

# RÖSSTOWER







# The height of creativity. The peak of commerce.



1.1M SQ. FT.

3/1,000 PARKING

INGRESS/EGRESS

SUSTAINABILITY

ACCESS THE ARTS

45 spacious floors of first-class downtown office space.

Three accessible parking garages next to the building.

Excellent access to every major highway and multiple DART stations.

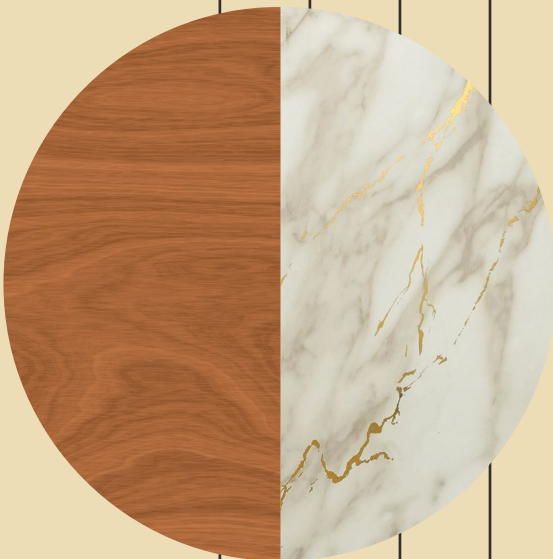
LEED Gold Certified by the U.S. Green Building Council. Energy Star Award-Winner. BOMA Performance Program.

Conduct business in the best of all places: on the corner of creativity and commerce. Ross Tower is central to the Arts District, Klyde Warren Park, Uptown, and the CBD.





The worlds of culture and business come together in downtown's most impressive office address: Ross Tower. Located in the Dallas Arts District, discover 45 floors of breathtaking views, easy parking, along with restaurants and amenities designed to give you an immediate business advantage.



### Tenant Lounge

Dine in or have the talented 45 Oaks Café chefs design a custom menu for working lunches and office parties.

### Dakota's Steakhouse

A downtown Dallas icon, Dakota's has been a go-to destination for business lunches and client dinners for over 25 years.

### Starbucks

Along with craft coffee, snacks, and baked goods, Starbucks will provide catering and coffee bean delivery to building tenants.



# Surrounded by first-class amenities.

Wifi-powered Tenant Lounge

Knowledgeable and experienced  
full-time concierge

State-of-the-art Conference Facility  
and Executive Boardroom

Direct Covered Access  
to Fairmont Hotel

Friendly and professional 24-  
hour security personnel

Adjacent, fully equipped  
YMCA fitness center



## Conveniently connected.

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# Modern convenience.

## Dining & Entertainment

Ross Tower isn't the only place to find inspired dining options. We're surrounded by some of Dallas' best.

## Total Convenience

Multiple highways and DART stations make our part of town that much easier to enjoy.

## Endless Fun

When you're at the intersection of art and commerce, you never run out of things to do.



## Parks & Sightseeing

Take a moment out of your day to appreciate art, both inside and out.

## Places to Unwind

Meet up with clients and coworkers over artfully designed craft cocktails.

## Arts & Culture

Take a stroll between meetings and be inspired by what you see.

