



YOUR GATEWAY TO DALLAS

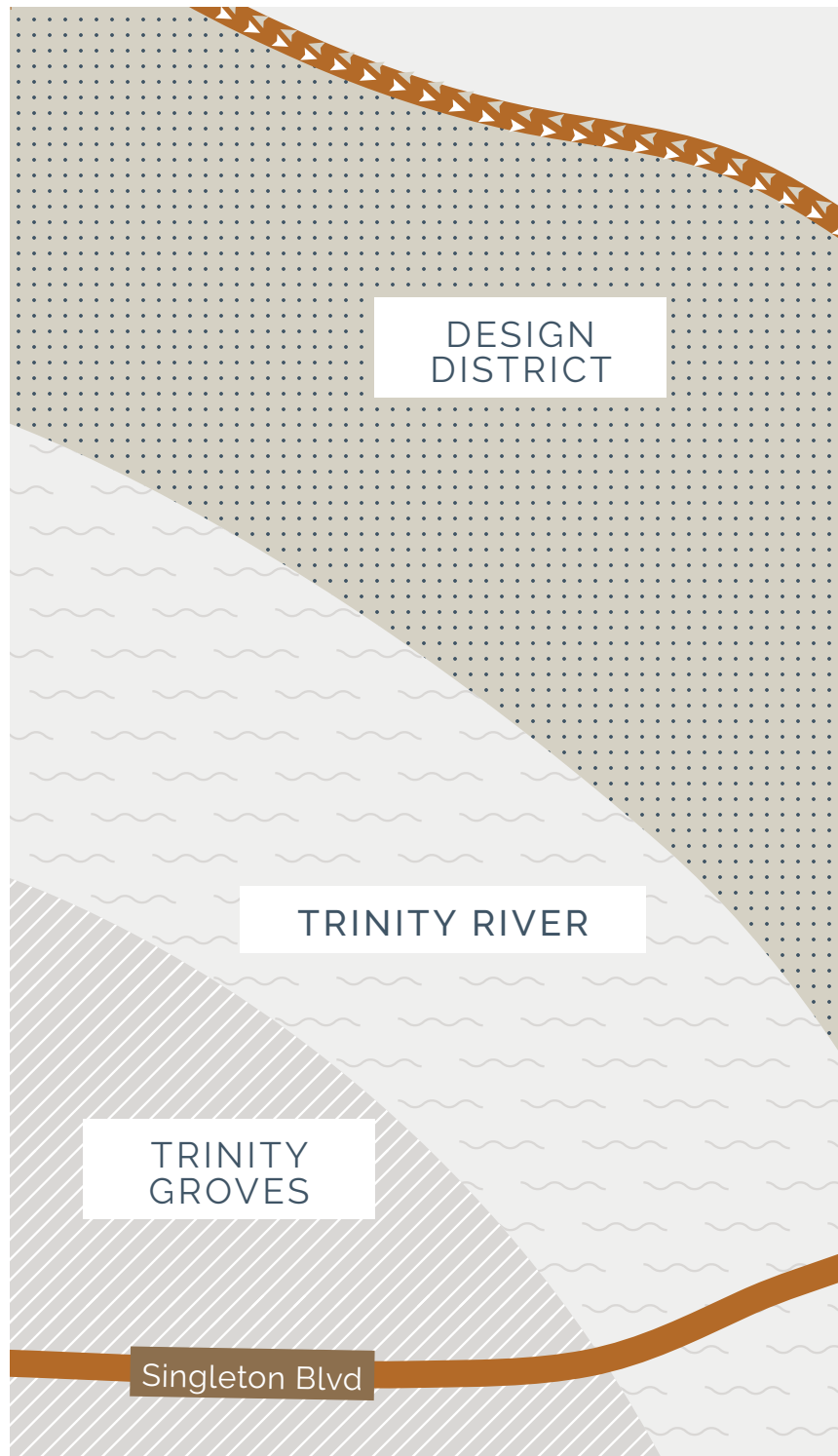




Dallas' premier workplace destination

Sitting at the epicenter of Dallas' bustling financial district, One Victory Park is your gateway to the city's highest-earning decision-makers. With a population of 1.2 million in a 10-minute radius, the property finds itself surrounded by six of the most sought after, highly affluent neighborhoods in Dallas.

And after cultivating a vibrant urban community of its own, Victory Park has truly become one of the city's top destinations for residents and businesses alike.



