





 Trammell Crow
Center

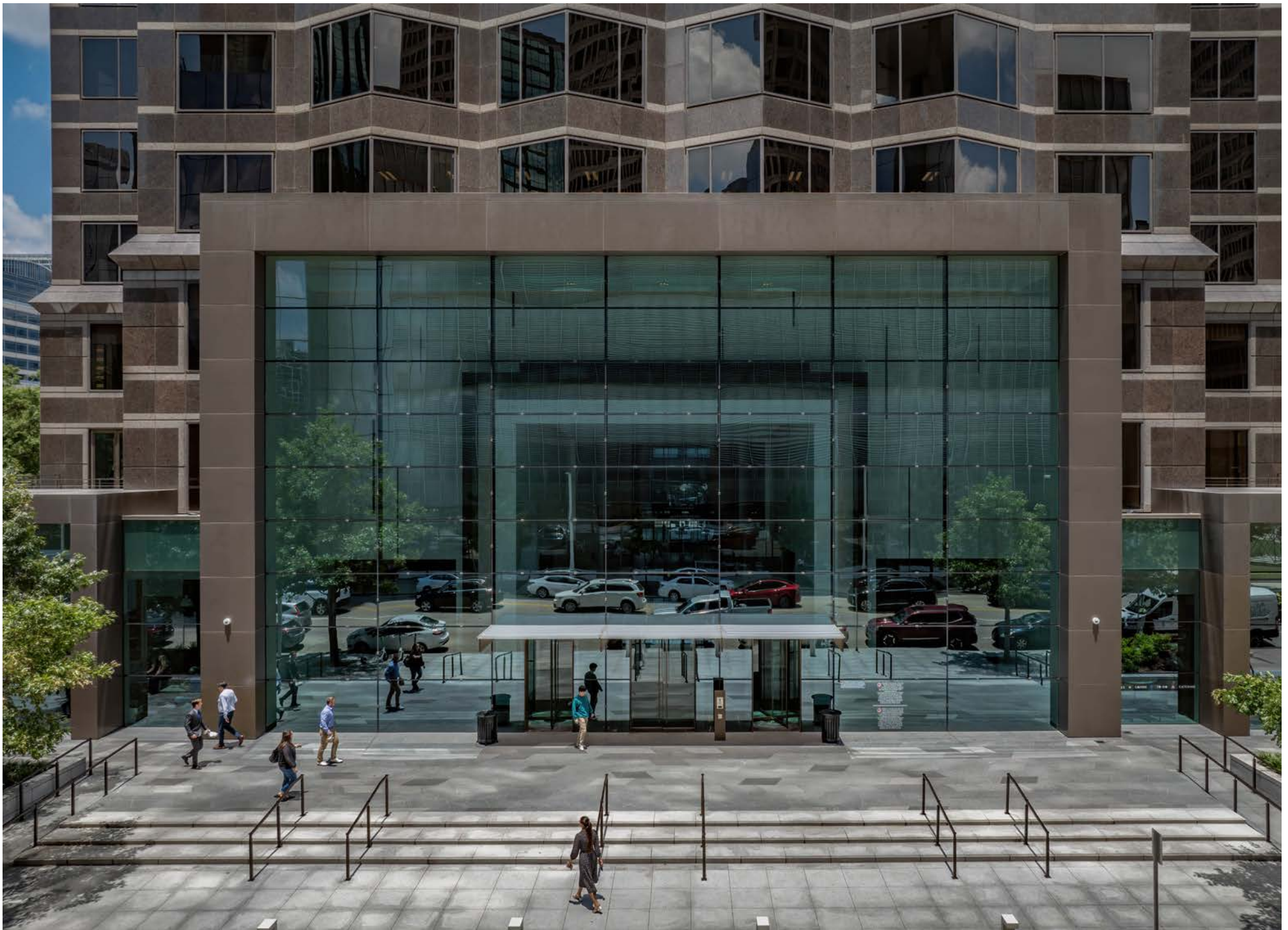
THE DIFFERENCE IS NIGHT & DAY.

A Dallas icon for the past 30 years, Trammell Crow Center has completed a sweeping renovation and expansion focusing on enhancing every aspect of the tenant experience. From a thoughtfully appointed collection of on-site amenities, to seamless access to the Arts District and Klyde Warren Park, Trammell Crow Center is the premier destination for forward-looking organizations wanting to blur the lines between work and life.

