

1900 Pearl

DALLAS | TEXAS



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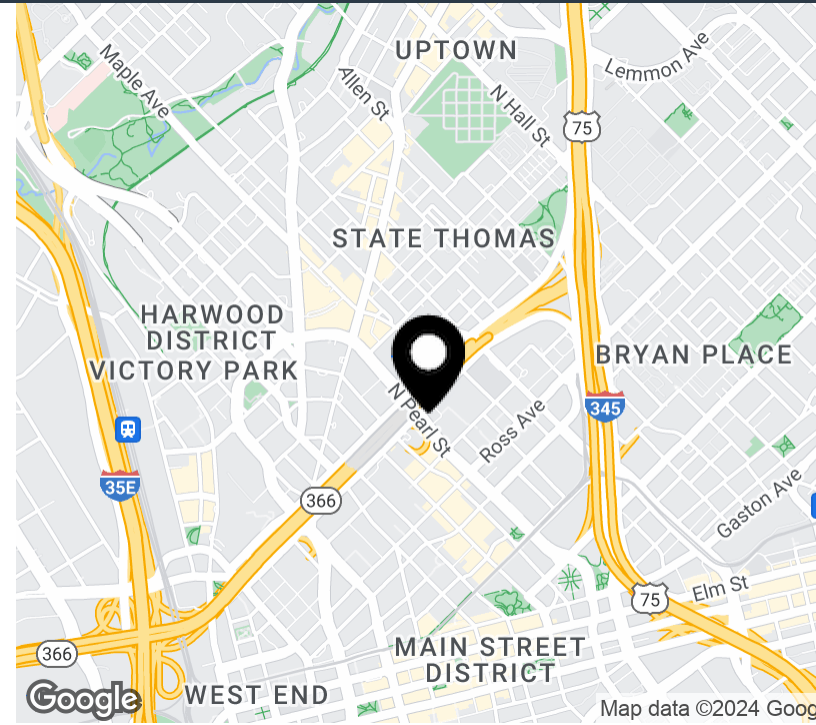
Lincoln

Lincoln Property Company
8111 Douglas Avenue
Dallas, TX 75225

www.lpc.com

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Property Highlights

- 25-Story Class AA Office Tower
- 261,537 RSF Total
- 22,285 RSF Typical Floorplate
- 360-degree unobstructed views guaranteed for life
- State-of-the-art 14th floor amenity center includes a court for basketball and yoga, workout facility, wine lockers and luxury lounge space
- Tenant lounge opens up to an open air balcony featuring expansive views of Uptown, CBD and Klyde Warren
- Modern, luxurious finishes throughout
- Pantry Style Grab & Go
- Surrounded by restaurants, entertainment and over 20 food trucks within walking distance
- One large restaurant featuring upscale, white tablecloth dining
- Two adjacent parks: Klyde Warren Park and Sammons Square

Property Overview

360 degree unobstructed views are guaranteed for life at 1900 Pearl as the new development is nestled in the Arts District with the Woodall Rodgers Deck Park, the Theater District and the Annette Strauss Pavilion—and all they have to offer—just steps from the building. Restaurants and entertainment surround the property but the building itself houses the ultimate in both. This Class AA building is designed with modern, luxurious finishes throughout. Upon arrival in the 3.0 / 1,000 parking garage, take the convenient elevator direct from your car to your office floor. Stop off in the well-appointed lobby for a bite to eat in one of our two restaurants—our largest restaurant featuring upscale, white tablecloth dining, and our smaller restaurant perfect for a casual meeting

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It's all about the details

Floors: **25**

Total RSF: **261,537**

Floor Plates: **22,285 RSF**

Parking Ratio: **3/1,000**

Explore the opportunities at 1900 Pearl—Dallas' newest landmark in the Central Business District. 360 degree unobstructed views are guaranteed for life at 1900 Pearl as the new development is nestled in the Arts District with the Woodall Rodgers Deck Park, the Theater District and the Annette Strauss Pavilion—and all they have to offer — just steps from the building. Restaurants and entertainment surround the property but the building itself houses the ultimate in both.

This Class AA building is designed with modern, luxurious finishes throughout. Upon arrival in the 3.0 / 1,000 parking garage, take the convenient elevator direct from your car to your office floor. Stop off in the well-appointed lobby for a bite to eat in one of our two restaurants—our largest restaurant featuring upscale, white tablecloth dining, and our smaller restaurant perfect for a casual meeting.

Recharge and enjoy our state-of-the-art 14th floor amenity center which includes a court for basketball and yoga, a workout facility, wine lockers and luxury lounge space for cocktails and meetings. The lounge opens up to an open air balcony featuring expansive views of Uptown, Downtown and Klyde Warren Park. A true luxury.





