

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



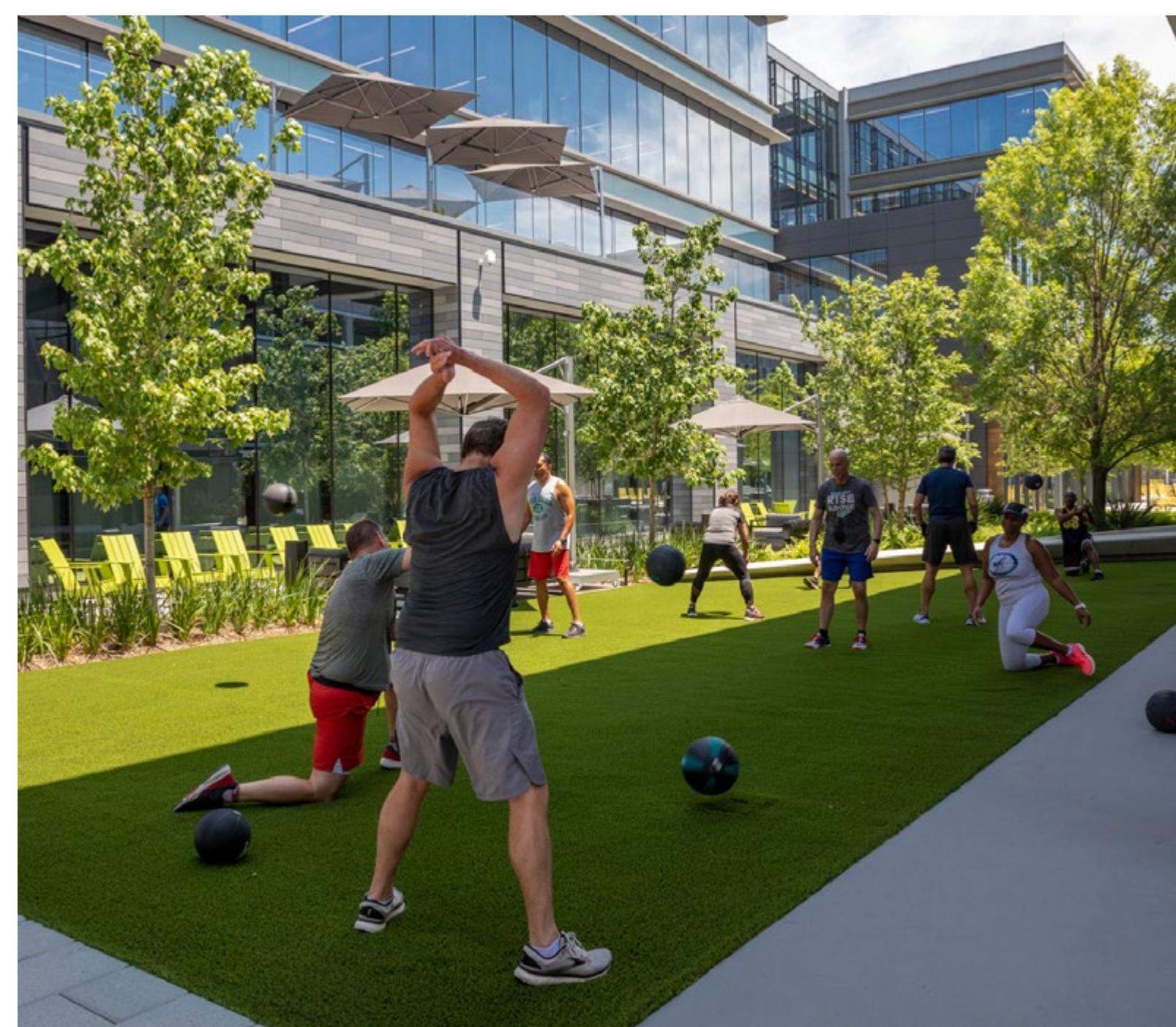


Designed to the highest standard – for you.