Complementing the ensemble, directly across Ross Avenue from Trammell Crow Center, is an exciting new urban experience that is poised to redefine the neighborhood. A full city block, comprising over 2.5 acres, including six (6) fast casual restaurants and 2,000 parking spaces, along with a 283-room JW Marriott hotel. This exciting transformation allows Trammell Crow Center tenants to promote the work-life balance their employees seek within a more holistic setting, while breathing new life into the Arts District. The difference is night and day.

Scan to Get the Full Experience of
Trammell Crow Center!





Ross Avenue Grand Façade



Berkley's Market Plaza at Harwood and Ross



Sloane's Corner Plaza at Olive and Ross



Monument Sign on Ross



Outdoor Plaza on Flora

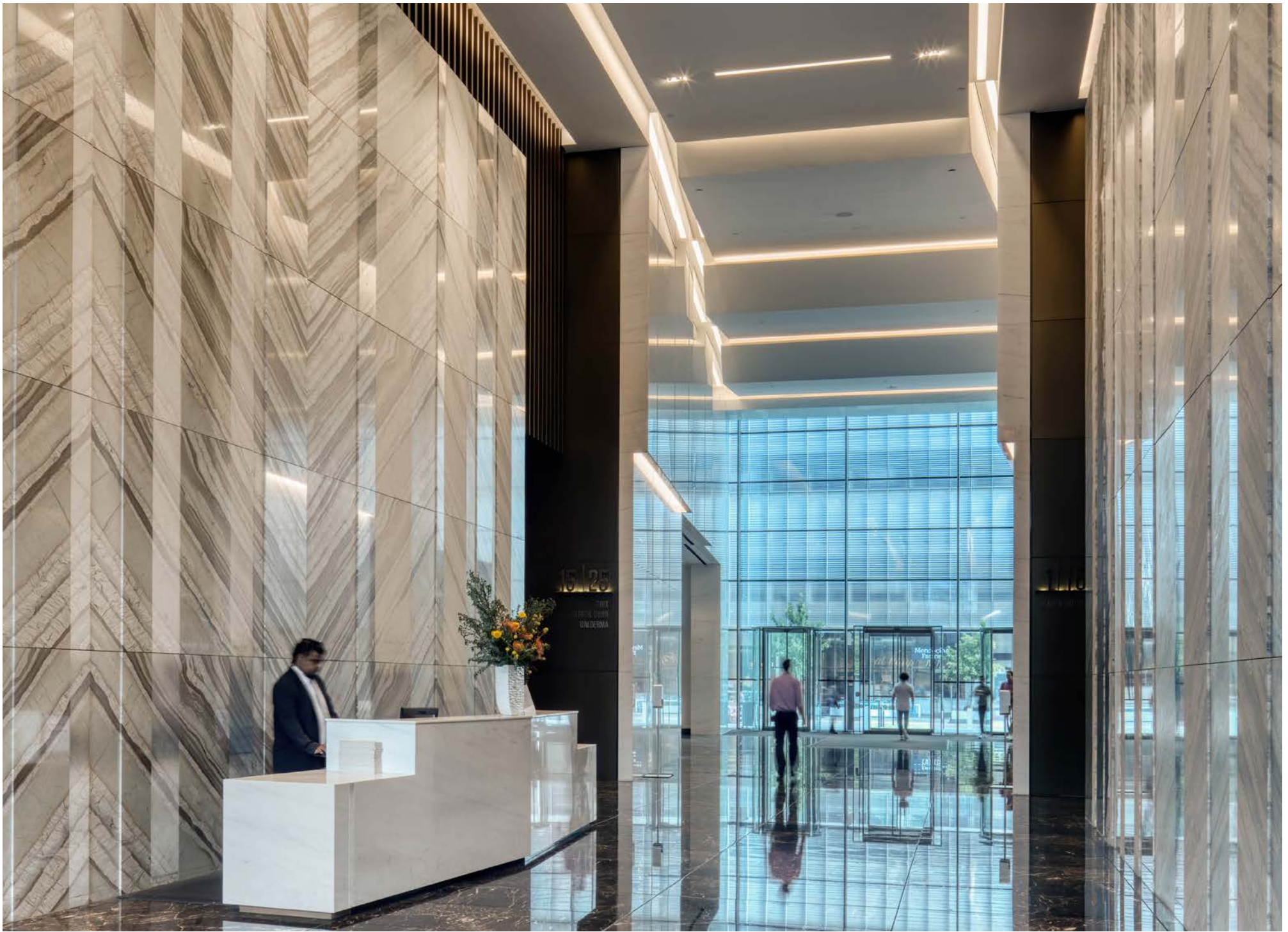


Sloane's
CORNER

Sloane's
CORNER







Lobby





First Floor Key

- Tenant Lounge**
 3,095 SF
- Available for Lease**
 2,294 SF
- Sloane's Corner**
 3,184 SF
- Berkley's Market**
 3,330 SF

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Tenant Lounge



Second Floor Key

-  Outdoor Space
-  Conference Center



Conference Center



Second Floor Key

Athletic Club
 Operated by
 Trophy Fitness



Modern Locker Rooms



FULL SERVICE & FAST CASUAL



Casual-but-chic eatery for American bistro fare at breakfast, lunch, dinner and happy hour.