STEWART

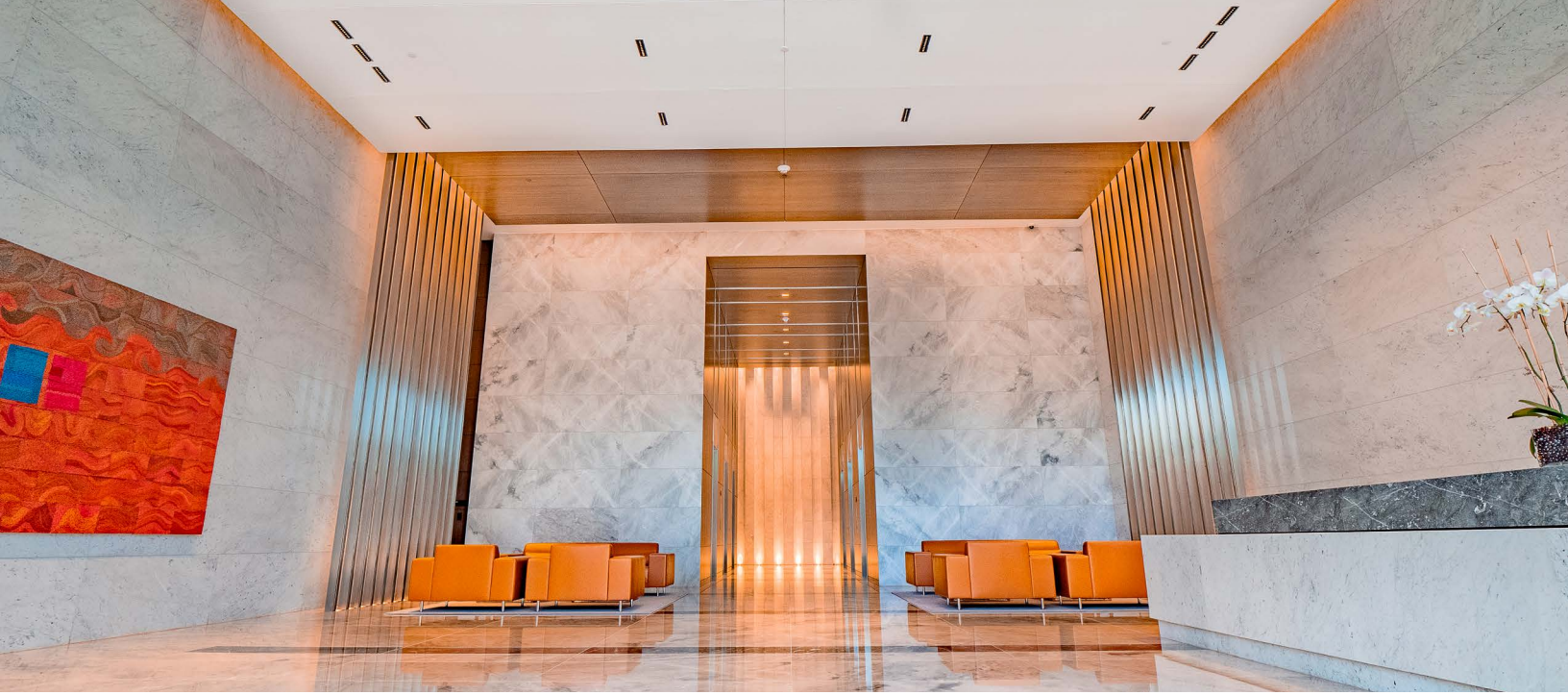
Baker
McKenzie

Deloitte

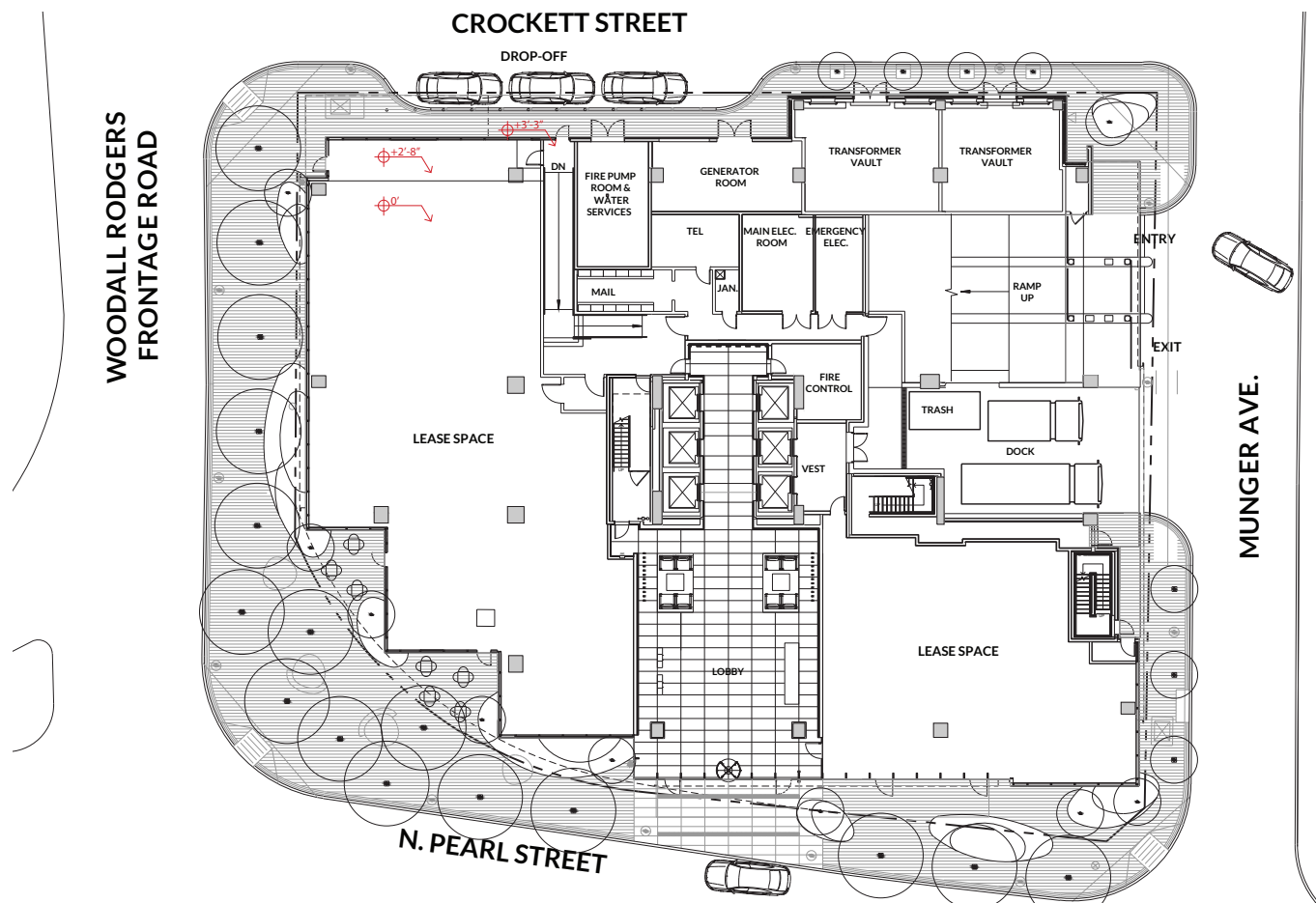
Woodhill Road

