

HI LINE SQ.

McCOURT PARTNERS | HN CAPITAL PARTNERS







# HI LINE SQ.

An Unmatched Opportunity for Your Workplace



# Iconic Visibility. Unmatched Location.

- + 250,000 SQUARE FEET  
READY FOR 2028 DELIVERY
- + THE MOST WALKABLE  
NEIGHBORHOOD IN DALLAS,  
SURROUNDED BY THE CITY'S  
TOP DINING AND NIGHTLIFE
- + UNMATCHED ACCESS AND  
CONNECTIVITY – A SEAMLESS  
COMMUTE COMPARED TO  
UPTOWN OR VICTORY







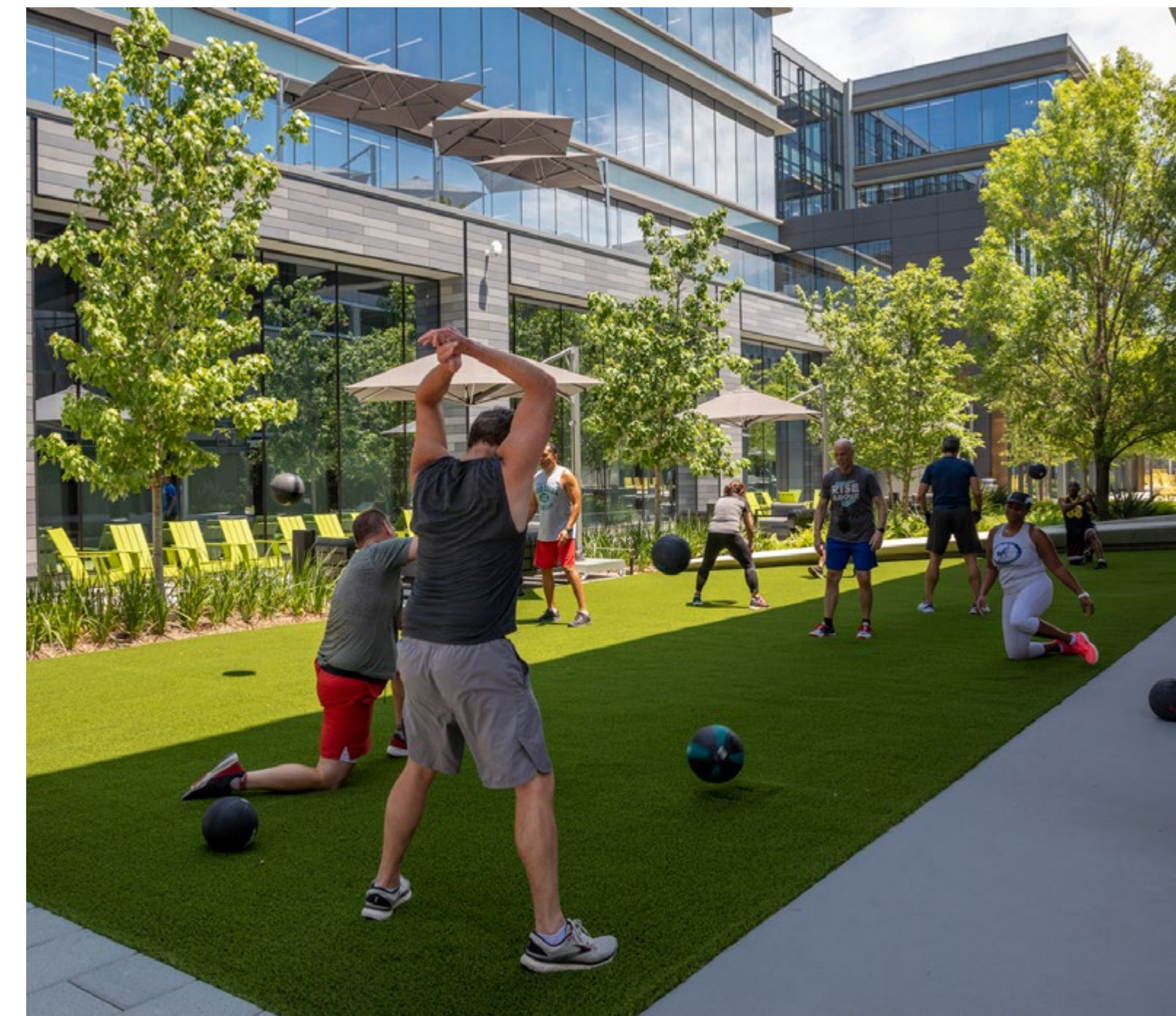
# Designed to the highest standard – for you.