400 GRADI

Airy, sophisticated eatery turning out Neapolitan pizzas and other traditional Italian fare.



Hand-churned traditional Italian gelato ready to be scooped up and enjoyed.



Elevated dining offering chef-driven, thoughtfully crafted sandwiches, salads, appetizers and desserts.



Sushi Kozy, a Kaiseki inspired modern omakase Japanese restaurant coming soon.



An urban market offering fresh coffee, prepped daily grab-and-go foods, groceries and convenience items.



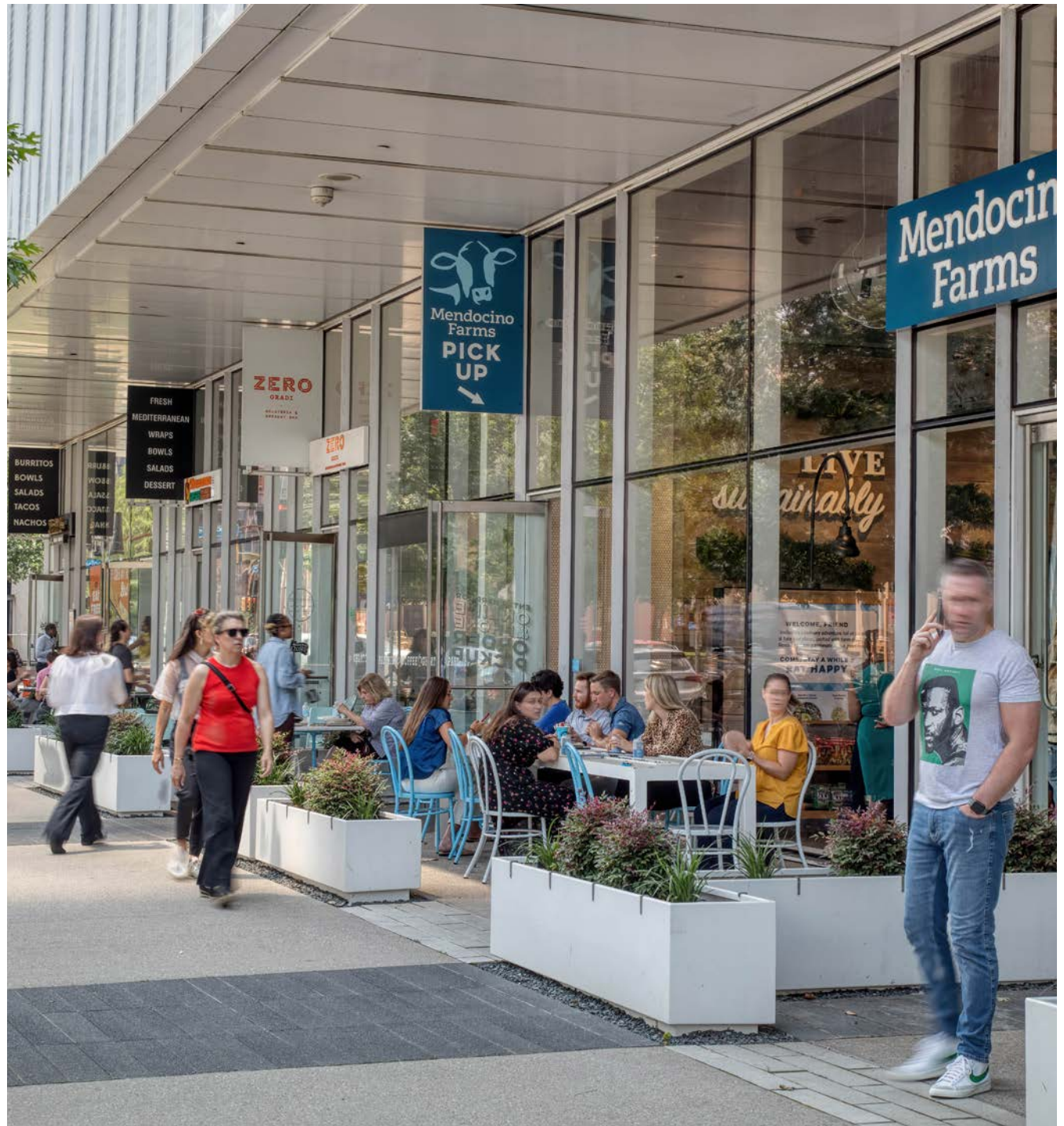
A farm-to-table restaurant with a modern take on Texas favorites with a focus on seasonal ingredients that make Texas cuisine unique.