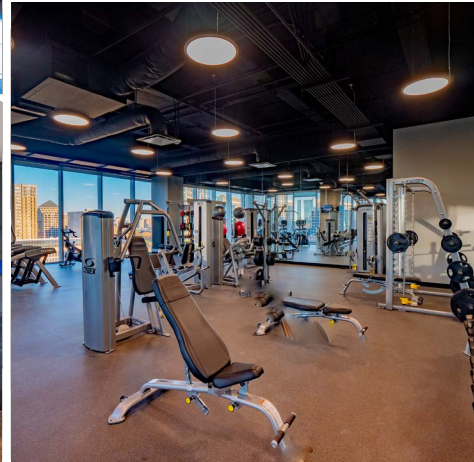
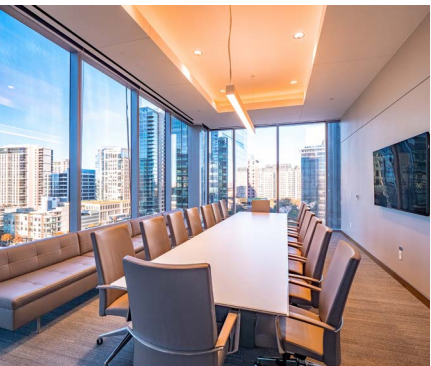
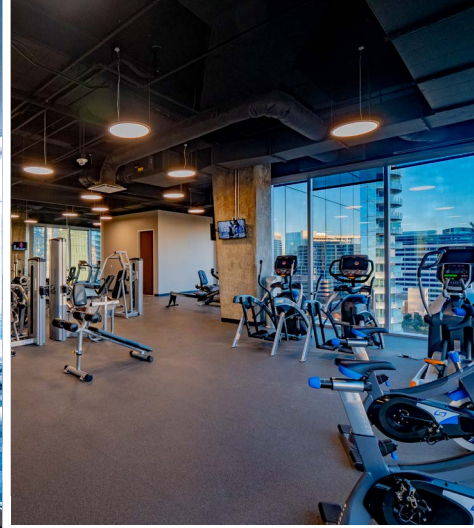
ONE
WAY