1.2 MILLION PEOPLE
Within 10 Minutes



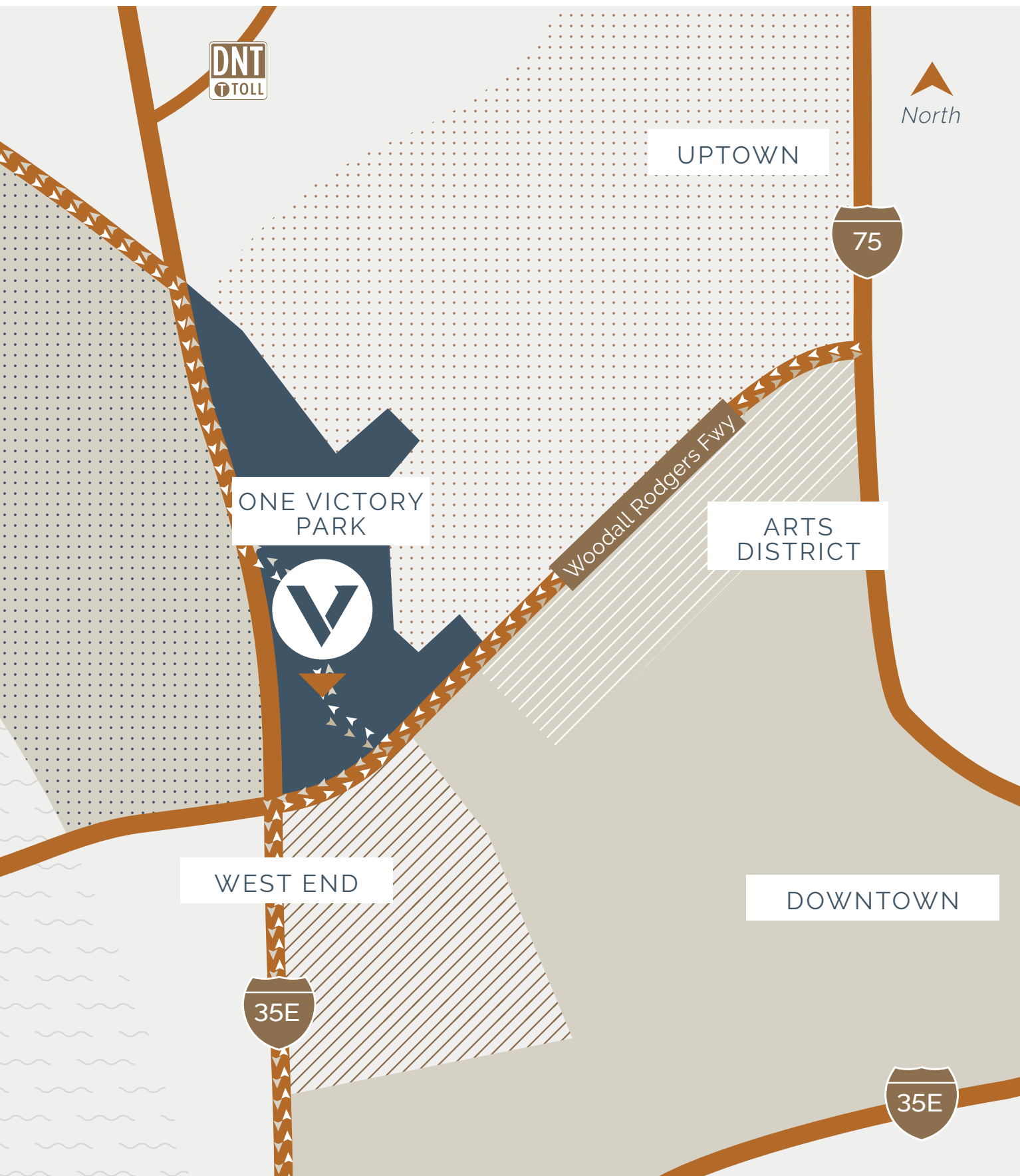
DFW & LOVE FIELD
Within Minutes



IMMEDIATE ACCESS
to Decision Maker
Neighborhoods



CLOSE PROXIMITY
to 6 Dynamic
Districts



■ Victory Park ■ Design District ■ Downtown ■ Arts District ■ West End ■ Uptown ■ Trinity Groves

▷ ▷ ▷ Ingress ▷ ▷ ▷ Egress

First-Class Amenities

VICTORY SOCIAL

10,000 SF Eatery featuring a variety of fresh, chef-prepared food created daily. Open for breakfast, lunch and dinner.