An outdoor, sky level terrace bar inspired by Vincent Van Gogh with one of a kind views of the downtown Dallas cityscape.



A sophisticated yet approachable coffee-to-cocktails concept where guests can enjoy inventive beverages.



INTRODUCING
A NEW URBAN
EXPERIENCE

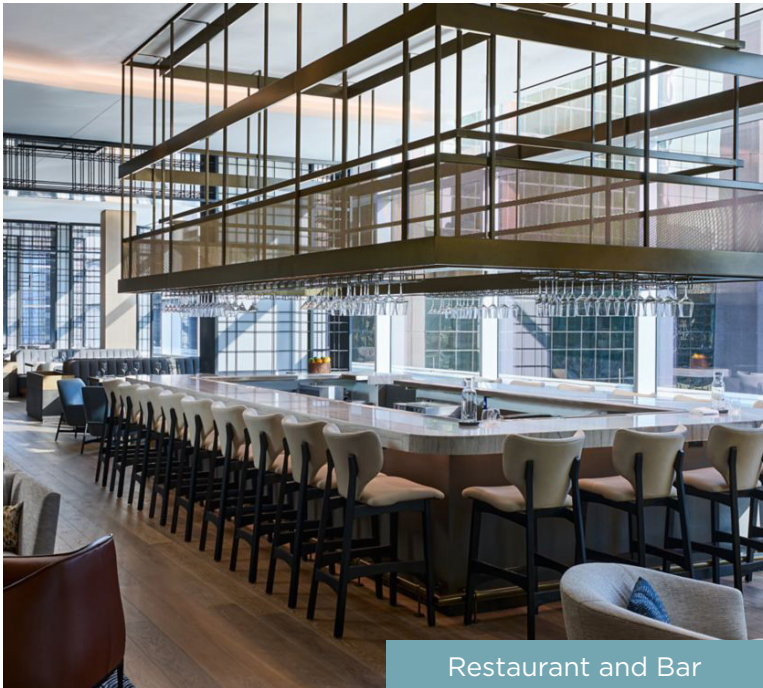
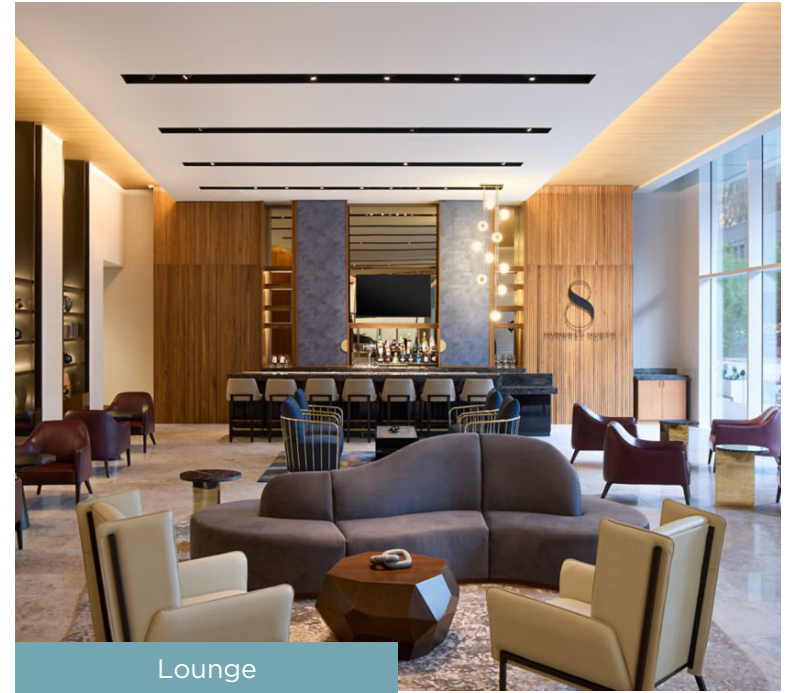
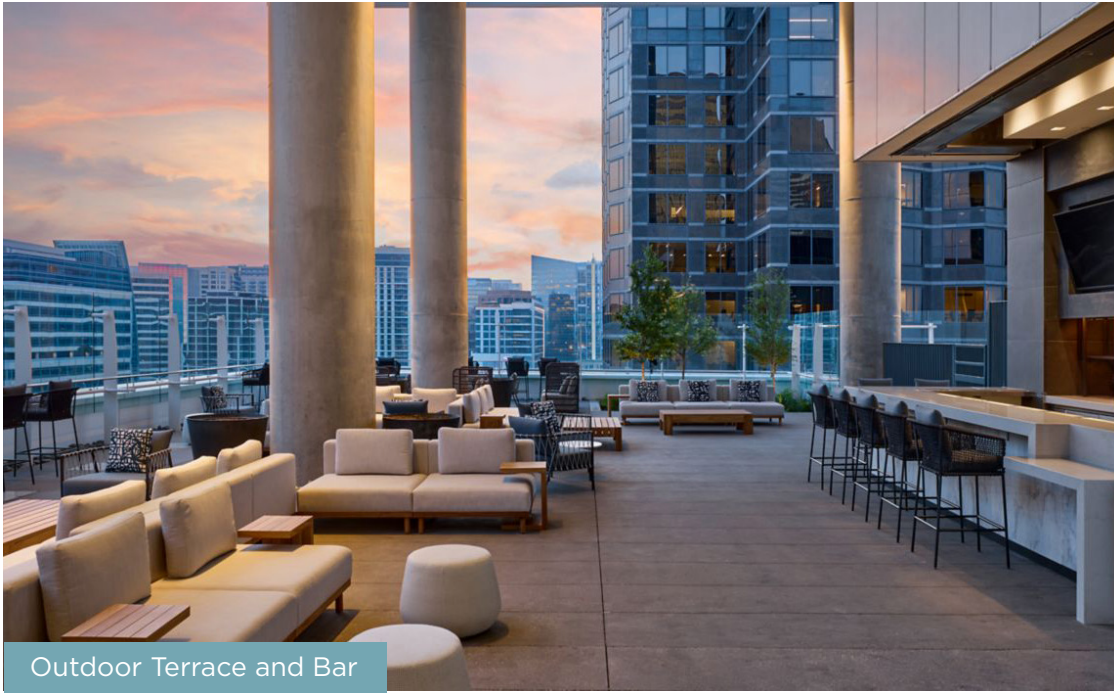
Putting the Arts District in the SPOTLIGHT where it belongs.

