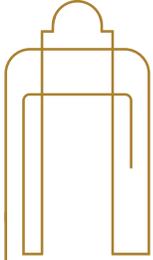




COMERICA
BANK TOWER



1717 MAIN STREET DALLAS TEXAS 75201



ICONIC CLASS A, 60-STORY TOWER

COMERICA BANK TOWER OFFERS AN EXPERIENCE UNLIKE ANY OTHER.

Comerica Bank Tower is a signature design by internationally acclaimed architect Philip Johnson that forever defines the Dallas skyline as the second tallest skyscraper. The iconic skyscraper provides over 1.5 million square feet of premium office space to a new generation of forward-thinking companies and clientele.

Crafted with such thorough detail, Comerica Bank Tower proves impossible to replicate. Utilizing world-class materials imported from prodigious forests and quarries, skilled artisans hand-worked the final finishes from stone and wood.







BUILDING DISTINCTIONS

CLASS A

Office Space

60

Stories

+/- 24,000 SF

Typ. Floor Size

24/7

On-Site Security

2:1,000

Parking Ratio

65+

Restaurants/Retailers

ON-SITE AMENITIES

Conference Center

Executive Lounge
with Wine Lockers
& Patio Bar

Coffee Bar

Sundry Shop

Shoe Repair

Full-Service Restaurant and Bar,
Wicked Butcher

Pedestrian
Network System

Direct covered walk
to Trophy Fitness

THE NEIGHBORHOOD

95
WALKING
SCORE

55+
DINING
OPTIONS

5+
FITNESS
CENTERS

15+
NEARBY
HOTELS

Comerica Bank Tower earns the top walkable amenity base in the entire Central Business District, Arts District and Uptown submarkets.

Within a three-block radius, there are more than 65 restaurants and retailers, as well as upscale and on-trend hotels such as The Joule and The Statler and the Neiman Marcus flagship store.

On-site amenities include a full-service bank, fine and casual dining, a retail concourse and conference facilities.

