

DALLAS ARTS TOWER


STREAM

THE REBIRTH OF AN ICON

- MOTOR COURT ENTRY OFF PEARL STREET
- VALET PARKING - UP TO 3 PER 1,000 AVAILABLE
- ELEVATED MEDITERRANEAN RESTAURANT BY RENOWNED RESTAURANTEUR (COMING 2025)
- EXPANSIVE GREEN SPACE WITH INVITING OUTDOOR SEATING
- ALL-DAY CASUAL CAFÉ OFFERING BREAKFAST AND LUNCH (COMING 2025)
- NEW FITNESS CENTER AND CARDIO STUDIO
- MODERNIZED LOBBY
- NEW SKY LOBBY LOUNGE, BOARDROOM AND ENTERTAINING AREAS
- HIGH-END LUXURY RESTAURANT ON THE 39TH AND 40TH FLOORS OFFERING SWEEPING VIEWS OF THE CITY (TIMING TBD)
- 150-PERSON CAPACITY CONFERENCE CENTER WITH PREFUNCTION AREA



320,000 RSF
CONTIGUOUS SPACE
AVAILABLE



SIGNAGE
AND BRANDING
AREA

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.



THE ARRIVAL

DALLAS ARTS TOWER — 5







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.



ALL DAY CAFE

COMING 2025





THE LOBBY

CONCEPT



GOOD
TASTE

Delight your taste buds with the flavors of the Mediterranean at our exquisite restaurant, where the art of gastronomy is elevated to new heights. Immerse yourself in a symphony of exquisite dishes, crafted with passion and precision, as you savor every moment in this culinary haven.