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 Peticolas 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

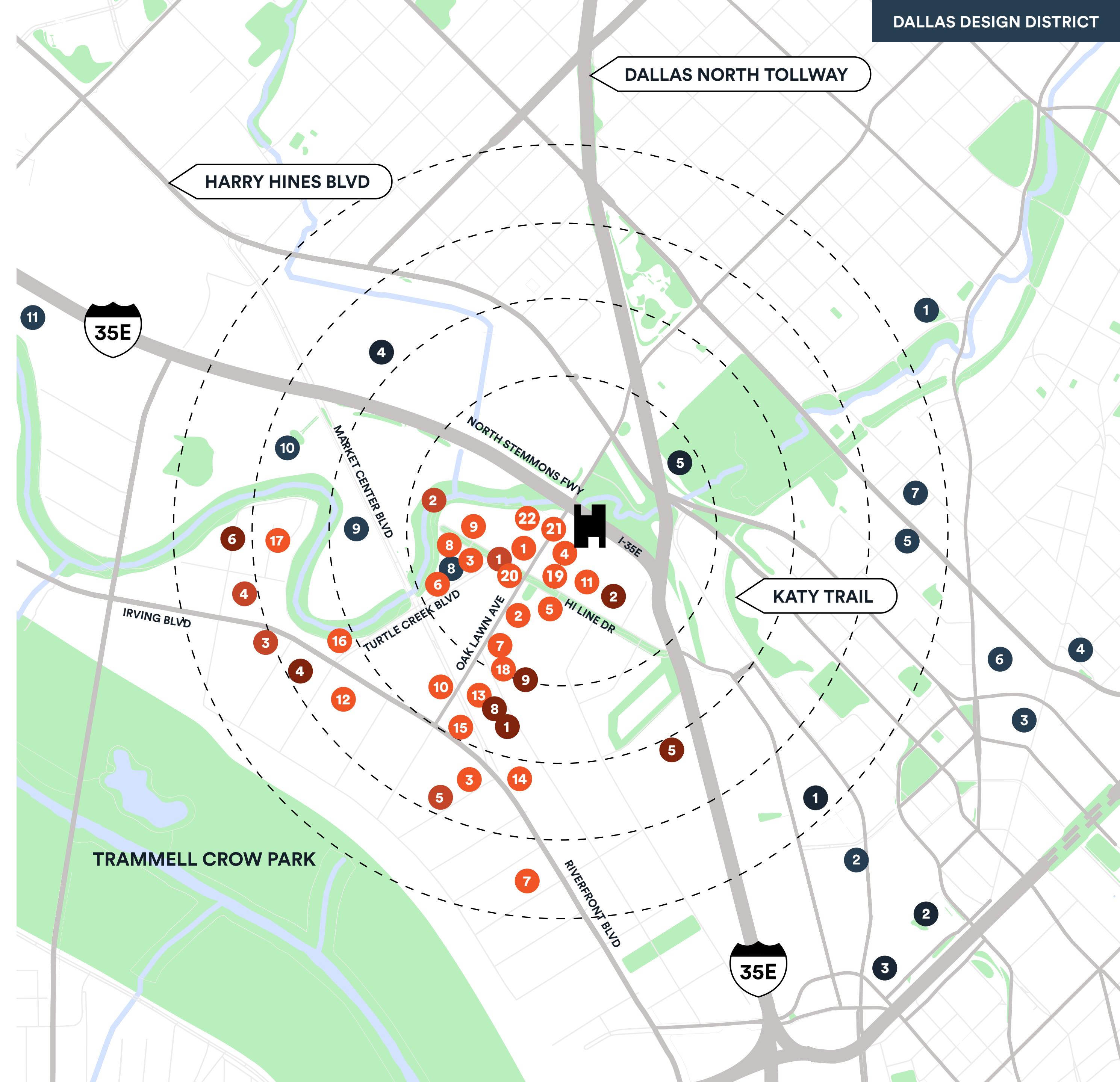
- 1 Christopher Martin Gallery
- 2 Conduit Gallery
- 3 Dallas Contemporary
- 4 Bowlounge
- 5 The Echo Lounge & Music Hall
- 6 Silo Dallas
- 7 Scout Design Studio
- 8 Lucchese
- 9 The Seam