JW MARRIOTT



Enjoy luxury in the heart of Dallas' Arts District

JW Marriott Dallas Arts District Hotel is in an exceptional location in the heart of the vibrant Arts District, and directly across the street from Trammell Crow Center. The hotel is minutes from renowned shopping, dining, and entertainment, including Klyde Warren Park. Enjoy elevated local cuisine and craft cocktails at the signature full-service restaurant, Margaret's, or enjoy a cocktail at Vincent's with amazing views of the Dallas skyline. Take a dip in the sleek, heated rooftop pool or workout in their state-of-the-art gym. Enjoy a premier venue with 20,000 square feet of flexible spaces offering natural light and modern amenities, paired with exceptional planning and catering services. Experience first-class accommodations in one of their elegantly furnished guestrooms, many include floor-to-ceiling windows and deluxe bedding. JW Marriott Dallas Arts District Hotel provides an approachable luxury experience for Trammell Crow Center's guests.



Fact Sheet

Building

Trammell Crow Center

2001 Ross Avenue

Located in the heart of the Arts District between Ross Ave and Flora, and Olive St and Harwood St

Legal Entity:

ROF V Ross Investment, LLC

Leasing Company

Stream Realty Partners

Chase Lopez

214.267.0465

clopez@streamrealty.com

Marissa Parkin

214-560-2435

marissa.parkin@streamrealty.com

On-site Property Management

Regent PM

Sarah Mendez

214-863-4142

smendez@regentproperties.com

Year Built

1984

Renovated in 2019

Number of Elevators

(23) passenger elevators

(4) garage elevators

(2) freight elevators

Ceiling Height

9' to the ceiling grid

13' slab-to-slab

Parking

3:1,000 covered parking

Ross Avenue Garage

Unreserved: \$170 + tax/month/space

Building Garage

Unreserved: \$190 + tax/month/space

Reserved: \$300 + tax/month/space

Building HVAC

The Building is serviced by two (2) 1100-ton chillers and one (1) 1083-ton chiller

The VAV System is controllable on a floor-by-floor basis with conditioned air available to tenants on a 24 hour basis.

There is currently no charge for after-hours HVAC.