We don't believe in one-size-fits all. We believe in building with intention — for your business, your culture, and your future.



# Multilevel Amenities That Move With Your Day

From lively ground-floor activations to serene rooftop terraces, our amenities are designed to match your rhythm. Recharge, reconnect, or reset without needing to leave.





# The Future of the Design District





# Central, connected & convenient

## FOOD & BEVERAGE

- 1 Ascension Coffee
- 2 Carbone
- 3 Commons Club
- 4 Delucca Guacho Pizza & Wine
- 5 Tango Room
- 6 The Mexican
- 7 Vino
- 8 Funny Library
- 9 The Meteor
- 10 La Lupita\*
- 11 Delilah\*
- 12 Culinary Dropout
- 13 The Charles
- 14 El Carlos Elegante
- 15 Town Hearth
- 16 The Evelyn
- 17 Peticolos Brewing Company
- 18 Aba\*
- 19 Jo'seon\*
- 20 Ospi\*
- 21 Alara\*
- 22 Melrose\*

## WELLNESS

- 1 Hi Line Connector
- 2 Trinity Strand Trail
- 3 Barre3
- 4 Eve by Taylor
- 5 Movement

## ARTS & ENTERTAINMENT

- 1 Christopher Martin Gallery
- 2 Conduit Gallery
- 3 Dallas Contemporary
- 4 Bowlounge
- 5 The Echo Lounge & Music Hall
- 6 Silo Dallas
- 7 Scout Design Studio
- 8 Lucchese
- 9 The Seam

