 22. Zero Gradi
- 23. Freebird's
- 24. Musume
- 25. Dallas Arts Tower All-Day Café
- 26. Corrientes 348
- 27. Perry's Steakhouse
- 28. St. Paul's Deli
- 29. Carmine's Pizza
- 30. Yardbird
- 31. Ellie's Restaurant & Lounge
- 32. The Salty Donut
- 33. 7-Eleven

ARTS DISTRICT

ATTRACTIONS AND HOTELS





CULTURE

- 34. Klyde Warren Park
- 35. Dallas Museum of Art
- 36. Nasher Sculpture Center
- 37. Crow Collection of Asian Art
- 38. Annette Strauss Artist Square
- 39. AT&T Performing Arts Center
- 40. Winspear Opera House
- 41. Meyerson Symphony Center
- 42. Dallas City Performance Hall
- 43. Wyly Theatre

HOTELS

- 44. Hall Arts Hotel
- 45. JW Marriott at Dallas Arts District
- 46. Marriott Dallas City Center
- 47. Fairmont Hotel
- 48. Sheraton Dallas Hotel

RESIDENTIAL

- 49. Museum Tower
- 50. The Atelier
- 51. Residences at One Arts Plaza
- 52. Hall Arts Residences
- 53. Portman Holdings (Future)
- 54. Residences at Park District

THE REBIRTH OF

ANICON







DALLAS ARTS TOWER

FOR MORE INFORMATION

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