





 Trammell Crow
Center

THE DIFFERENCE IS NIGHT & DAY.

A Dallas icon for the past 30 years, Trammell Crow Center has completed a sweeping renovation and expansion focusing on enhancing every aspect of the tenant experience. From a thoughtfully appointed collection of on-site amenities, to seamless access to the Arts District and Klyde Warren Park, Trammell Crow Center is the premier destination for forward-looking organizations wanting to blur the lines between work and life.

Complementing the ensemble, directly across Ross Avenue from Trammell Crow Center, is an exciting new urban experience that is poised to redefine the neighborhood. A full city block, comprising over 2.5 acres, including six (6) fast casual restaurants and 2,000 parking spaces, along with a 283-room JW Marriott hotel and 400 luxury apartments. This exciting transformation allows Trammell Crow Center tenants to promote the work-life balance their employees seek within a more holistic setting, while breathing new life into the Arts District. The difference is night and day.



Ross Avenue Grand Façade





The Terrace





The Porch







35/48
VICINIA & ELEVAZIONE



Elevator Lobby





First Floor Key

- Social Workspace**
 3,095 SF
- Bank**
 1,726 SF
- Royal Blue Grocery**
 3,330 SF
- Sloane's Corner**
 3,184 SF



Social Workspace



Second Floor Key

- Outdoor Space
- Conference Center



Conference Center



Second Floor Key

Athletic Club
 Operated by
 Trophy Fitness



Modern Locker Rooms



FULL SERVICE & FAST CASUAL



Casual-but-chic eatery for American bistro fare at breakfast, lunch, dinner and happy hour.



400 GRADI

Airy, sophisticated eatery turning out Neapolitan pizzas and other traditional Italian fare.



Hand-churned traditional Italian gelato ready to be scooped up and enjoyed.



MENDOCINO FARMS

Elevated dining offering chef-driven, thoughtfully crafted sandwiches, salads, appetizers and desserts.



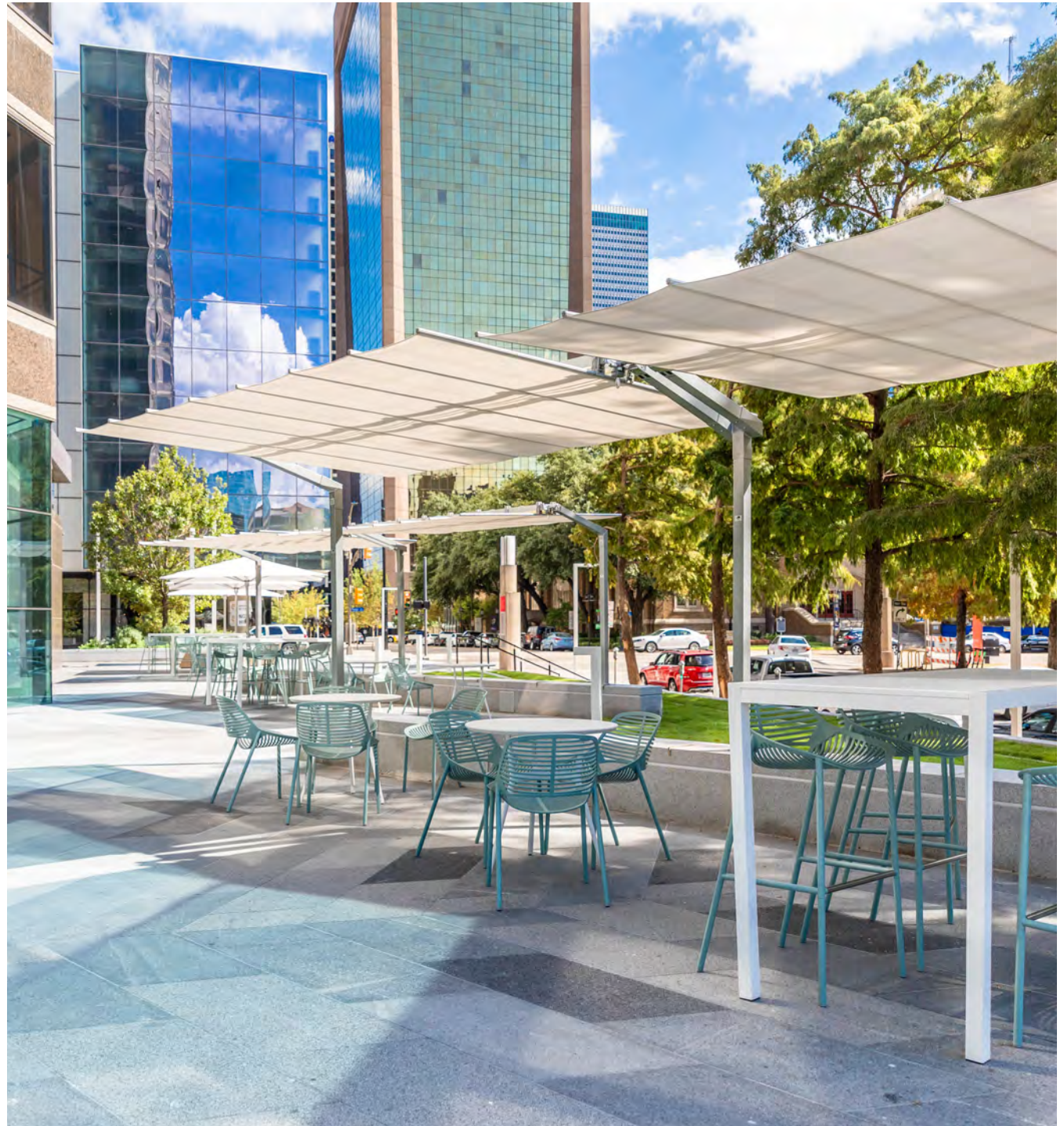
Fast-casual Mediterranean eatery serving custom pita sandwiches and build-your-own salads.