ONLY



LOBBY & ENTRANCE



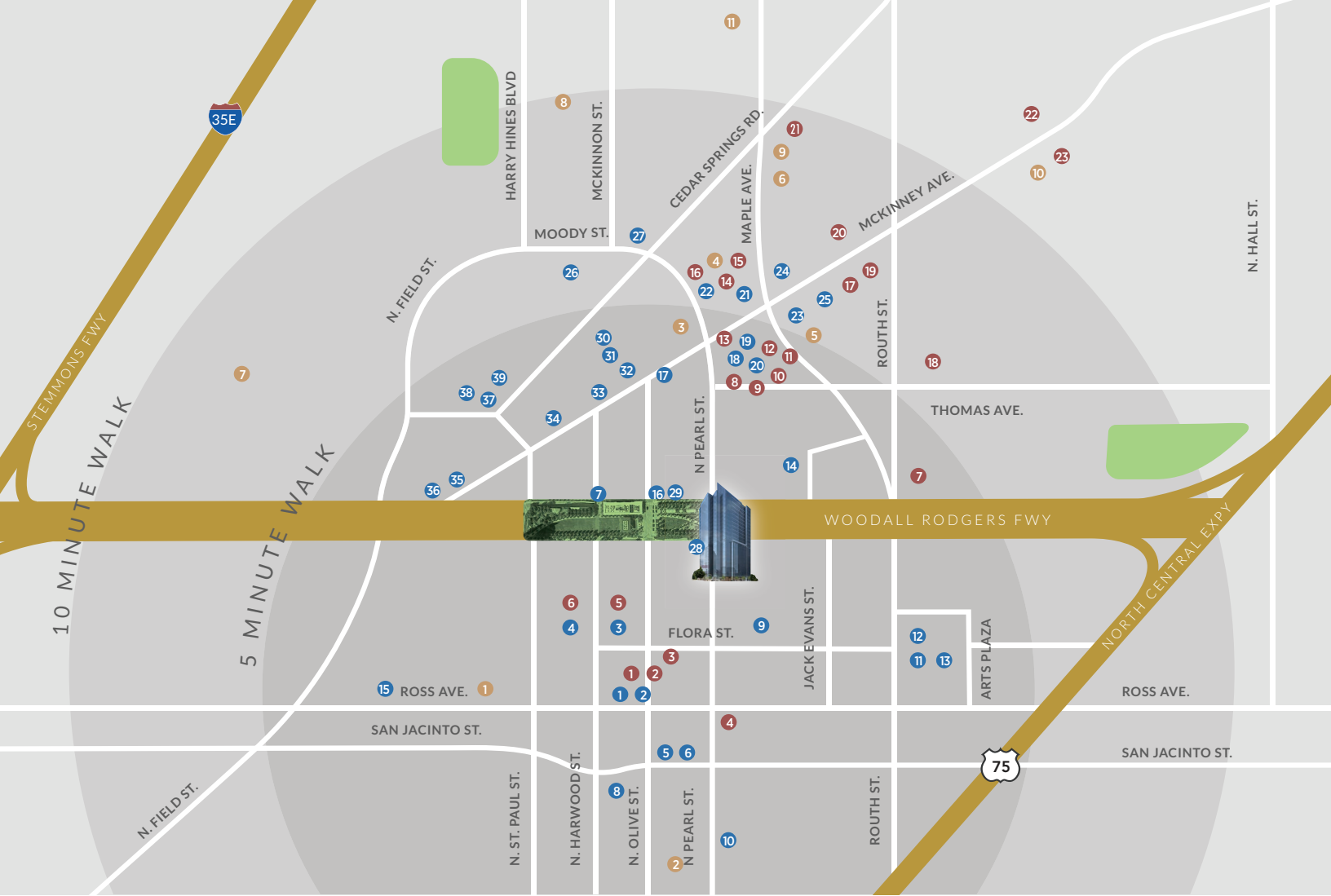


AMENITY LEVEL

- Fitness Center
- Tenant Lounge
- Balcony
- Basketball Court
- Conference Center