PANORAMIC VIEWS

Take in 360 degrees of Dallas' most popular destinations including Uptown, the Design District, the Trinity River and American Airlines Center.

NEWLY RENOVATED FITNESS CENTER

Onsite, state-of-the-art, full-service fitness center available for use 24/7.

BANKING

A first-floor ATM and full-service banking available at PlainsCapital Bank.

24-HOUR SECURITY

We've got your back with 24/7 secure, controlled access to the building.

ON-SITE CONCIERGE SERVICE

BUILDING SIGNAGE AVAILABLE

NEWLY RENOVATED CONFERENCE CENTER

- 6,200 SF of Conference Space
- Can accommodate large groups of up to 200 people in main conference room
- Can accommodate smaller groups of up to 10 people in the executive board room
- Commercial Catering Kitchen





ONE VICTORY PARK

Victory

SOCIAL

— eatery & bar —



ENTRANCE FROM ELEVATORS

OVERALL FROM BREAKFAST



PRIVATE DINING



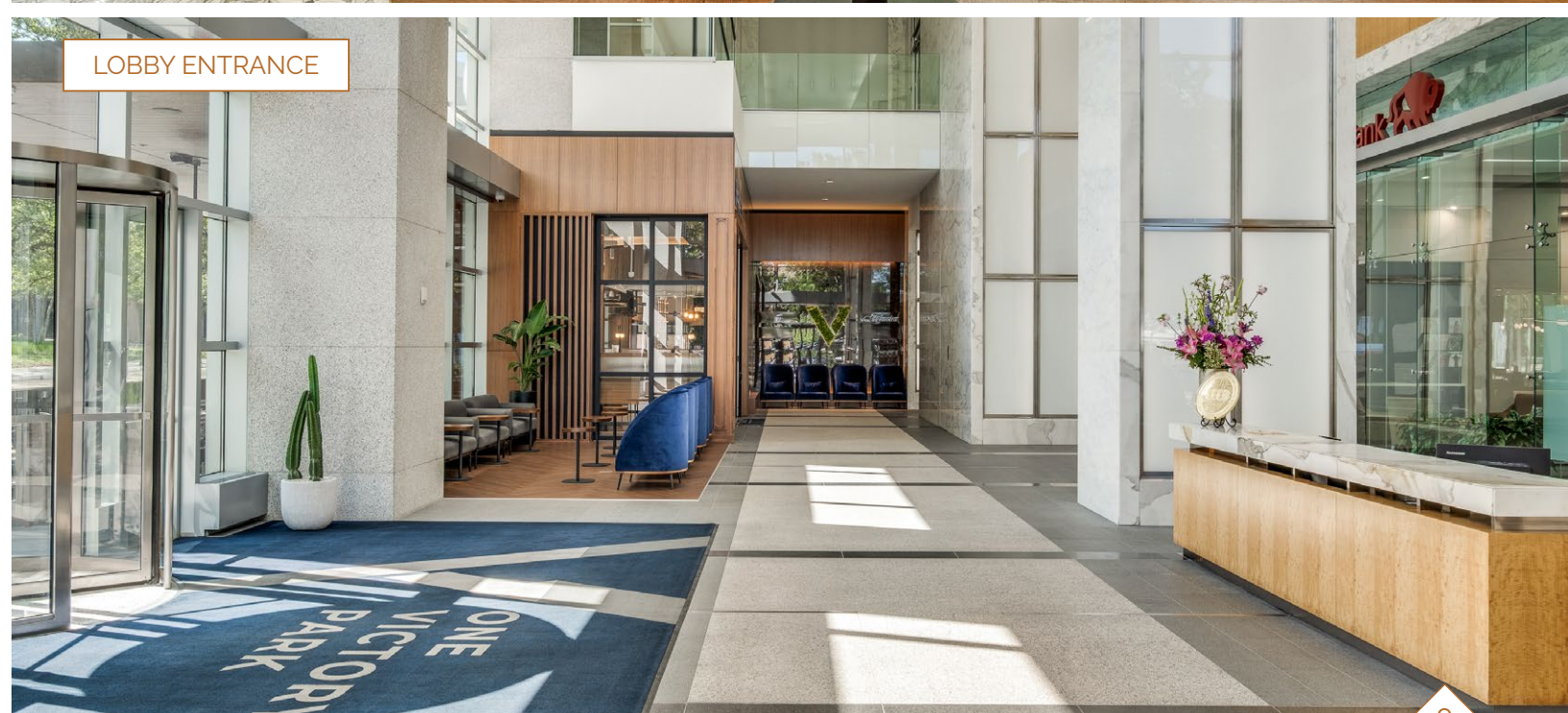
EXTERIOR



BAR



LOBBY ENTRANCE

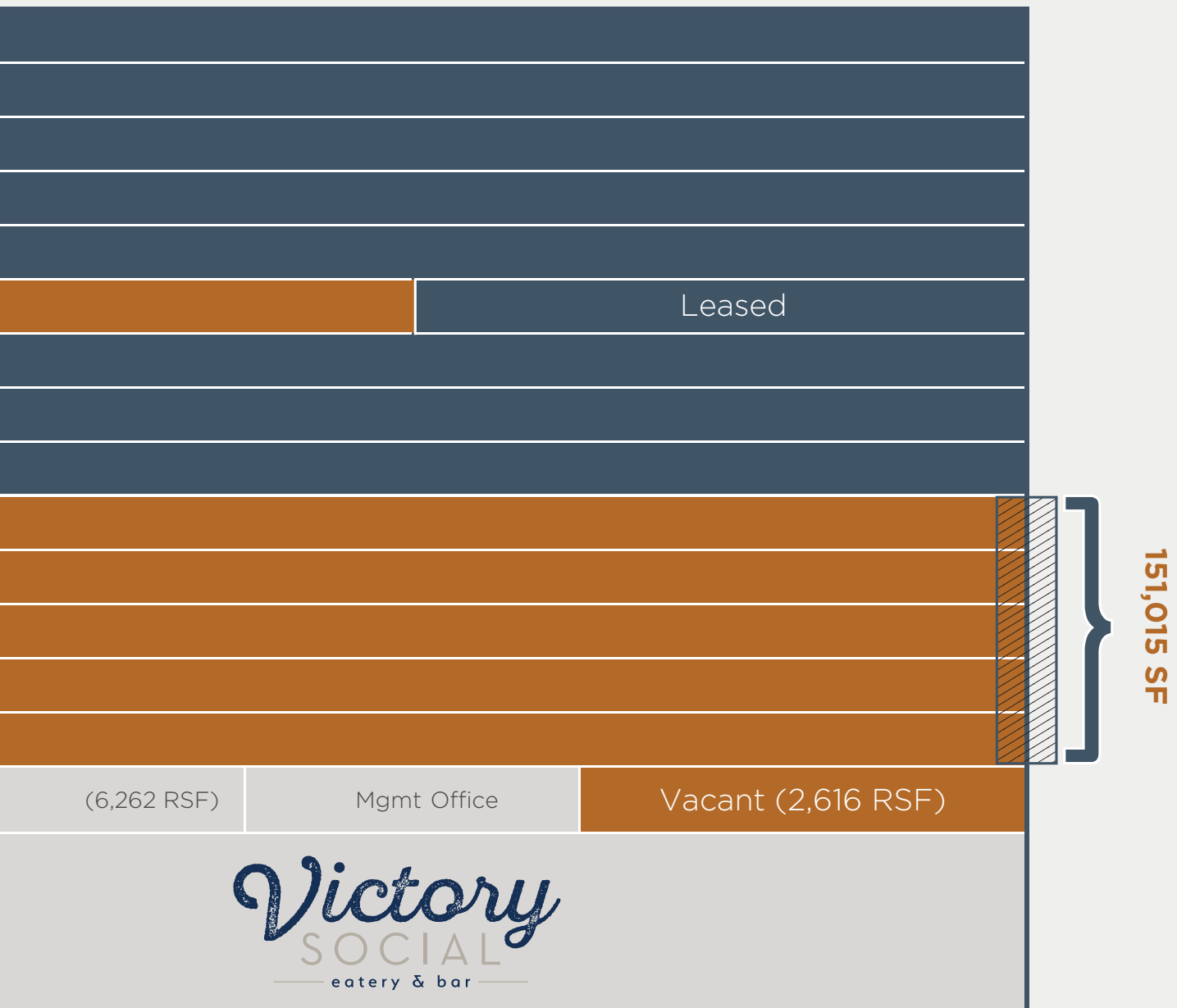


Building Stack

Level	
20	Leased
19	Leased
18	Leased
17	Leased
16	Leased
15	Vacant (10,950 RSF)
14	Leased
12	Leased
11	Leased
10	Vacant (30,203 RSF)
9	Vacant (30,203 RSF)
8	Vacant (30,203 RSF)
7	Vacant (30,203 RSF)
6	Vacant (30,203 RSF)
5	Leased
	Fitness (3,294 RSF)
	Conference Center
3	Vacant (9,889 RSF)
1	Leased