An urban market offering fresh coffee, prepped daily grab-and-go foods, groceries and convenience items.



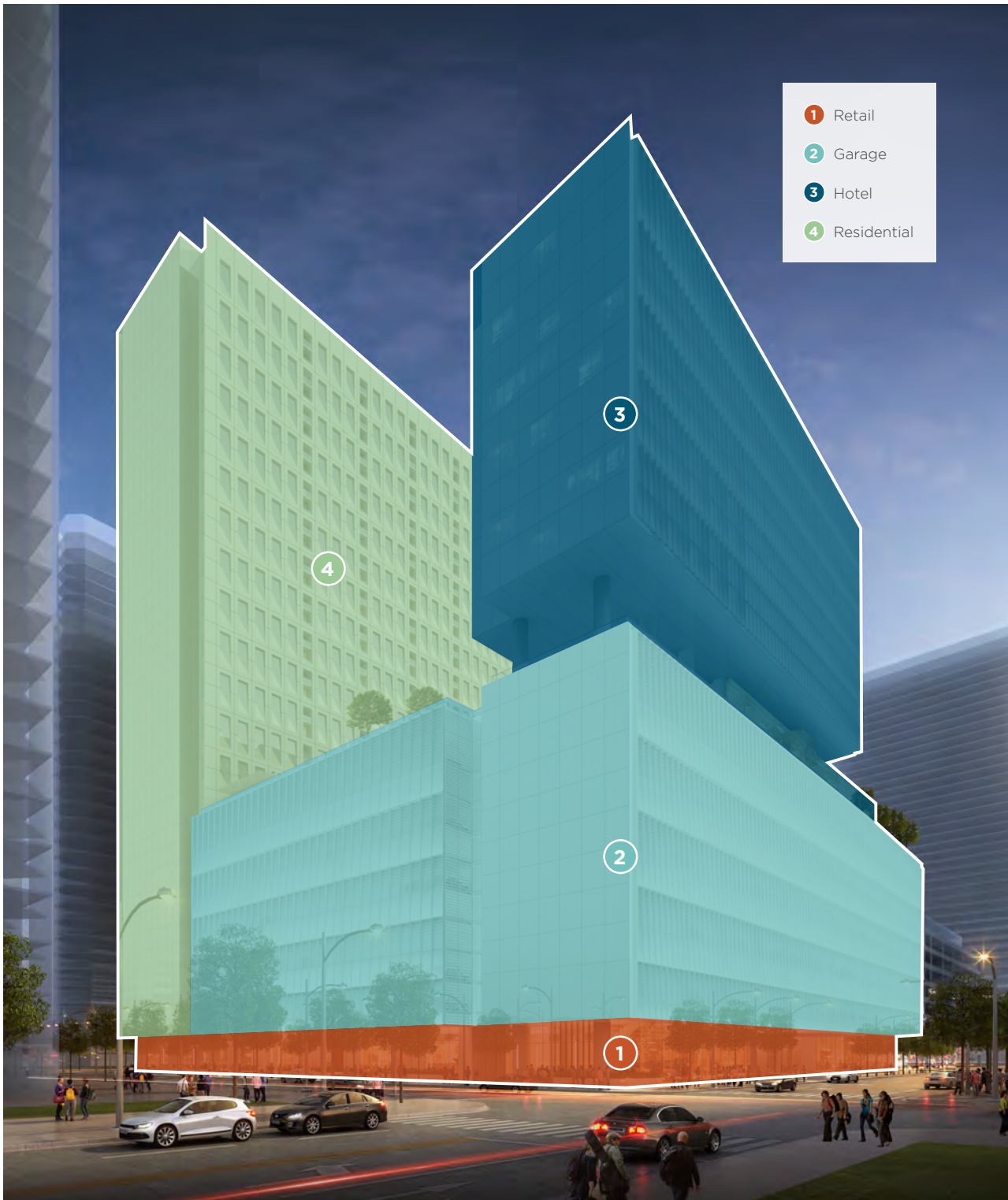
Fast-casual grill focused on healthy lifestyles inspired by natural, clean and sustainably-raised food.



INTRODUCING
A NEW URBAN
EXPERIENCE

Putting the Arts District in the SPOTLIGHT where it belongs.





- 1 Retail
- 2 Garage
- 3 Hotel
- 4 Residential

2.6 ACRE

FULL CITY BLOCK

9-LEVEL

PARKING GARAGE; 2,000 SPACES

283 KEY

JW MARRIOTT HOTEL

400 UNIT

HIGH-RISE RESIDENTIAL TOWER



Ross Avenue Streetscape

Site Plan

