


THE CENTRAL



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A next generation
mixed-use community
focused on connectivity
and wellness.



27-acre
mixed use development


2.5M square feet of
office space


4-acre park


110,000 square feet
of retail space
*9 restaurants, including a
taco bar, juice bar, coffee
shop, family and fine dining*


2,000 multi-family
residential units
*owned by Streetlights and
JPI Residential*


One full service,
lifestyle hotel
*operated by Sage
Hospitality*


Adjacent to DART
Cityplace/Uptown
Station light rail



SITE
PLAN





WELLNESS

Look deep into nature and
then you will understand
everything better.

ALBERT EINSTEIN



CENTERED



- Walkable Activated Green Spaces
- Concentrated Wellness Options in a healthy micro-district
- Social Gathering Spaces

The Central is a next generation mixed-use community focused on connectivity and wellness. Unfolding in the heart of Dallas, The Central will be home to a 3.5 acre park framed by a modern collection of office, residential, experiential and artful offerings – all created with thoughtful biophilic elements in mind.

The imaginative development centrally located, adjacent to celebrated and distinctly Dallas districts. Flowing across 27 activated acres, The Central will be designed for communion bringing the city together as an all-encompassing gathering place.

The Central is an ode to the beauty and power of nature. Walkable green spaces within the development, deliberate designs where architecture adopts the natural curvature and fluidity of its surroundings and biophilic design details blur the lines between interior and exterior, culture inspires connection—everything comes into perspective.