Up to
180,000 SF
Available

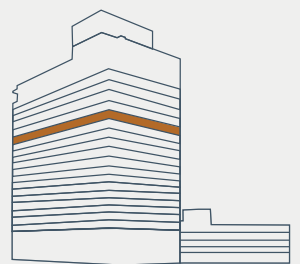
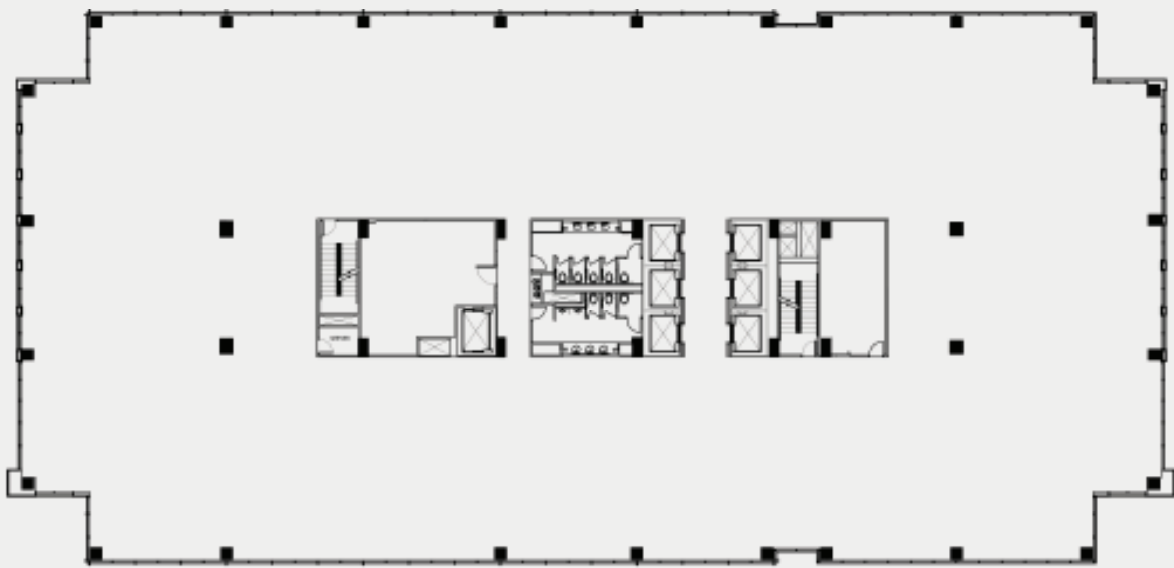
Floors 6-10 Available





Typical Floorplate

30,203 RSF



Unrivaled Location

TOP DALLAS DESTINATIONS

Centrally located between the Design District, Arts District, Uptown, West End and American Airlines Center, home of the Dallas Mavericks and Dallas Stars.

AMAZING PARK ACCESS

With an abundance of lush green space surrounding Victory Park, you can take your pick between Klyde Warren Park, Margaret Hill Park, Reverchon Park, or you can take advantage of the direct access to the Katy Trail.

A PLACE TO STAY & LIVE

Victory Park is also home to the W Hotel and over 5,600 residential condominium and apartment units.

PREMIER DINING

Victory Park features some of the most unique dining experiences in the city for breakfast, brunch, lunch, and dinner, giving you an exciting variety of options, just steps away.

RETAIL & ENTERTAINMENT

With over 205,000 square feet of retail and entertainment space in the Victory Park area, you're never far from exciting shops, nightlife and cultural hot spots.





Unbeatable Accessibility

DART LIGHT RAIL ACCESS

Victory DART station is open daily for both orange and green line stops along with the TRE, which both provide direct access to Dallas Fort Worth International Airport.

HIGHWAY ACCESS

Victory Park is conveniently situated to provide unparalleled access directly off and on I-35, the Dallas North Tollway, the Central Expressway and I-30.

CONVENIENT PARKING

The building's six-story, secured access garage with a 3:1,000 parking ratio provides tenants with reliable and safe parking.



22+

Existing Restaurants

14

Existing Retail Shops

25

Planned Retail & Dining

5,600

Multi-Family Units





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