(8) interior zones per floor

(12) exterior zones per floor

Structural Capacity

The Building is constructed with concrete poured on steel deck. The exterior walls are pre-cast with granite overlay.

Live loads are 100 pounds for the interior core, and 50 pounds for the exterior core.

Security

Trammell Crow Center offers on-site security on a 24-hour, 7-day a week basis.

Cameras monitors, intercoms, and magnetic locks are located on the main entrances.

Electricity

\$1.72/RSF (2024 estimate)

Trammell Crow Center received Energy Star 2017, Designations in 2008-2020, LEED EB O&M Gold Certification in 2015 & 2020.

Life / Fire safety

All floors are sprinkled by a wet system and contain smoke and strobe detectors, pressurized stairwells, smoke exhaust systems, all controlled by an electric fire pump and backup diesel fire pump.

Operating Expenses

Year	Expenses
2024	\$13.12 with \$5.82 being taxes
2023	\$11.90 with \$6.30 being taxes
2022	\$11.16 with \$4.49 being taxes
2021	\$11.31 with \$5.38 being taxes
2020	\$10.63 with \$5.86 being taxes
2019	\$10.89 with \$5.51 being taxes
2018	\$10.83 with \$5.63 being taxes
2017	\$11.21 with \$5.96 being taxes
2016	\$10.75 with \$5.36 being taxes
2015	\$10.48 with \$4.97 being taxes

Storage Space

Available for \$12.00/sf plus electric

Telecom Providers

AboveNet, airBand, AT&T, Cypress, Level 3, Logix, TW Telecom, Verizon, Cogent & XO provide fiber connectivity