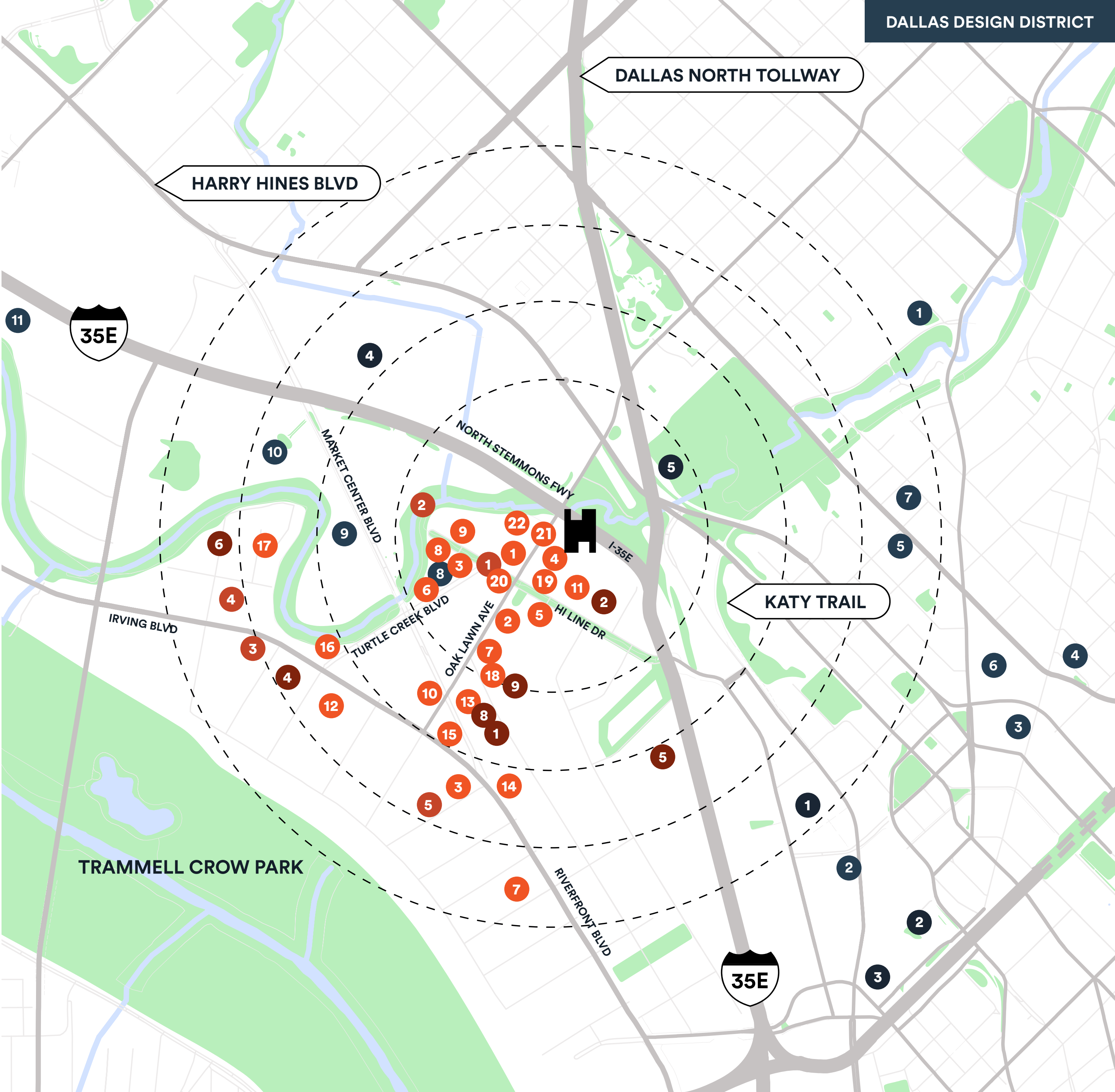
## HOTELS

- 1 Rosewood The Mansion on Turtle Creek
- 2 W Hotel
- 3 The Ritz-Carlton
- 4 Hotel Zaza
- 5 Le Meridian Dallas, The Stoneleigh
- 6 Hotel Crescent Court
- 7 Marriott Dallas Uptown
- 8 Virgin Dallas
- 9 DoubleTree by Hilton
- 10 Hilton Anatole
- 11 Dallas Marriott Suites

