



THE HARTFORD BUILDING
400 N. ST. PAUL ST. DALLAS, TEXAS 75201

OFFICE SPACE FOR LEASE

COMPETITIVELY PRICED AT \$14-15 PER SQ. FT + E

SPACES AVAILABLE FROM 557 - 8,381 SQ. FT.

**FLEXIBLE LEASE TERMS
MOVE-IN READY SPACES**





THE HARTFORD

PROPERTY OVERVIEW

The Hartford was built in 1959 by acclaimed developer Trammell Crow for the Hartford Fire Insurance Group of Connecticut. The 189,648 square foot, 14-story, office building was acquired in 2014 by local ownership (Good Signature) and significantly updated with modern finishes. The multi-Tenant property is now home to an array of professional companies that include creatives, attorneys, oil & gas, financial services, and media companies.



BUILDING FEATURES

- Retail, Medical, and Office Space For Lease
- Opening Exterior Windows (Rare for the CBD)
- Diverse Range of Available Spaces
- Move-In Ready Spaces
- Flexible Lease Terms
- Excellent Lease Rates
- \$14-15 Per Sq. Ft. + E (\$15.80 - 16.80 All-In)
- On-Site Management
- Local Ownership
- Excellent Walkability to Pacific Plaza, Klyde Warren Park, Arts District, Uptown, and Main St. Garden Park
- Easy Access to the DART Light Rail Station and M-Line Trolley
- Four On-Site Restaurants
- Rooftop Conference Room (Free for Tenants)
- Fitness Center (Free for Tenants)
- Barber Shop
- Creative Finishes
- Redundant Fiber (AT&T, Spectrum, Logix, & Wise ISP)
- Attached Parking Garage via Skybridge
- Custom Finish-Out Available
- Virtual Tours Available Using FaceTime or Zoom



For inquiries contact:

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