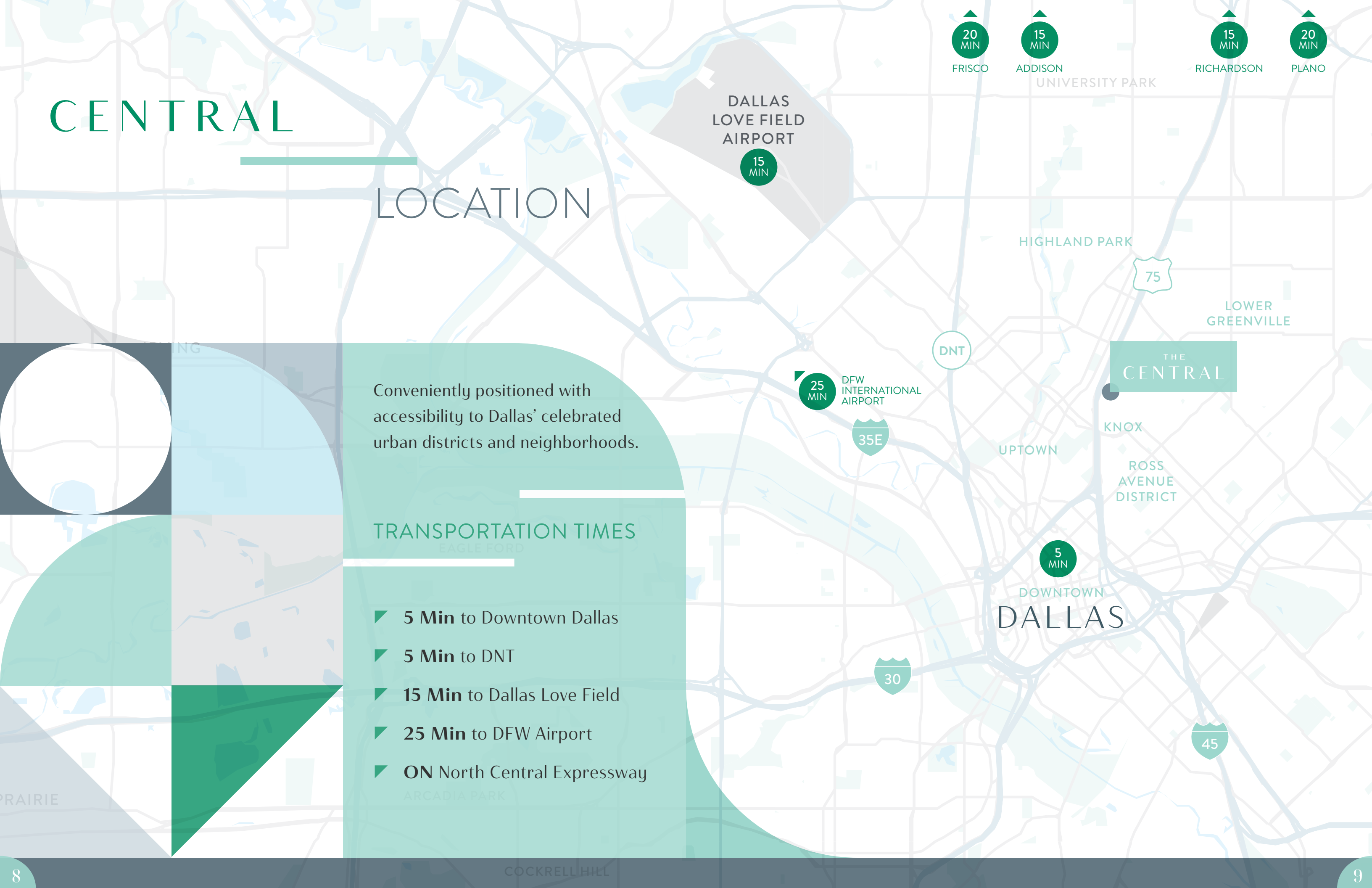
CENTRAL

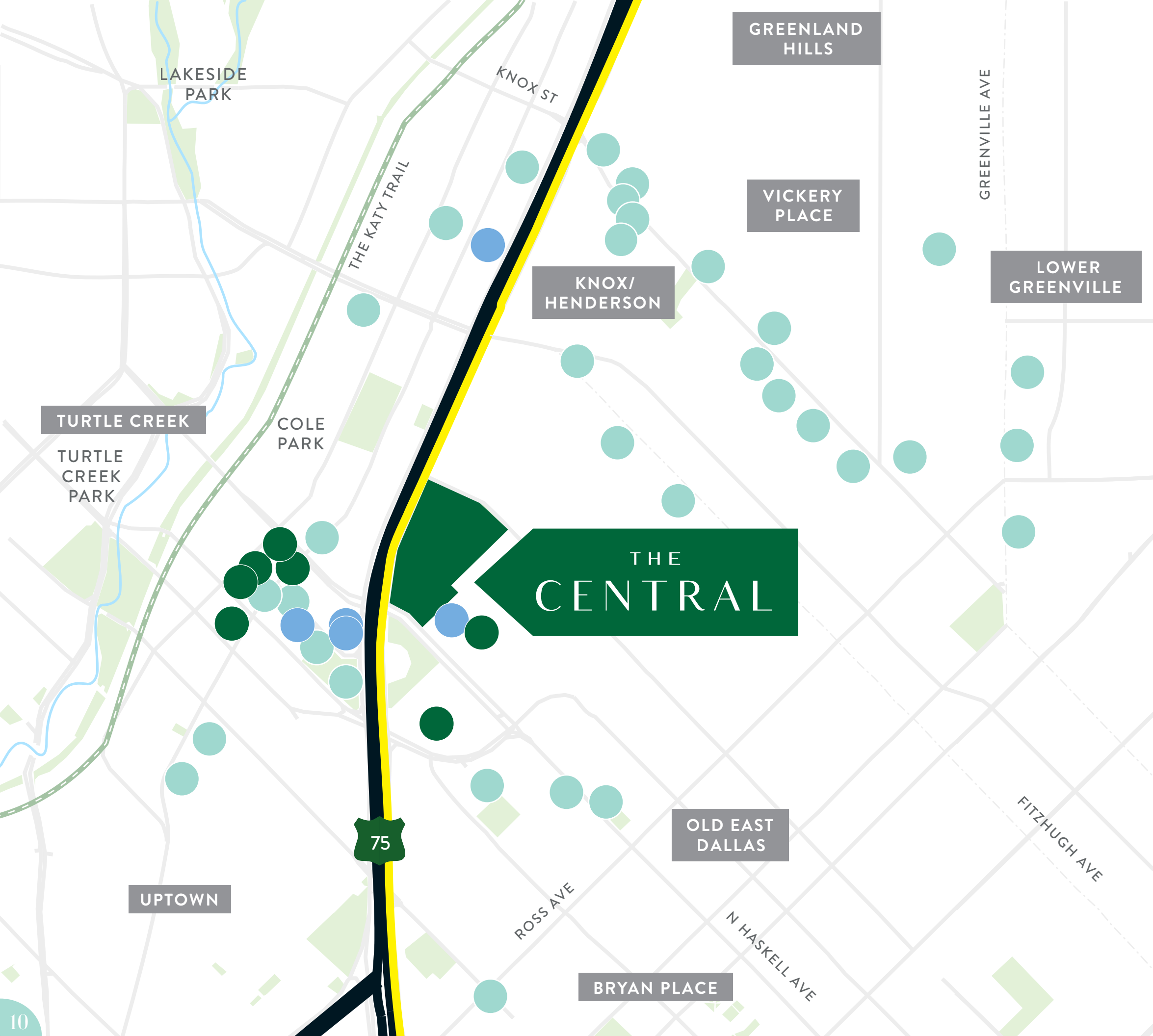
LOCATION

Conveniently positioned with accessibility to Dallas' celebrated urban districts and neighborhoods.