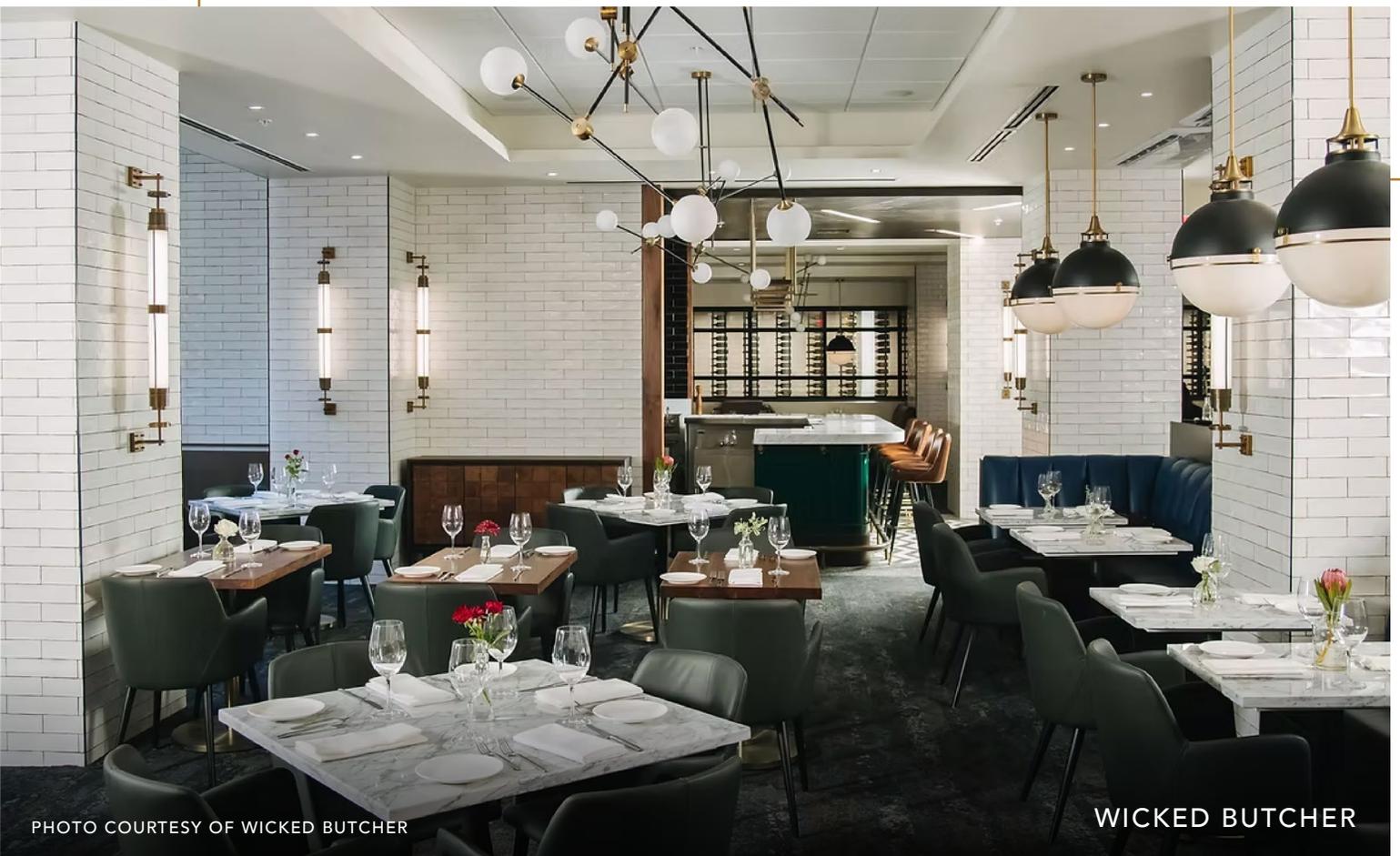