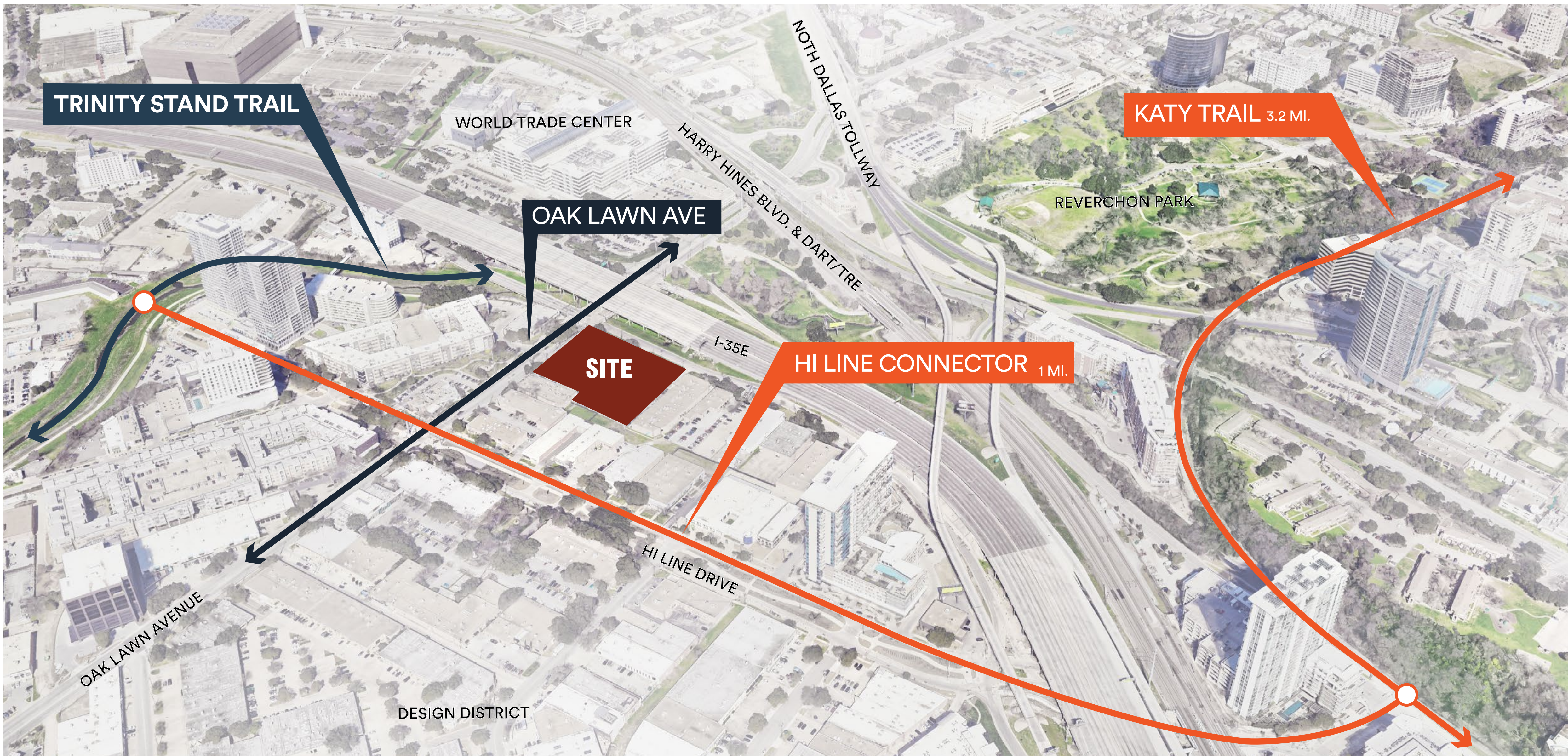
## POINTS OF INTEREST

- 1 American Airlines Arena
- 2 Perot Museum of Nature and Science
- 3 House of Blues
- 4 Dallas Market Center
- 5 Old Parkland

\*coming to the Dallas Design District in 2025-2026









# A Greener, More Walkable Dallas

Here, the best of Dallas is within walking distance. With tree-lined streets and connectivity to the popular Katy Trail and Trinity Strand Trail, everything you need is just steps away.