TRANSPORTATION TIMES

- 5 Min to Downtown Dallas
- 5 Min to DNT
- 15 Min to Dallas Love Field
- 25 Min to DFW Airport
- ON North Central Expressway





NEARBY FOOD

Joe Leo Fine Tex Mex
Loro
Toller Patio
The Rustic
Blue Sushi Sake Grill
San Martin Bakery and Restaurant
Mayer's Garden
the Skellig
Henderson Tap House
Wonder Bar
Barcadia Dallas
High Fives
Dahlia Bar & Bistro
Wabi House
Desert Racer
La La Land Kind Cafe
HG Sply Co. - Dallas
Roti Grill
Beverley's Bistro & Bar
Barcelona Wine Bar
Pie Tap Pizza Workshop + Bar
ZAAP Kitchen Lao & Thai Street Eats - FITZHUGH
Zalat Pizza Fitzhugh Dallas
MUTTS Canine Cantina - Dallas
Sip Stir Coffee House
Public School 214
sweetgreen
E Bar Tex-Mex
Velvet Taco
The Porch
Kung Fu Tea
Tei Tei Robata Bar
The Old Monk

HEALTH/FITNESS

LA Fitness
Diesel Fitness
Orangetheory Fitness
CLASS STUDIOS

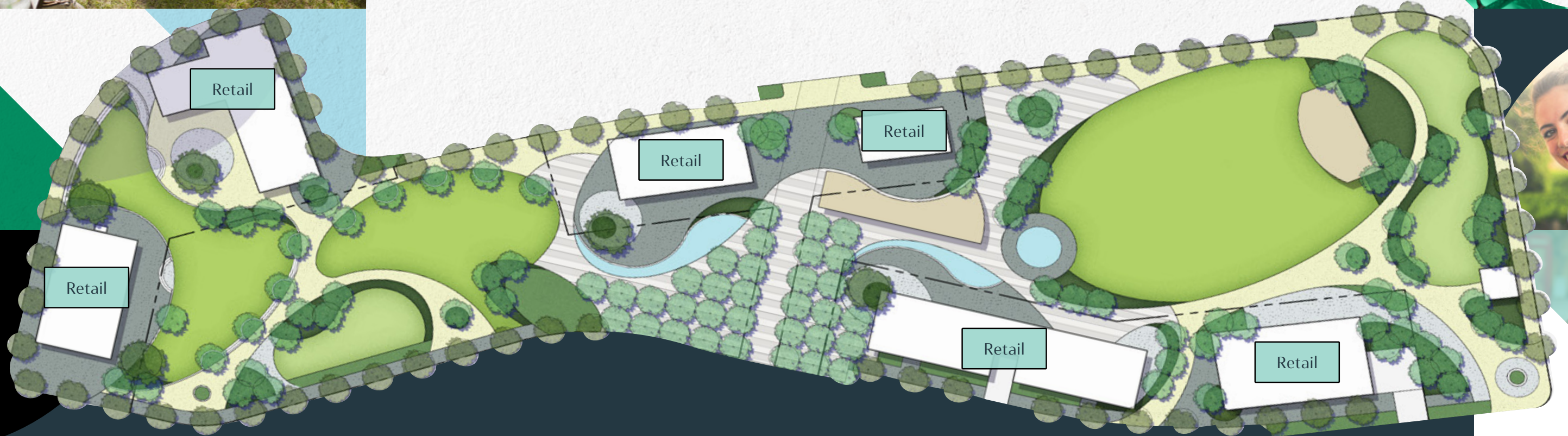
SHOPPING

Target
West Village
Sephora
Kendra Scott
Suitsupply
Men's Wearhouse
Kroger Fresh Fare



URBAN

OASIS



PHASE I DELIVERY 12/2023

The centerpiece park is encircled by modern architecture infused with biophilic design to create revolutionary office, residential, hospitality, food and beverage and entertainment offerings.

- Multiple restaurants
- Food and beverage venues with indoor/outdoor patio seating
- Dog park
- Outdoor meeting space
- Community gathering
- Walking Path
- Entertainment stage



RETAIL



MULTI
FAMILY



STREET LIGHTS
RESIDENTIAL

Delivering
Summer 2024



PARK

PHASE I





RESTAURANTS

Nine Restaurant Concepts planned
for Spring 2024 delivery

Bakery

Mexican
RESTAURANT

COFFEE
SHOP

Creperie

STEAK
HOUSE

SEAFOOD
Restaurant

AMENITIES

100K SF Fitness Center including



Spa/
Massage



Classes:
Studio, Yoga, etc.