39TH FLOOR

LUXURY DINING, COMING 2025



39TH FLOOR

LUXURY DINING, COMING 2025



THE CLUB HOUSE

LOUNGE, COMING 2025



THE CLUB HOUSE

LOUNGE, COMING 2025



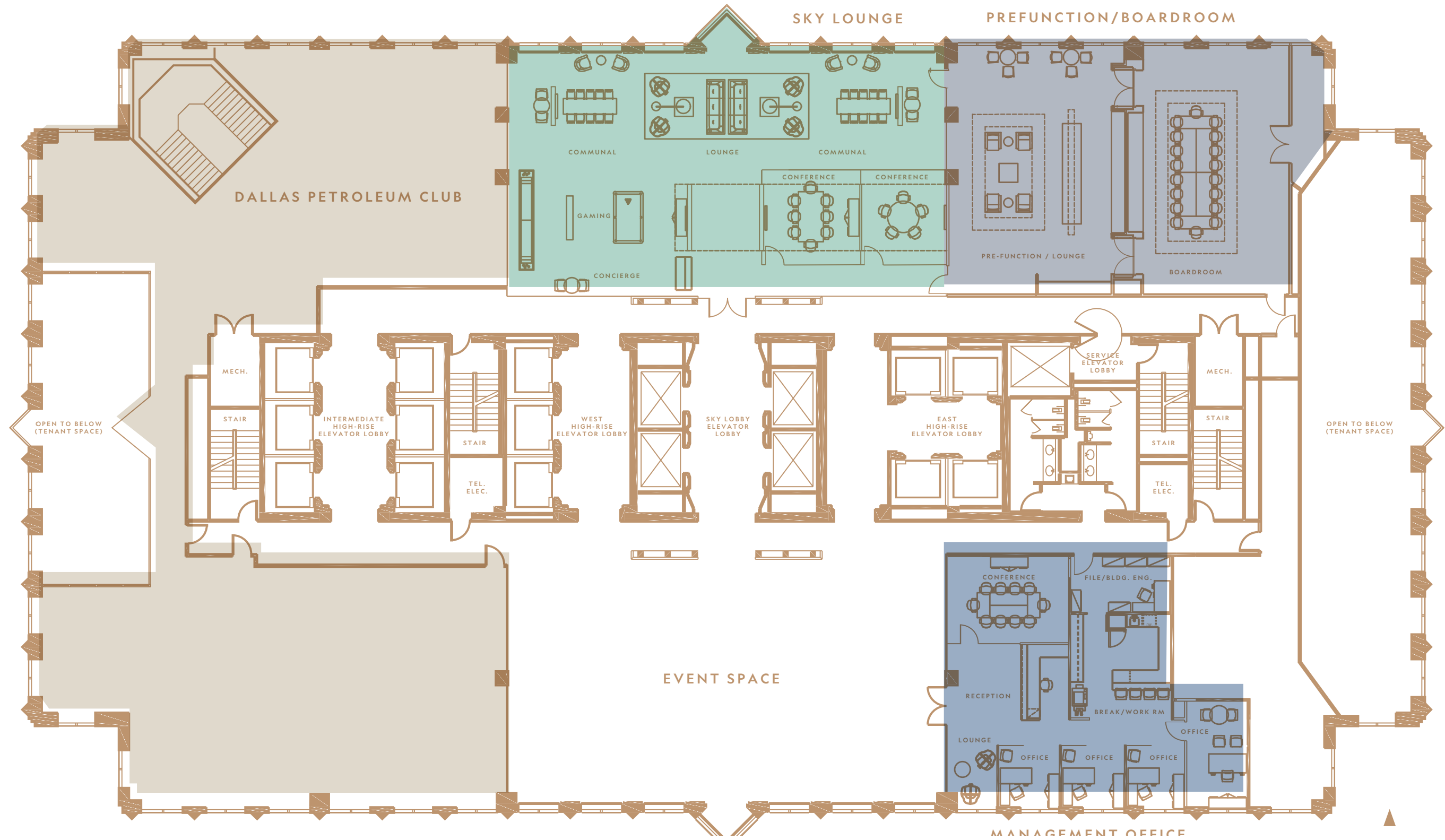
ON-SITE AMENITIES

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

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- NEW FIRST-CLASS RESTAURANTS ON-SITE
 - LOBBY ALL-DAY CAFE (EARLY 2024)
 - ROTUNDA MEDITERRANEAN RESTAURANT & BAR (EARLY 2024)
 - 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.)