# Timeless sophistication.





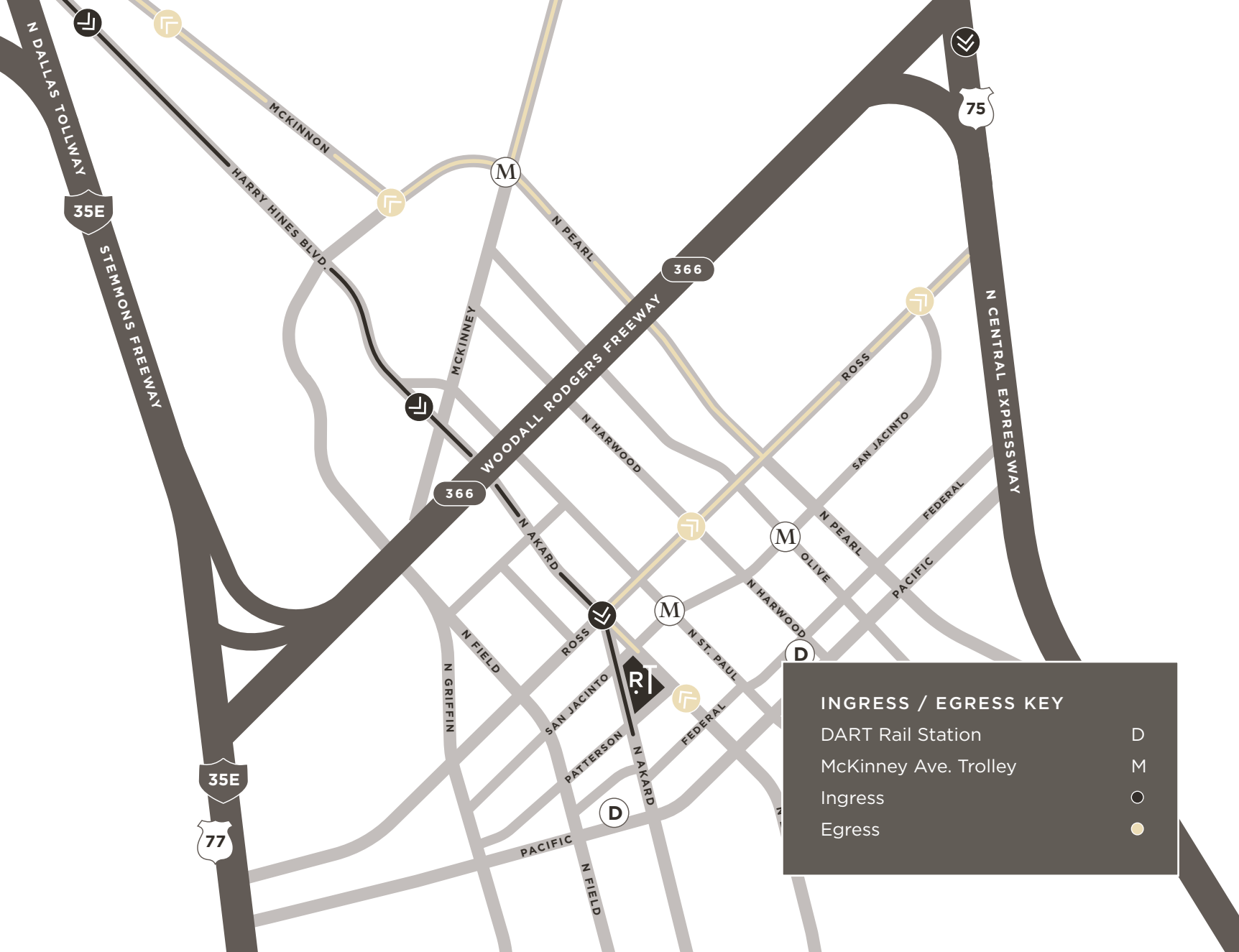
- 10+  
Luxury  
Hotels

- 20+ Attractions & Parks

- Dallas Museum of Art
- Klyde Warren Park
- Nasher Sculpture Center
- American Airlines Center
- Meyerson Symphony Center
- Winspear Opera House