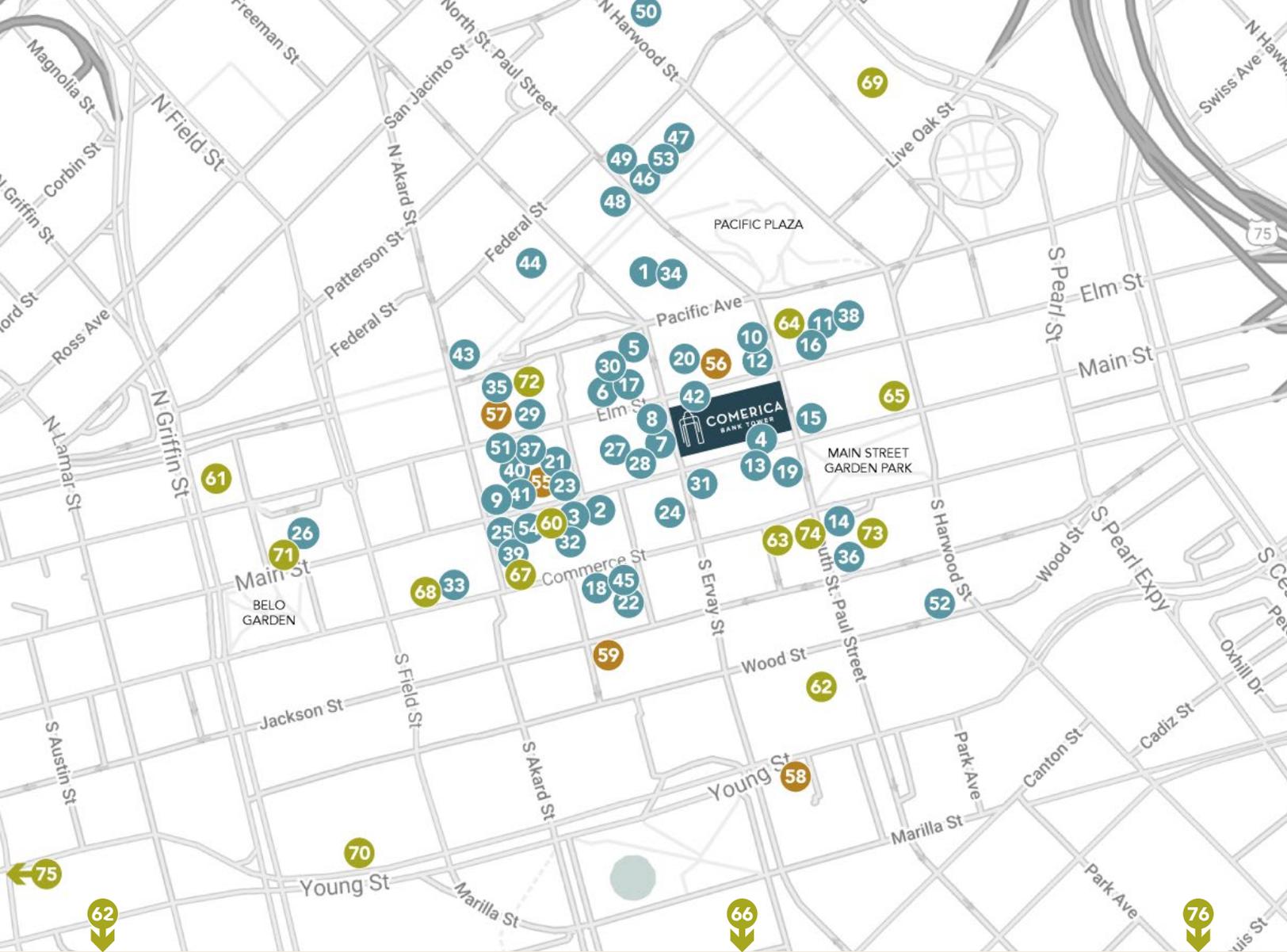