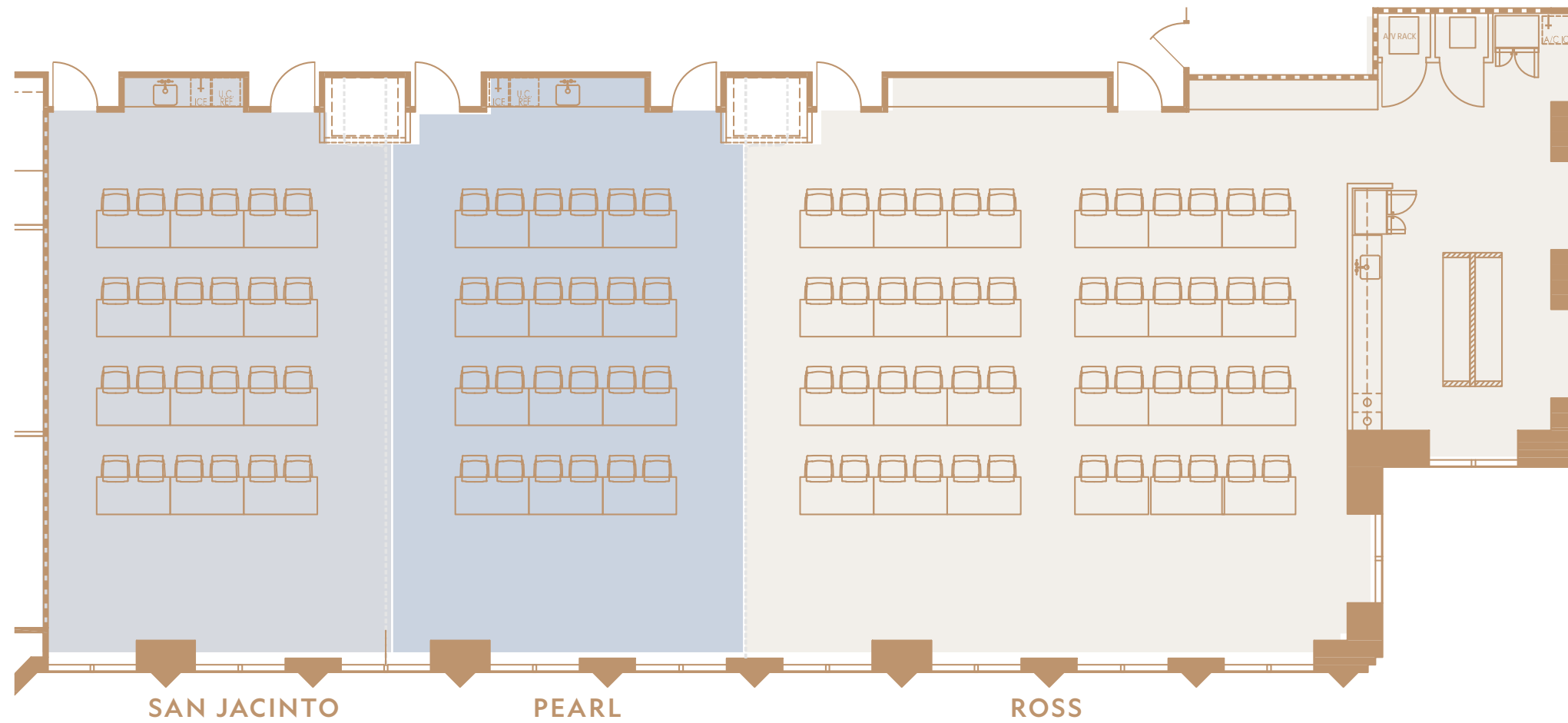
SKY LOBBY

AMENITY SPACE



CONFERENCE CENTER

5,353 RSF



125 PERSON CAPACITY WITH DESKS
150 PERSON CAPACITY WITHOUT DESKS





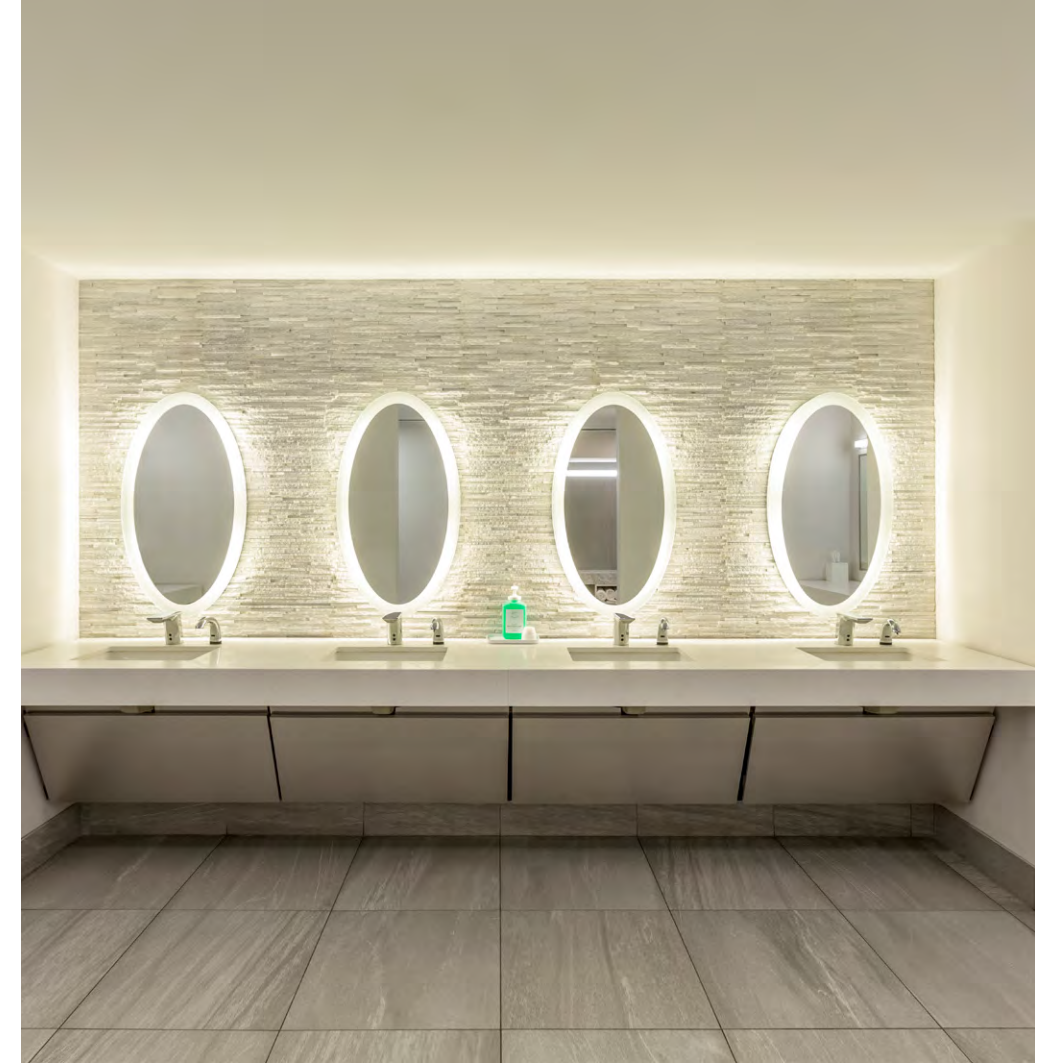






AN EXPANSIVE FITNESS HUB

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



WORKSPACES

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



46 PRIVATE OFFICES

6 INTERNAL OFFICES

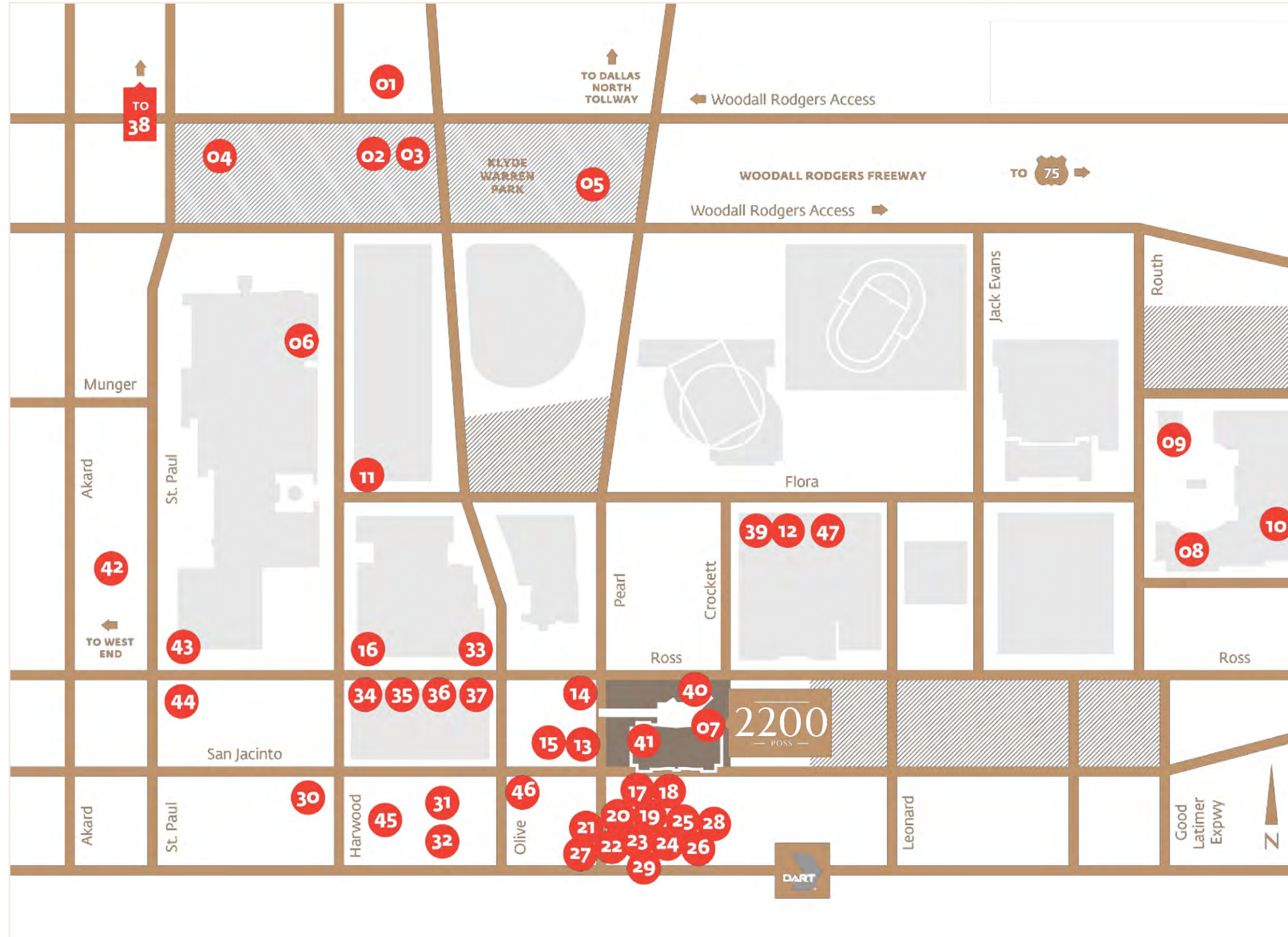
26 SECRETARY CUBICLES

5 CONFERENCE ROOMS

4 WORK ROOMS

ARTS DISTRICT

AREA MAP