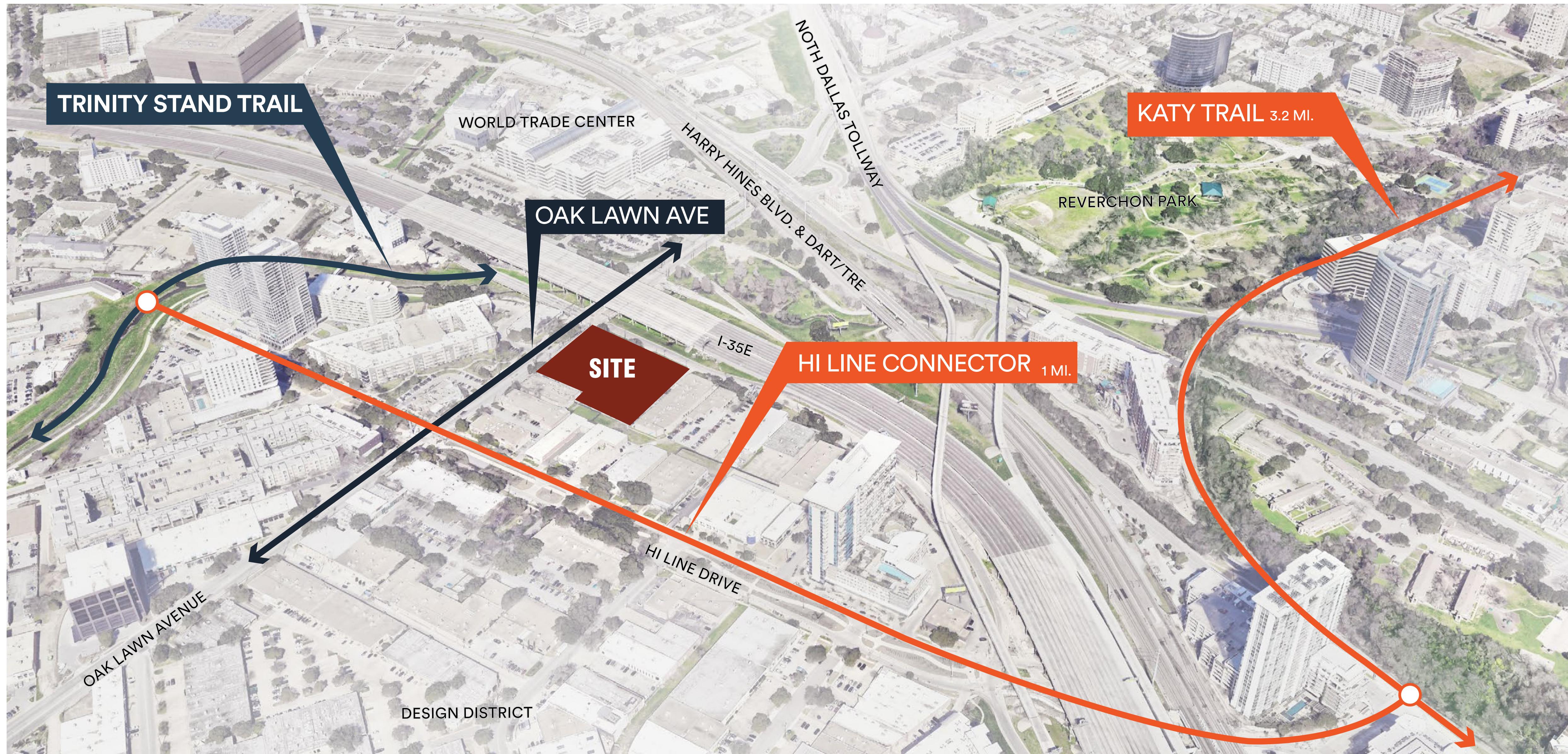
HOTELS

- 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





A Greener, More Walkable Dallas

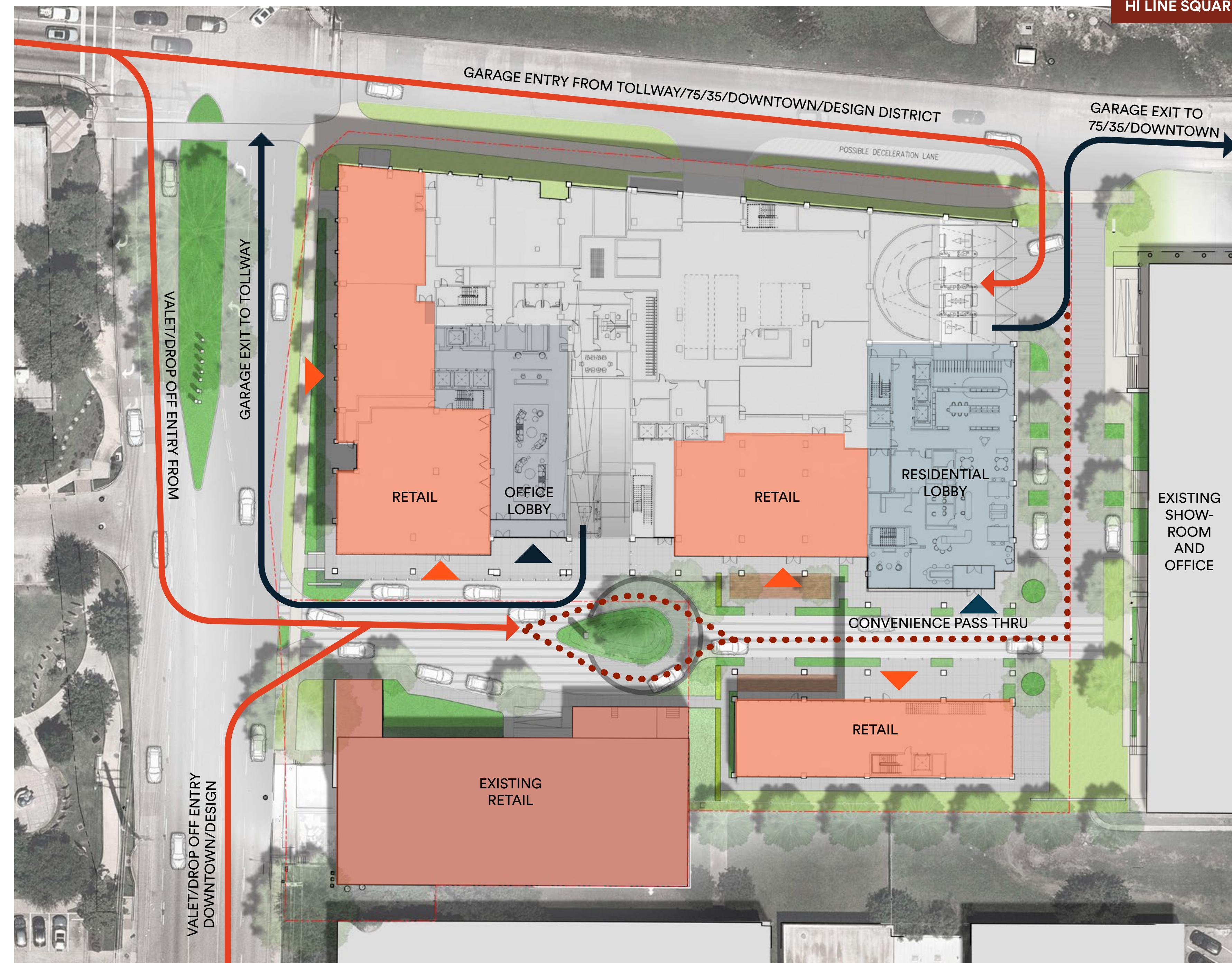
Here, the best of Dallas is within walking distance. With tree-lined streets and connectivity to the popular Katy Trail and Trinity Strand Trail, everything you need is just steps away.