Floor Common Factor

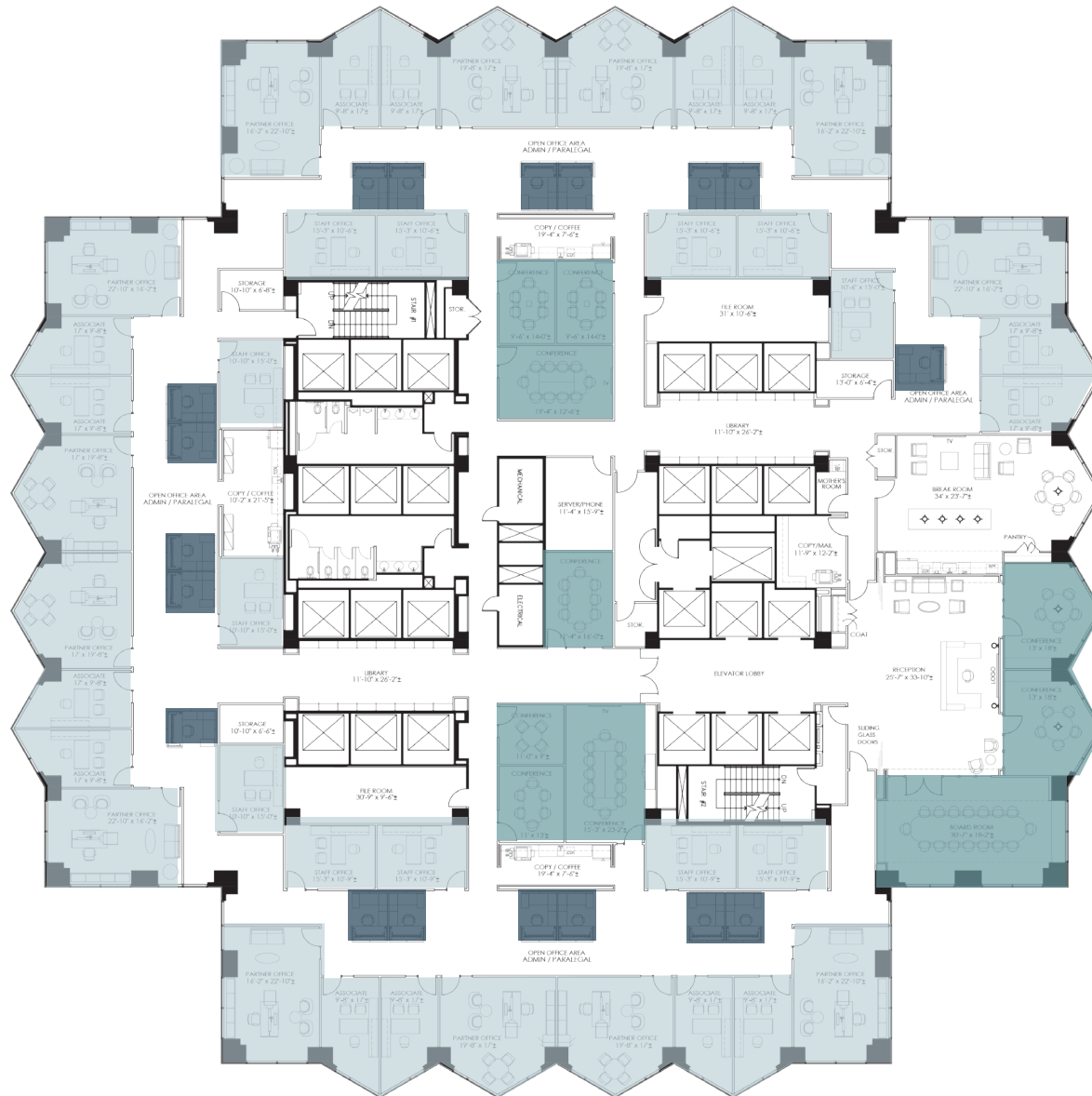
Single Tenant Floor 11.4-16.3%

Multi Tenant Floor 22.86%

Measured in accordance with BOMA 2017 - Method B

Hypothetical Plan

OFFICE INTENSIVE LAYOUT



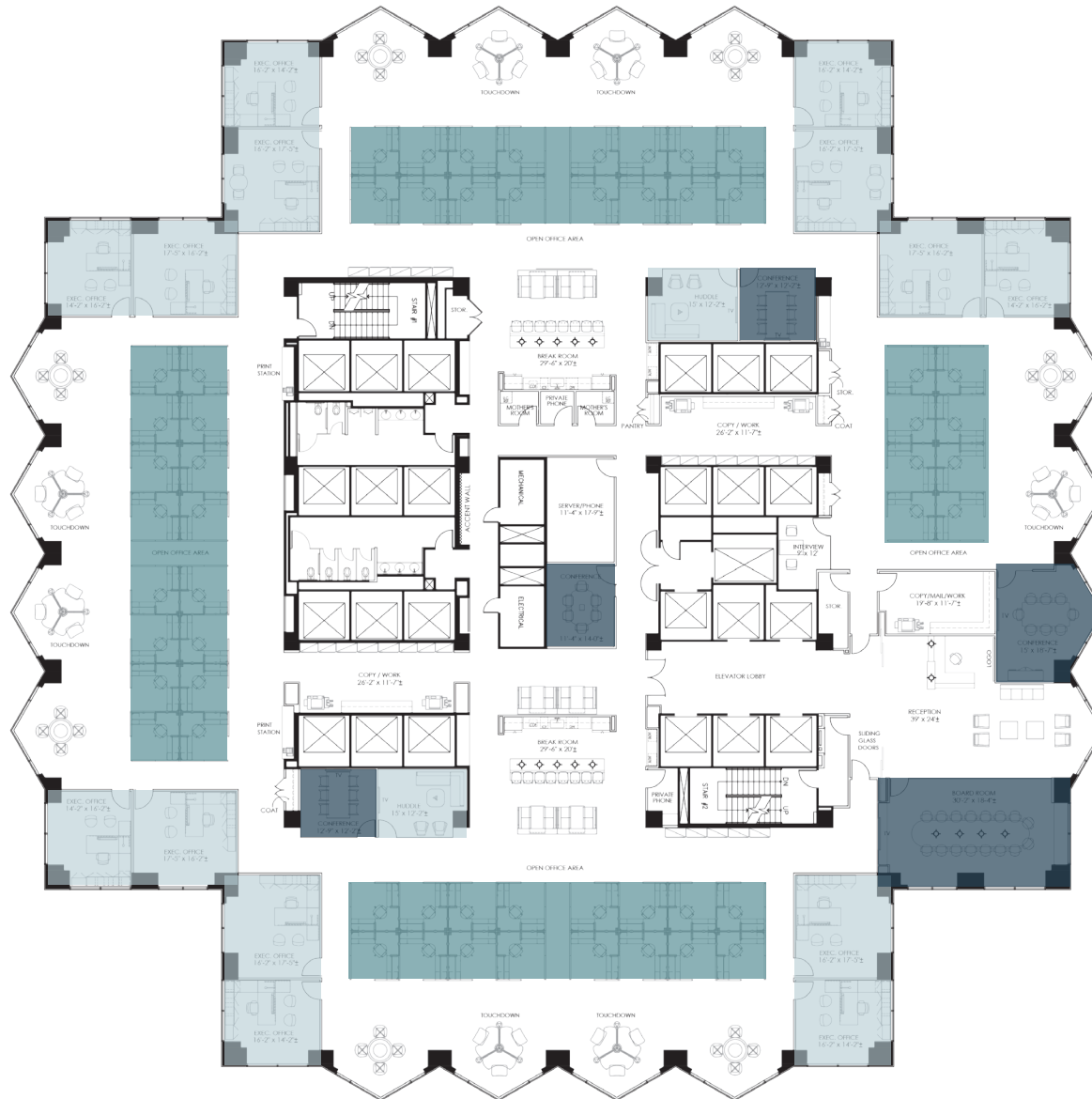
39 OFFICES

19 WORKSTATIONS

10 MEETING ROOMS

Hypothetical Plan

OPEN OFFICE LAYOUT