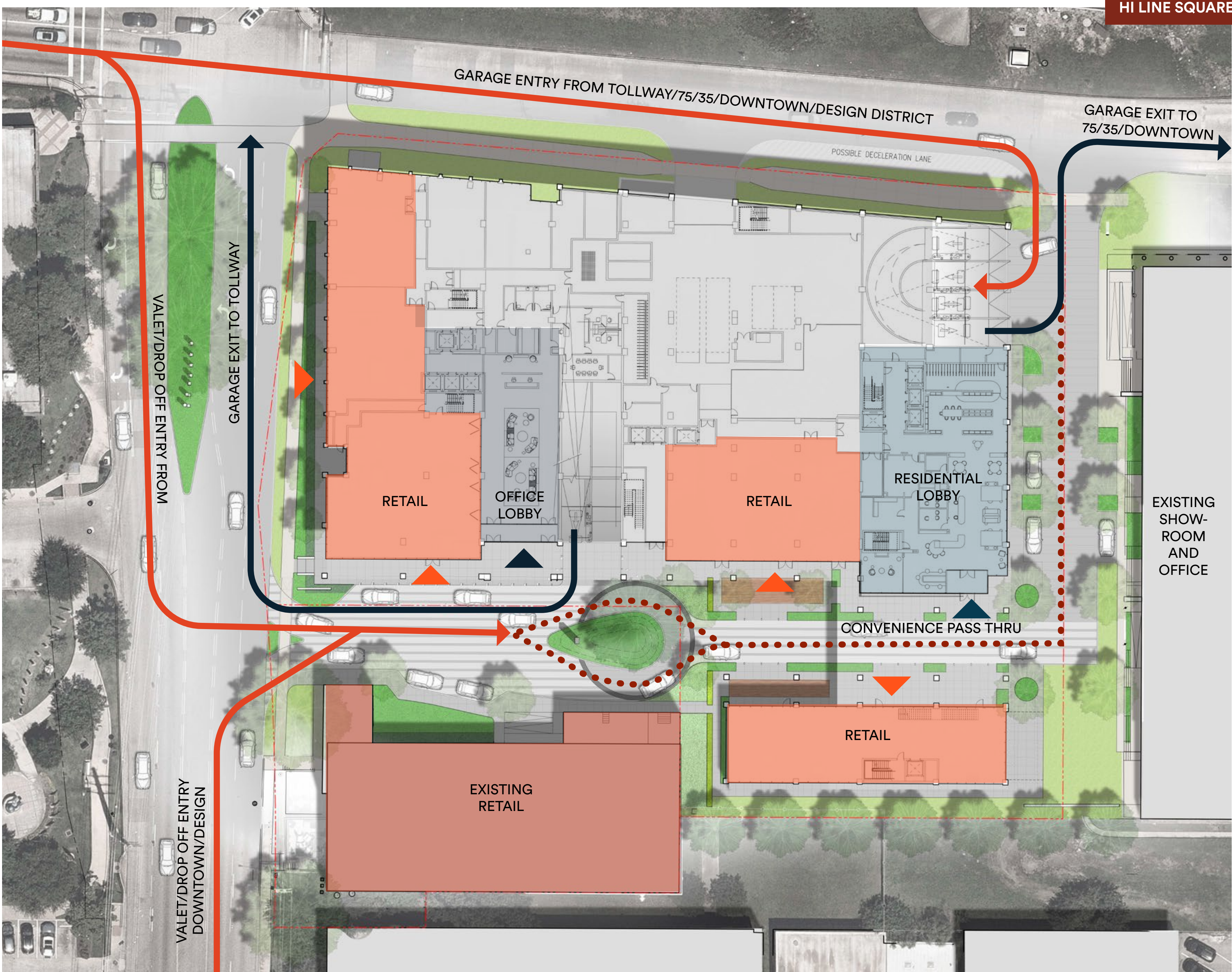
- Completed, SWA-Designed (4.2 Mi)
- Completed (21.6 Mi)
- Funded / Ongoing (21.9 Mi)
- Planned (9 Mi)



## DALLAS DESIGN DISTRICT



# Program & Circulation





# Stacking Plan

- OFFICE BUILDING FACTS
- + 250,000 RSF
  - + 3:1,000 PARKING
  - + 14’ FLOOR TO FLOOR
  - + 40,000 SF CURATED RETAIL/RESTAURANT
  - + 225 LUXURY RESIDENCES (SEPARATE TOWER)