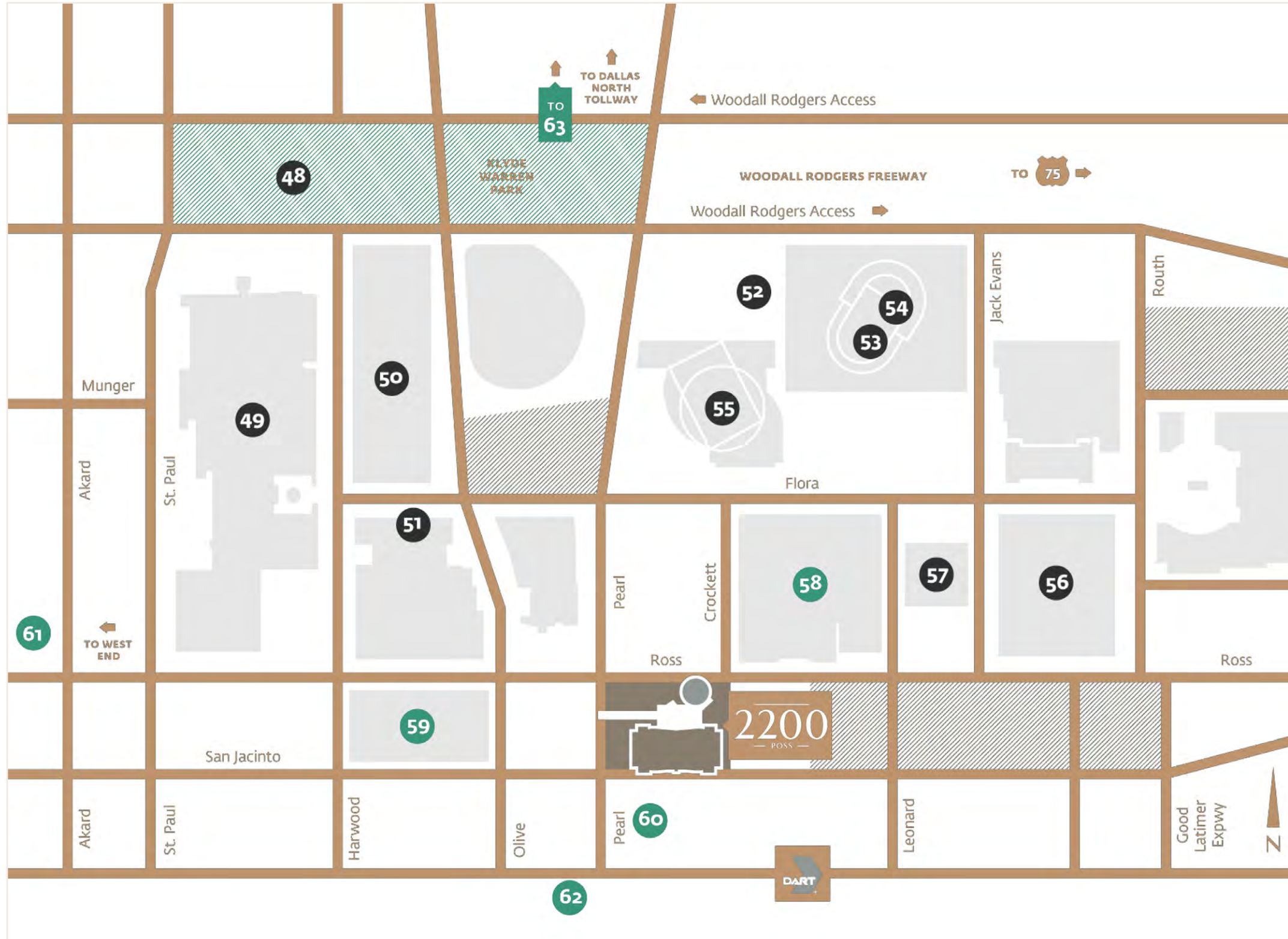


RESTAURANTS

- 01. Miriam's Cocina
- 02. MiCocina
- 03. Relish
- 04. Steel City Pops
- 05. Food Trucks at Klyde Warren
- 06. Socca Café - DMA Café
- 07. Starbucks
- 08. Yolk
- 09. Tei-An
- 10. Jorge's
- 11. Nasher Café
- 12. Stephan Pyles Flora Cafe
- 13. La Madeleine
- 14. Tortaco
- 15. Subway
- 16. Berkley's Market
- 17. Corner Bakery Cafe
- 18. Freshii
- 19. Buda Juice
- 20. Treebirds Restaurant
- 21. Smoothie King
- 22. Sushi One
- 23. China Dragon
- 24. Higher Grounds Coffee
