



1801 N LAMAR ST | DALLAS | TX 75202

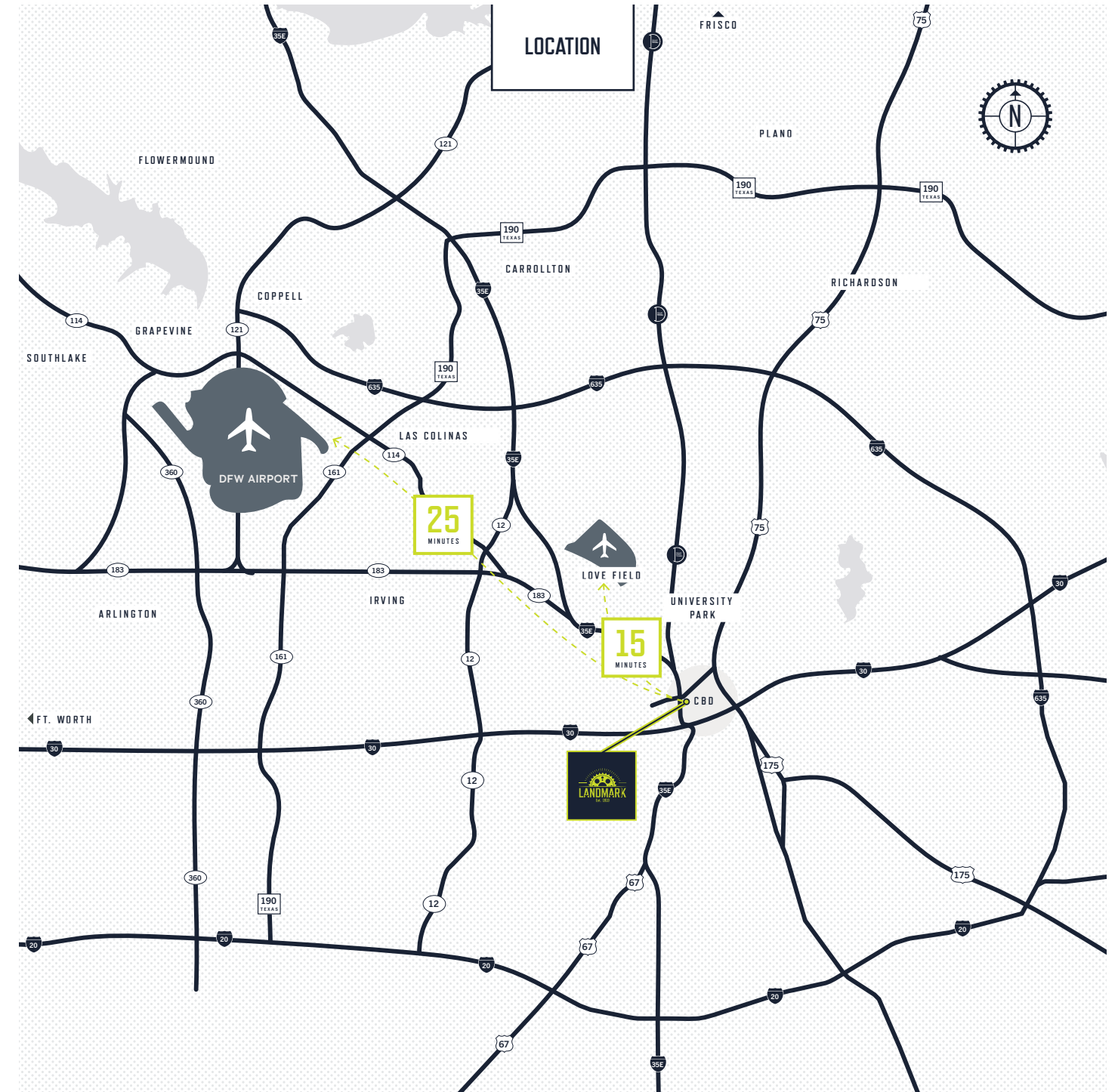
ESTABLISHED IN



# 1913

## THE HISTORY OF LANDMARK CENTER

**LANDMARK CENTER** is a six-story modernized historical building situated along N. Lamar Street in the **VIBRANT WEST END**. Originally constructed in **1913**, the Property embodies architectural features that position it as **A PREMIER CREATIVE OFFICE DESTINATION**. Exposed brick, open plenum ceilings, exposed duct work, original hardwood floors next to polished concrete and load bearing columns confirm Landmark Center's authenticity while upgraded mechanical systems and improved common areas allow the Property to provide tenants **A FIRST-CLASS OFFICE EXPERIENCE** with **NOSTALGIC ROOTS**.