PHOTO COURTESY OF WICKED BUTCHER

WICKED BUTCHER



UNMATCHED WALKABILITY

DINING

Kuai Asian Kitchen
 La Tarte Tropezienne
 CBD Provisions
 Dallas Chop House
 Cafe Izmir
 Gather Kitchen
 Sapa House
 Press Box Grill
 Chop House Burger
 Kist Heart Kitchen
 Pacific Deck Dallas
 Poblano's Mexican Grill
 The Crafty Irishman
 Overeasy
 Partenope Ristorante
 Petro Bar & Bistro
 Ascension Coffee
 Spice in the City
 Wild Salsa
 SushiYAA

The Woolworth
 Lucky Cat Vegan
 Queso Beso
 The Zodiac
 Americano
 Salata
 Mirador
 Porta Di Roma
 Elm Street Cask & Kitchen
 Tower Club Dallas
 Royal Blue Grocery
 Midnight Rambler
 City Hall Bistro
 Zagan Express
 Cafe Momentum
 Scout Dallas
 Campisi's Restaurants
 Nacho Average Nacho Bar
 Flying Horse Coffee Shop
 Sky Blossom
 Dallas Fish Market

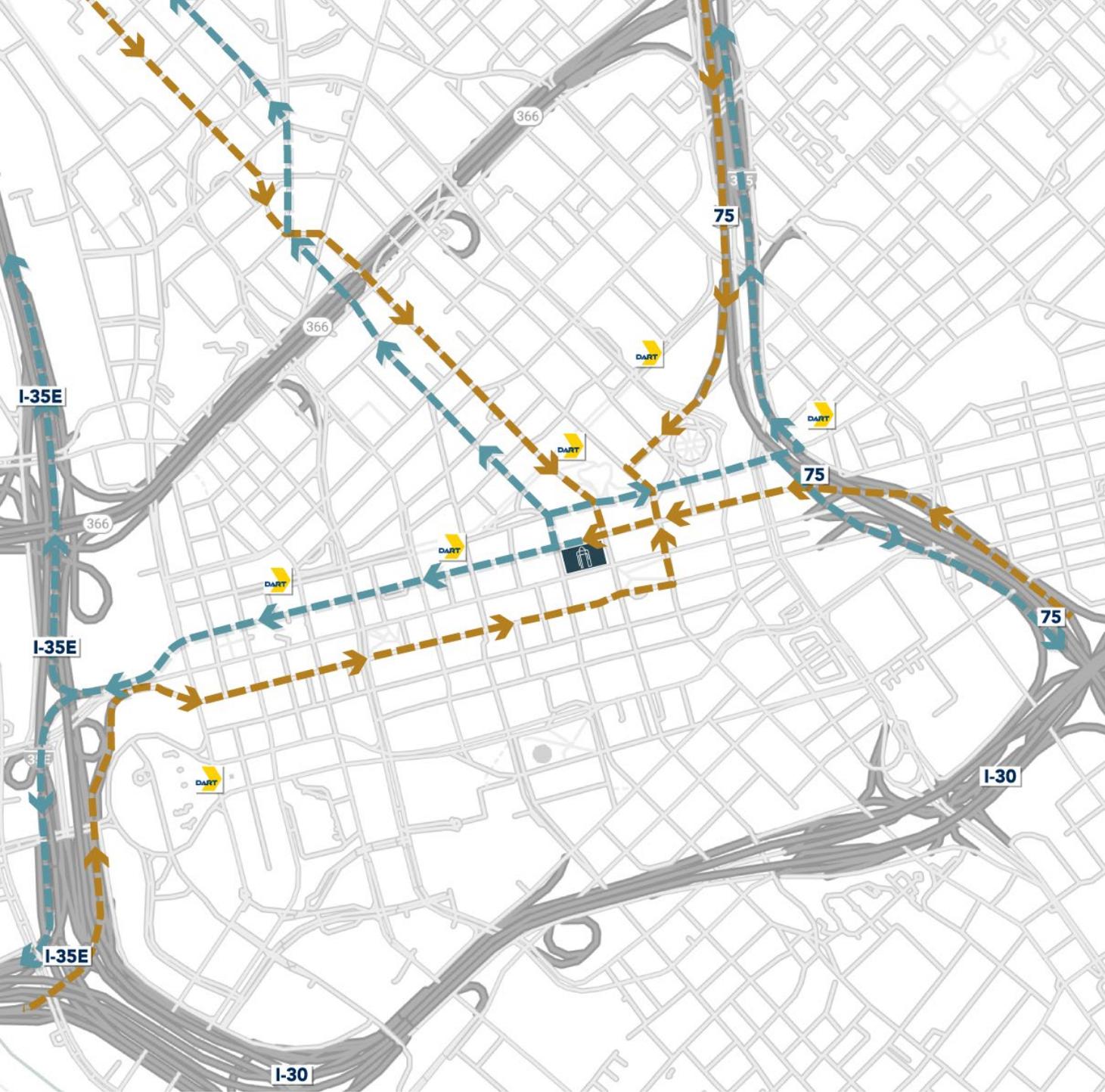
Murphy's Deli
 Zenna Restaurant
 Sunrise Cafe & Grill
 The Cajun Queen
 O Sushi
 Original Italian Cafe
 The Hospitality Sweet
 Trolley Stop Cafe
 Quiznos
 City Tavern
 Harwood Tavern
 Jus Mex
 Iron Cactus