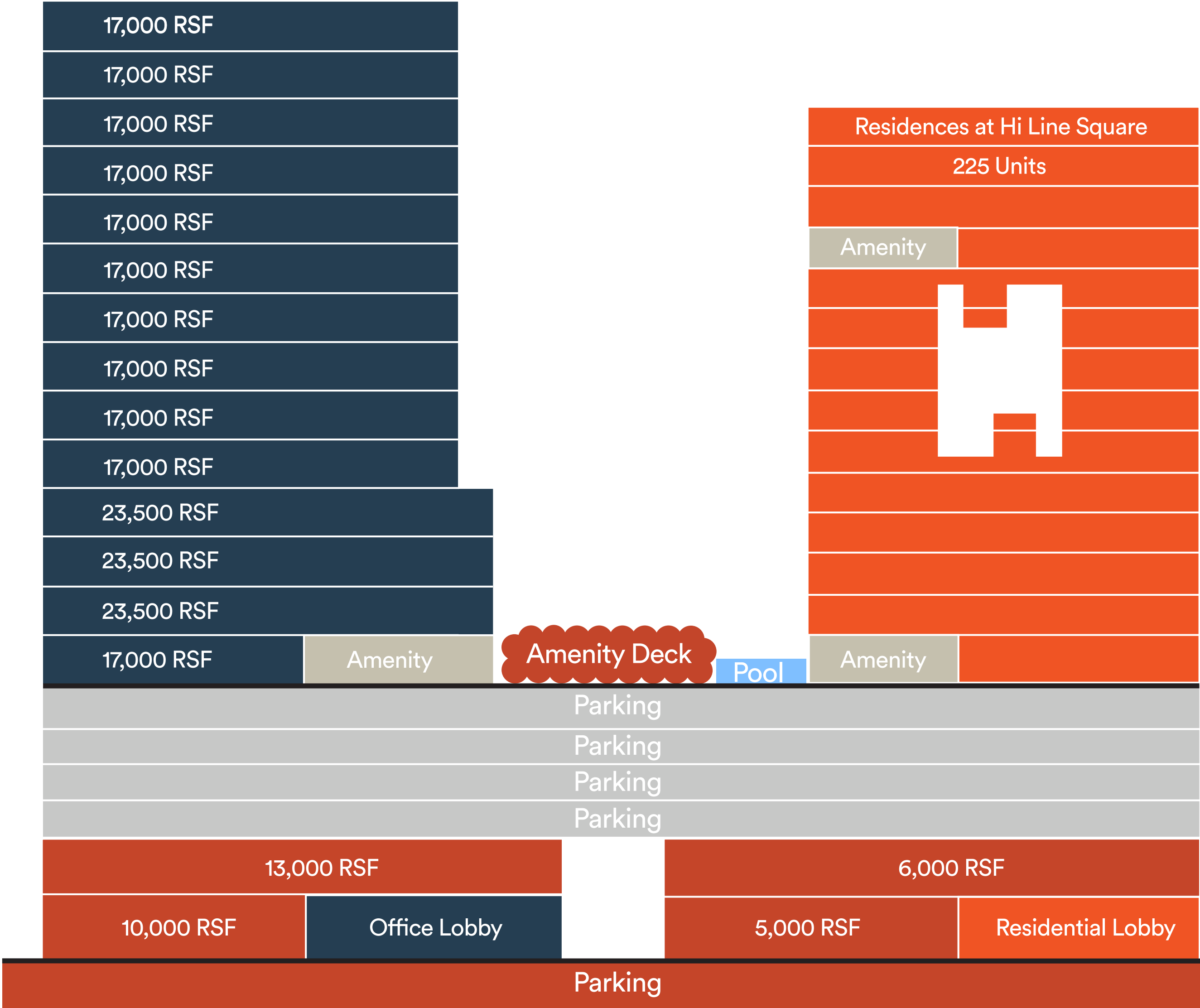
Office

Amenity

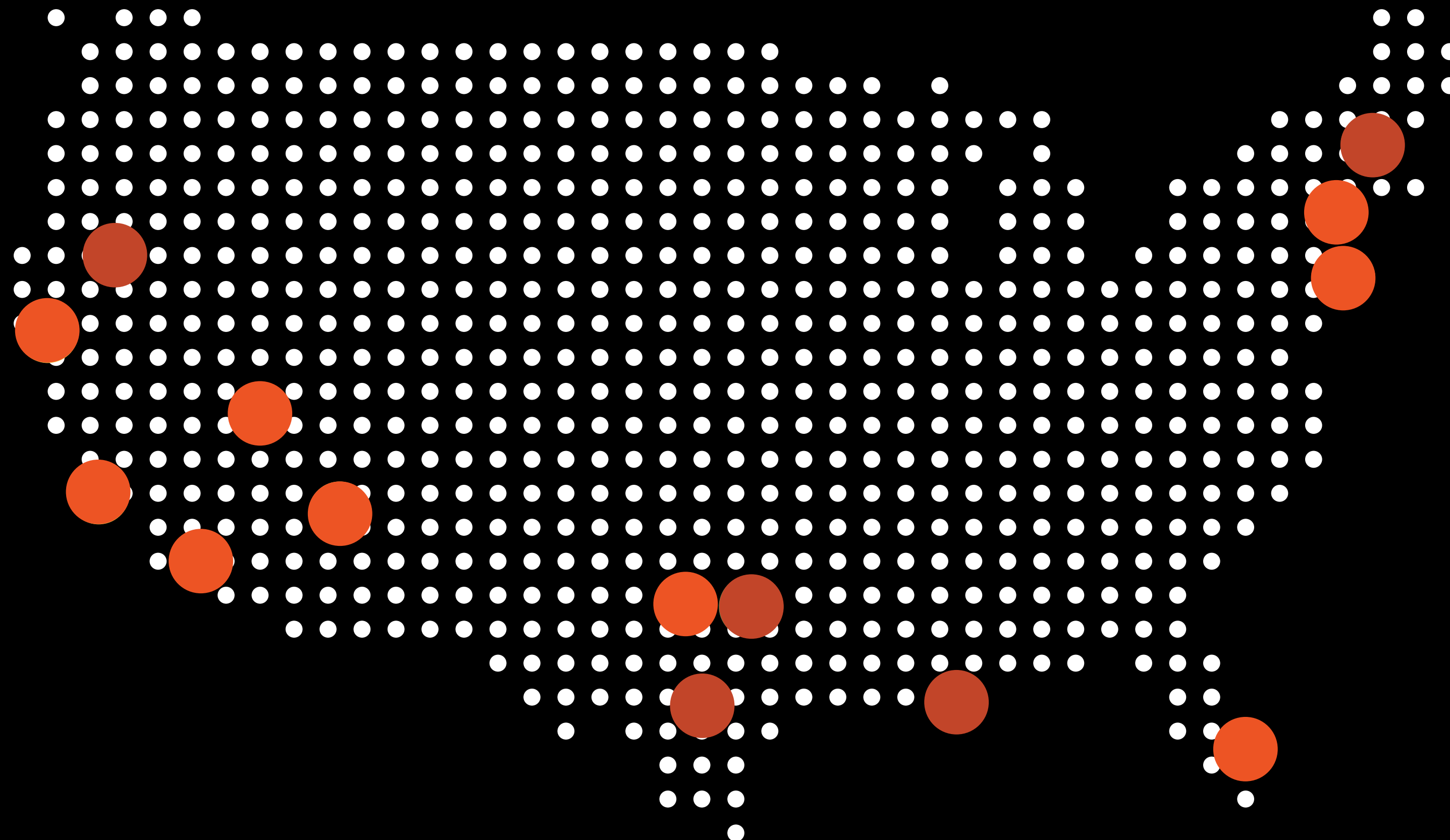
Retail



Residential

Parking







-  **MCCOURT PARTNERS ASSETS**  
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-  **HN CAPITAL PARTNERS ASSETS**  
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