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



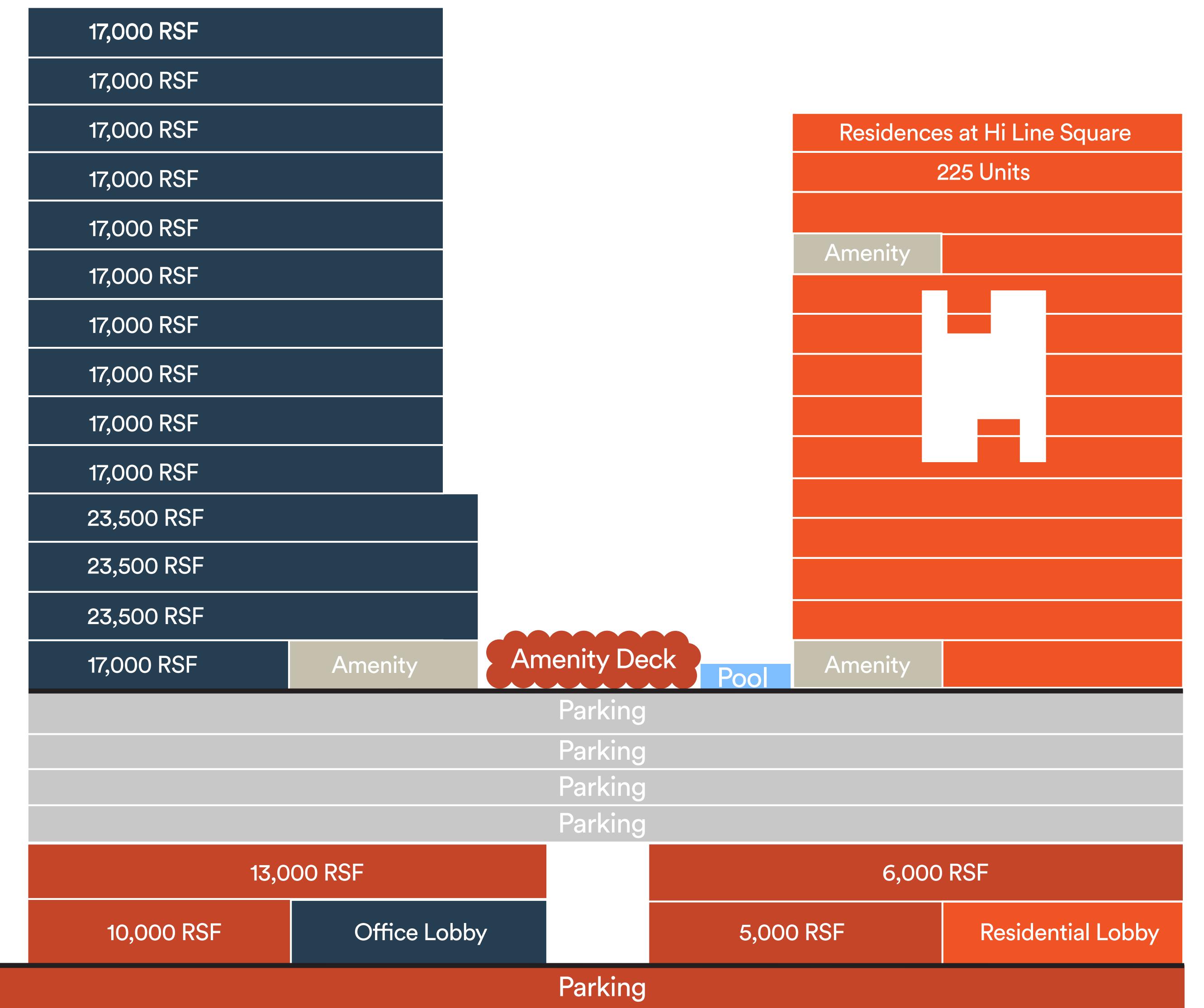
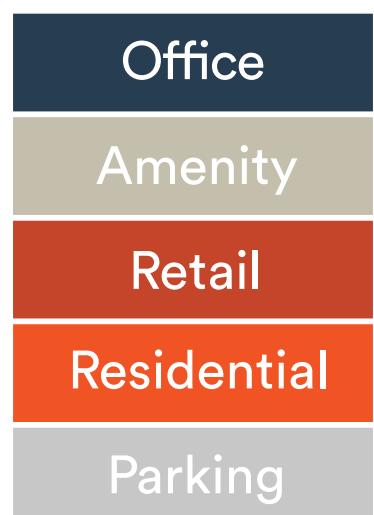
Program & Circulation



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)





MCCOURT PARTNERS ASSETS
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