FITNESS

F45 Training Dallas
 Trophy Fitness
 Fieldhouse Gym
 EVOLVE
 Cowboys Fit

HOTELS

The Joule
 Homewood Suites - Hilton
 Omni Dallas Hotel
 Hampton Inn & Suites
 Cambria Hotel
 Hotel Indigo
 Lorenzo
 Magnolia Dallas Downtown
 The Adolphus
 Sheraton Dallas Hotel
 Aloft Dallas Downtown
 The Westin
 Hilton Garden Inn
 The Statler
 Residence Inn - Marriott
 Courtyard - Marriott



25 MIN
TO DFW INTL.
AIRPORT

10 MIN
TO LOVE FIELD
AIRPORT

20 MIN
TO ADDISON
AIRPORT

STRATEGICALLY POSITIONED

Taking full advantage of the one-way street patterns, Comerica Bank Tower has the simplest ingress and egress routes to Dallas North Tollway, US-75, I-35 and I-30. Both the Akard and St. Paul DART stops are but a short walk from the front door.



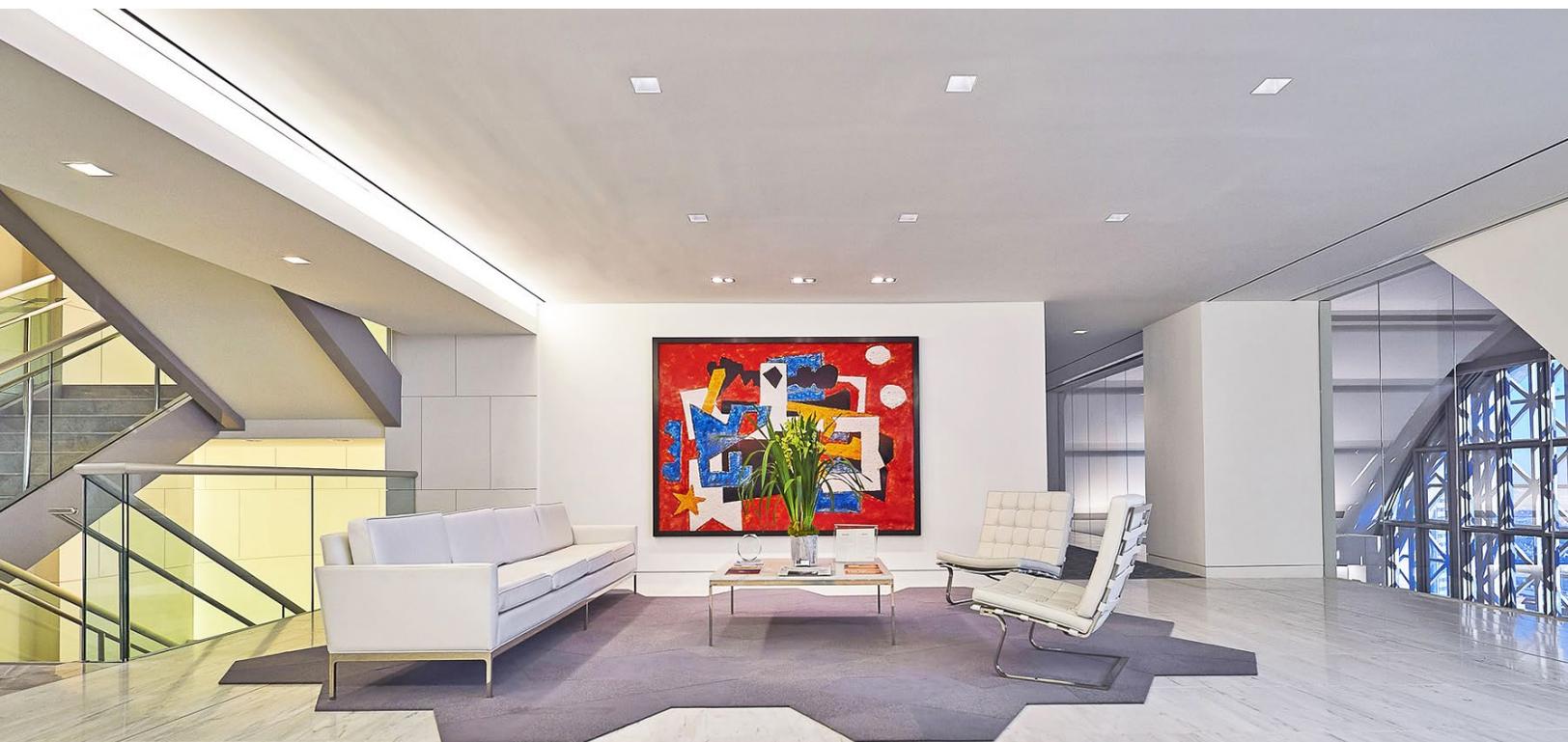
CONFERENCE CENTER



LOBBY & ENTRANCE

WITH PREMIER FIRST-CLASS OFFICE SPACE AVAILABLE

Comerica Bank Tower offers a one-of-a-kind opportunity for your business. Our highly efficient space provides the flexibility for your unique business needs, all while minimizing occupancy costs. With tremendous views and a presence on the Dallas skyline unlike any other, your new work address is calling.



FACT SHEET

OWNER/ LANDLORD

Slate Asset Management

LEASING COMPANY

Stream Realty Partners

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MANAGEMENT COMPANY

Stream Realty Partners

Melissa Graham

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BUILDING AREA

1,552,363 SF

YEAR BUILT

1987

FLOOR SIZES

+/- 24,000 SF

FLOOR LOADS

50 PSF

PARKING

2:1,000

Comerica Contract Parking (+ tax)

\$250/month Non-reserved

\$340/month Reserved

Elm Street Contract Parking (+ tax)

\$140/month Non-reserved

\$230/month Reserved

SECURITY

4-Tier On-Site Security

- **Tier 1:** On-site private building security 24/7
- **Tier 2:** Licensed Off-duty Dallas Police Department & Dallas College Officers M-F (8:30am - 6:30pm)
- **Tier 3:** Tactical Protection Services Level 3 Licensed Neighborhood/Garage Patrol Officers M-F (6:00am - 7:00pm)
- **Tier 4:** Downtown Dallas Inc. (direct contact for dispatching resources)

ELECTRICAL

Served by redundant dual power grids

Supplied by dual power stations

HVAC

4200 tons of fentrigal chilled water

for cooling and heating

EMERGENCY POWER

Fire/Life Safety - 1650 kva generator

ELEVATORS

24 Fujitec Passenger Elevators

2 Fujitec Service Elevators

BUILDING HOURS

Monday-Friday: 7:00 am - 6:00 pm

Saturday: 8:00 am - 1:00 pm

BUILDING ACCESS

24/7

AFTER HOURS HVAC

\$45 hour

ELECTRICITY ESTIMATES

\$1.42 RSF

OPERATING EXPENSE ESTIMATES

\$11.36 RSF

LEED/ENERGY STAR/GREEN INITIATIVES

LEED certified

TELECOM

Telecom Providers Include: AT&T, Cogent, Logix Communication, MCI Metro Access, Time Warner, Verizon, CenturyLink, Zayo





COMERICA
BANK TOWER

LEASING TEAM

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**STREAM**