LANDMARK CENTER OVERVIEW



# HIGHLIGHTS

- 133,909 RSF Building
- 6 Stories
- Typical Floorplate: 29,100 RSF
- Executive underground parking with direct elevator access
  - 934 Spaces Within Walking Distance
- Several Ongoing Building Renovations
- Located in the Heart of the Historical West End
  - Walkable to 28 Restaurants
  - Surrounded by 5 New Luxury Apartment Units
  - Walkable to DART Rail System

New

HVAC/MECHANICAL SYSTEMS

New

COMMON AREA FURNISHINGS

New

EXTERIOR LANDSCAPING

ONGOING  
**BUILDING RENOVATIONS**

New

FRONT ENTRY

New

RESTROOMS

New

LOBBY



# FACTS & FIGURES ONGOING



## BUILDING

Built . . . . . 1913, with a 3-story addition constructed in 1928

Size . . . . . 133,909 RSF

Floors . . . . . 7 (6 office, 1 sub level parking garage)

Structure . . . . . Concrete

Ceiling Height . . . . . Open Ceiling Throughout

Management/Engineer . . . . . On-site

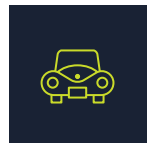


## SECURITY

Landmark Center offers on-site security officers 7 days a week. In addition to the on-site security, high resolution CCTV Cameras, card key access is used after hours.

Two shift security guards on duty Monday through Friday only. Below are the hours per shift.