# Access made easy.



INGRESS / EGRESS KEY

DART Rail Station

McKinney Ave. Trolley

Ingress

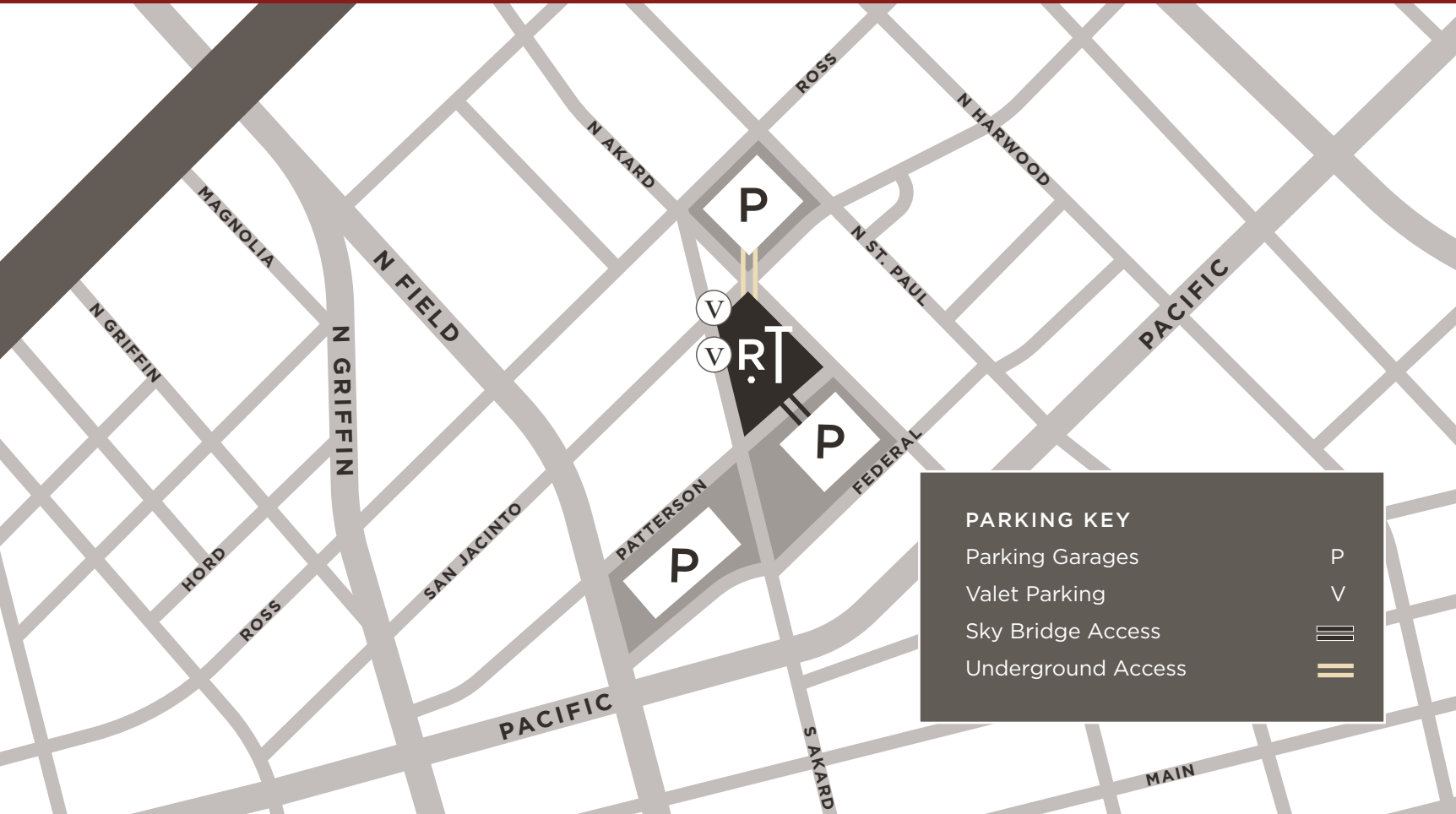
Egress

D

M

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PARKING KEY

Parking Garages

Valet Parking

Sky Bridge Access

Underground Access

P

V

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BECAUSE BUSINESS IS ALL  
ABOUT ACCESS.

In a hurry? With three parking structures and thousands of spaces to choose from, parking at Ross Tower is automatic. And with access to all the major highways, getting in and out of our part of town could not be easier.

With more parking spaces than any other building downtown, you'll never have to circle the block again.





## Contact

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