- 25. Broadway Pizza
- 26. Ziggy's Burgers & BBQ
- 27. Taco Bell
- 28. McDonald's
- 29. KTown Asian Fusion
- 30. Snappy Salads
- 31. Quiznos
- 32. Dickey's BBQ
- 33. Sloane's Corner
- 34. 400 Gradi
- 35. Mendocino Farms
- 36. Zero Gradi
- 37. Freebird's
- 38. Village Burger Bar
- 39. Musume
- 40. New Concept
- 41. Casual Café
- 42. Corrientes 348
- 43. Burgdawgs
- 44. Liberty Deli
- 45. Carmine's Pizza
- 46. Señor Bean Mexican

ARTS DISTRICT

AREA MAP

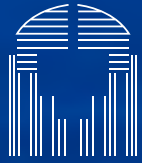


ATTRACTIONS

- 48.** Klyde Warren Park
- 49.** Dallas Museum of Art
- 50.** Nasher Sculpture Center
- 51.** Crow Collection of Asian Art
- 52.** Annette Strauss Artist Square
- 53.** AT&T Performing Arts Center
- 54.** Winspear Opera House
- 55.** Meyerson Symphony Center
- 56.** Dallas City Performance Hall
- 57.** Wyly Theatre

HOTELS IN WALKING DISTANCE

- 58.** Hall Arts Hotel
- 59.** 2000 Ross Hotel Coming 2023
- 60.** Marriott Dallas City Center
- 61.** Fairmont Hotel
- 62.** Sheraton Dallas Hotel
- 63.** Ritz Carlton Dallas



RETURN OF ANNI^{ON}

**STREAM**