- 1st Shift . . . . . 7:00am - 3:00pm
- 2nd Shift. . . . . 3:00am - 11:00pm

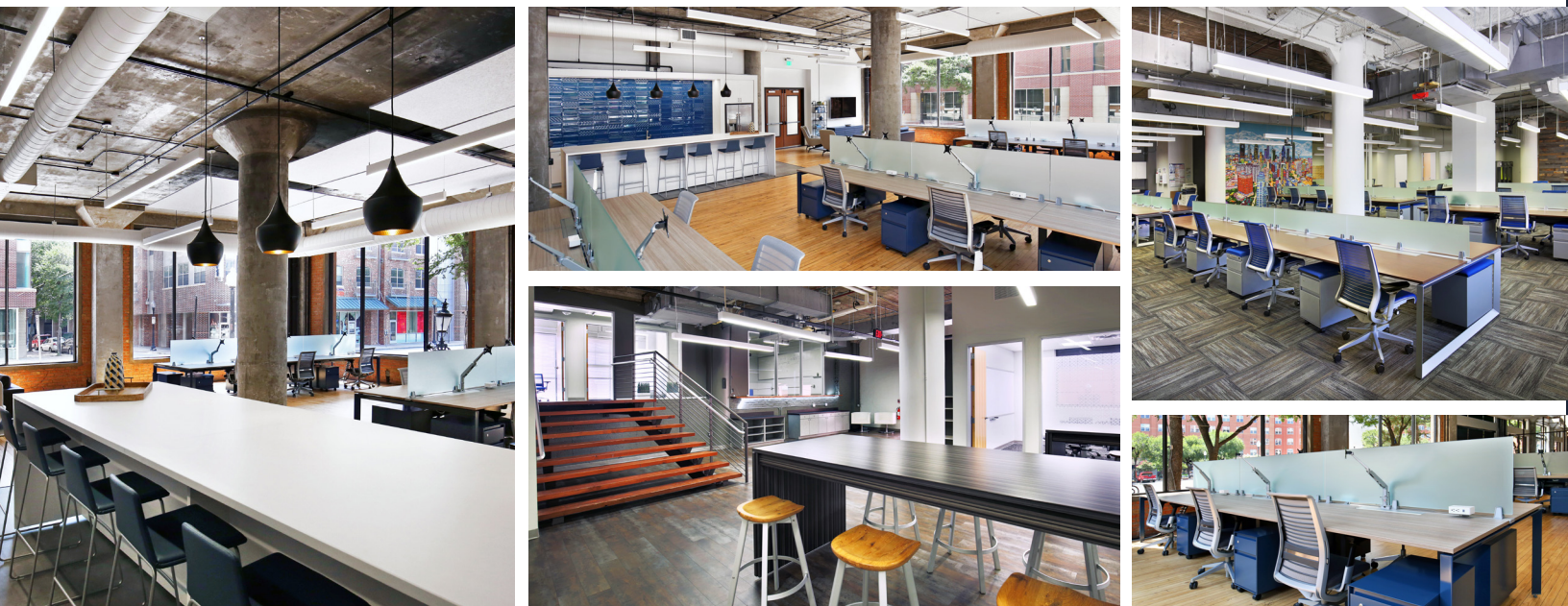


## PARKING

Reserved . . . . . \$175 per month, plus taxes

Over 1,000 parking spaces adjacent to Landmark Center

### PLUG & PLAY SPEC SUITES AVAILABLE



# WALKABLE AMENITIES

## RESTAURANTS

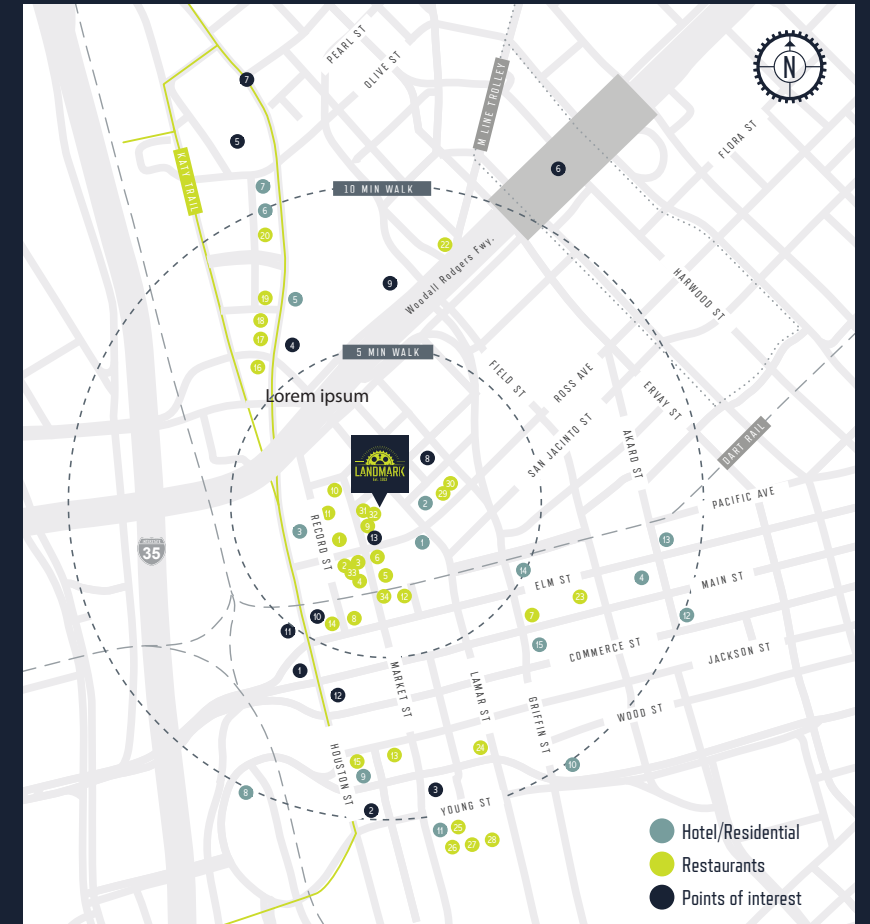
- 1 Rj Mexican Cuisine
- 2 Hoffbrau Steaks
- 3 311 Kitchen and Cocktails
- 4 Corner Bakery
- 5 Sonny Bryan's
- 6 Y.O. Ranch
- 7 Urban Coffee
- 8 Record Grill
- 9 Gator's Dallas
- 10 Spaghetti Warehouse
- 11 Ellen's Southern Kitchen
- 12 Dante's Italian Eatery
- 13 Chipotle
- 14 Subway
- 15 Cindi's New York
- 16 Hard Rock Cafe
- 17 Medina Oven
- 18 Olivella's Neo Pizza
- 19 Kenichi
- 20 Naga Thai Kitchen
- 21 El Fenix
- 22 Meso Maya
- 23 Wing Bucket
- 24 Pappas Restaurant
- 25 Texas Spice
- 26 Bob's Steak & Chop
- 27 The Owner's Box
- 28 Morsel's
- 29 The Empanada Cookhouse
- 30 iFratelli
- 31 BurgerIM
- 32 Kokopelli Sweets
- 33 3 Eleven
- 34 Family Thais Asian Bistro

## HOTELS/RESIDENTIAL

- 1 Marquis West End
- 2 Jefferson Ross
- 3 Fairfield at Ross
- 4 Third Rail Lofts
- 5 SkyHouse Dallas
- 6 The Vista Apartments
- 7 W Victory
- 8 Hyatt Regency
- 9 La Quinta Inn
- 10 Aloft Dallas
- 11 Omni Hotel
- 12 The Adolphus
- 13 Hilton Garden Inn
- 14 Homewood Suites
- 15 The Westin Dallas

## POINTS OF INTEREST

- 1 Dealy Plaza
- 2 Ferris Plaza Park
- 3 Luben Plaza Park
- 4 House of Blues
- 5 American Airlines Center
- 6 Klyde Warren Park
- 7 Katy Trail
- 8 Dallas Aquarium
- 9 Perot Museum
- 10 Holocaust Museum
- 11 Sixth Floor Museum
- 12 Old Red Museum
- 13 Museum of Illusions



**34**  
RESTAURANTS

**15**  
HOTELS/RESIDENTIAL

**13**  
POINTS OF INTEREST



# CONVENIENT PARKING

	# of spaces	distance	daily	monthly
1	88 SPACES	174 FT	\$8.00	\$125.00
2	117 SPACES	325 FT	\$6.00	\$65.00
3	117 SPACES	253 FT	\$9.00	\$103.00
4	283 SPACES	0.2 MILE	\$8.00	\$50.00
5	64 SPACES	0.1 MILE	\$6.00	\$120.00
6	88 SPACES	0.2 MILE	\$8.00	\$90.00
7	54 SPACES	0.3 MILE	\$7.00	\$300.00





  
**LANDMARK**  
Est. 1913







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Jones Lang LaSalle Brokerage, Inc.

JOHN BROWNLEE

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John F. Brownlee	341054	j.brownlee@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date