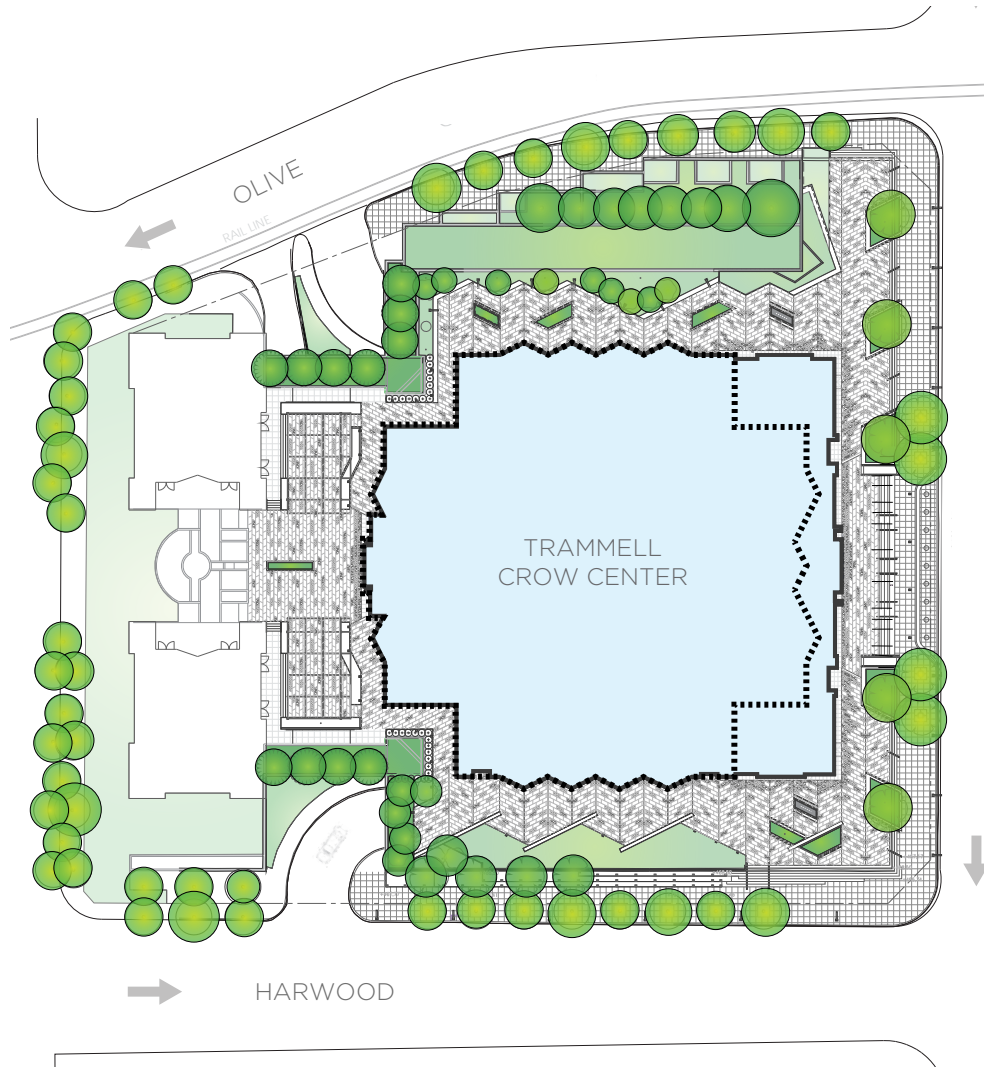


16 OFFICES

57 WORKSTATIONS

5 MEETING ROOMS

Site Plan



Scan to Get the Full Experience
of Trammell Crow Center!



www.trammellcrowcenter.com

FOR MORE INFORMATION, CONTACT:

Chase Lopez or **Marissa Parkin** at 214.267.0400

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REGENT PROPERTIES