Life
Spa



Health
Café



Tennis, Basketball,
Lap Pool, etc.



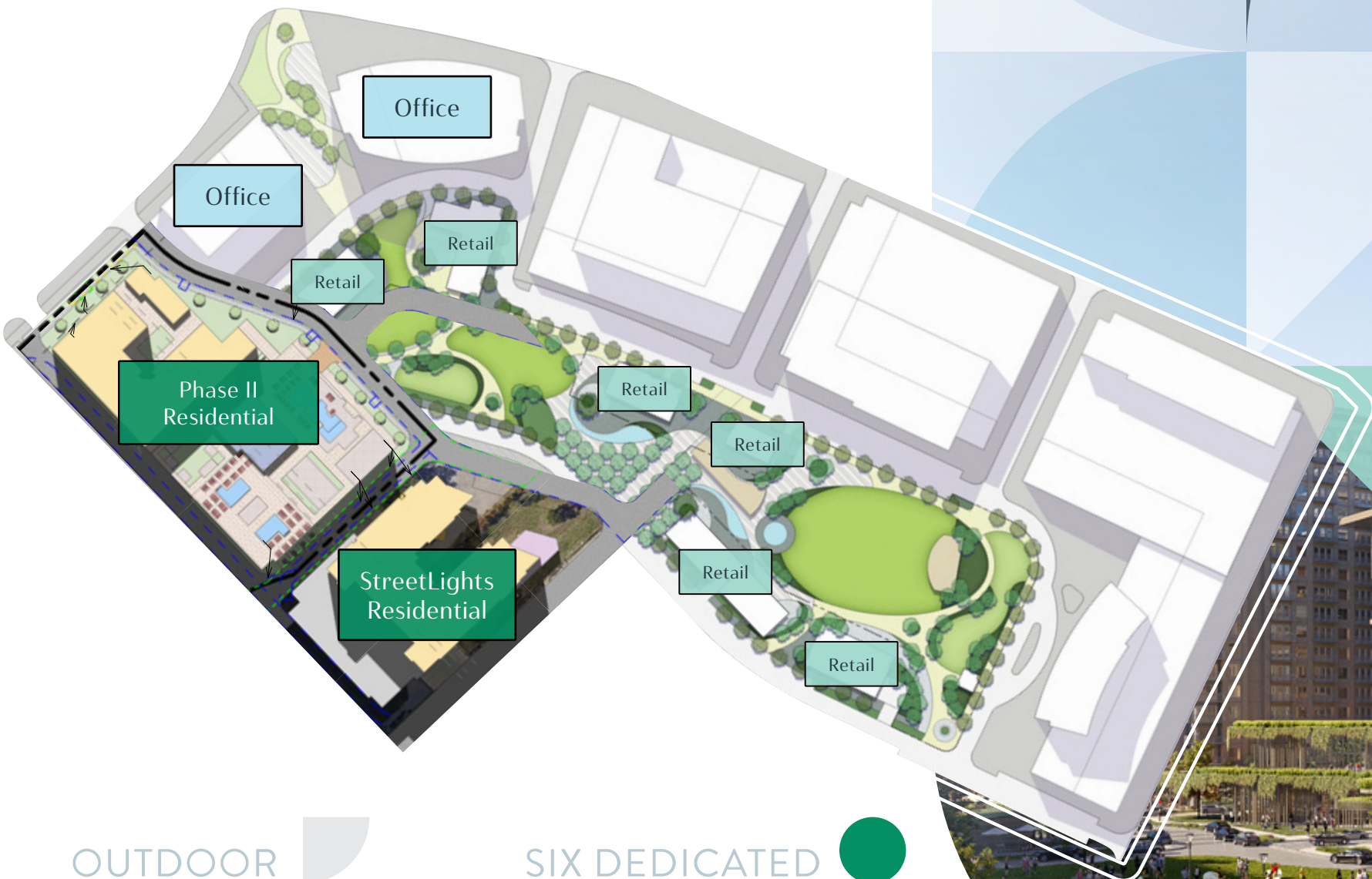
Rooftop
Pool

OFFICE

PHASE I

50,000-750,000
SF AVAILABLE

4/1,000
PARKING RATIO



OUTDOOR
TERRACES

SIX DEDICATED
FIBER OPTIONS



THE CENTRAL

A CONSCIOUS DEVELOPMENT CREATED BY

DE LA VEGA
CAPITAL | DEVELOPMENT

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Gensler





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
T.D. Briggs	350404	td.briggs@jll.com	214-438-1503
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Wright	489657	chris.wright@jll.com	214-438-8011
Sales Agent/Associate's Name	License No.	Email	Phone

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