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LOCAL AMENITIES MAP



RESTAURANTS

- | | | | |
|--|--------------------------------|-----------------------------|----------------------------|
| 1 STARBUCKS | 30 CORNER BAKERY CAFE | 20 PEI WEI | 30 ROTI |
| 2 TRAMMELL CROW CENTER CAFÉ
BY MURPHYS DELI | 31 MEZE | 21 NOBU | 31 STARBUCKS RESERVE |
| 3 NASHER CAFE BY WOLFGANG PUCK | 32 TEI AN | 22 CRESCENT CLUB | 32 DEL FRISCO'S STEAKHOUSE |
| 4 ATRIUM CAFE AT THE DMA | 33 FEDORA | 23 DICKEY'S BARBECUE | 33 DOC B'S |
| 5 LA MADELEINE | 34 SAMMY'S BAR-B-Q | 24 TRULUCK'S | 34 CAVA |
| 6 SUBWAY | 35 AVANTI RESTAURANT | 25 DRAGONFLY RESTAURANT | 35 MESO MAYA |
| 7 MIRIAM COCINA LATINA | 36 PERRY'S STEAKHOUSE & GRILLE | 26 ST. ANN RESTAURANT & BAR | 36 EL FENIX |
| 8 CARMINE'S PIZZERIA | 37 FEARING'S | 27 OCEAN PRIME | 37 THE HENRY |
| 9 KLYDE WARREN PARK FOOD TRUCKS | 38 MORTON'S THE STEAKHOUSE | 28 NUSR-ET | 38 NORTH ITALIA |
| | 39 POTBELLY | 29 YARDBIRD SOUTHERN TABLE | 39 CREAMISTRY |



RETAIL / SERVICES

- | | |
|---------------------------|---------------------------|
| 1 BB&T | 13 UP IN SMOKE |
| 2 TOWER CLEANERS | 14 STANLEY KORSHAK |
| 3 THE LOTUS SHOP (CCAA) | 15 DEMESY FINE WATCHES |
| 4 CHASE BANK | 16 PRECIOUS JEWELRY |
| 5 NASHER STORE | 17 SOL BEN HAIR STUDIO |
| 6 MUSEUM STORE (DMA) | 18 UPTOWN YOGA |
| 7 THE SHABBY SHEEP | 19 TAILWATERS FLY FISHING |
| 8 AQUA MEDICAL SPA | 20 GOLD'S GYM |
| 9 TEXAS RANGERS TEAM SHOP | 21 CITIBANK |
| 10 VERIZON WIRELESS | 22 ECO CLEANERS |
| 11 WELLS FARGO | 23 UPTOWN NAIL SPA |
| 12 DRYTECH CLEANERS | |



HOTELS

- | |
|-----------------------------|
| 1 THE FAIRMONT |
| 2 SHERATON DALLAS |
| 3 RITZ-CARLTON |
| 4 ROSEWOOD CRESCENT HOTEL |
| 5 HOTEL ZAZA |
| 6 HOTEL ST GERMAIN |
| 7 W HOTEL |
| 8 HYATT HOUSE DALLAS-UPTOWN |
| 9 MAPLE MANOR |
| 10 BAILEY'S UPTOWN INN |
| 11 THE STONELEIGH HOTEL |

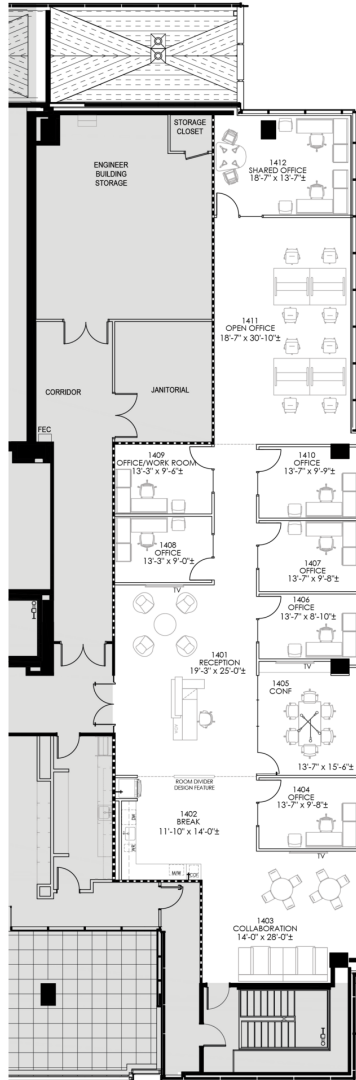
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Suite 1400



Suite

Suite 1400

Size

4,250 SF

Lease Rate

\$55.00 NNN

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