

An architectural rendering of a modern city skyline at night. The central focus is a tall, glass-clad skyscraper with a distinctive, slightly tapered top, illuminated from within and reflecting the surrounding city lights. To its left is another large, dark building with many lit windows. In the foreground, a parking lot is filled with cars, and several smaller, modern buildings are visible. In the background, a large Ferris wheel is illuminated against the dark sky. The overall scene is a vibrant urban landscape.

VICTORY CENTER

VICTORY IN THE CENTER OF IT ALL - DELIVERING MARCH 2018



AREA BENEFITS



68,000 PEOPLE
WITHIN 2 MILES
2 MILLION PEOPLE
WITHIN 30 MIN



DFW & LOVE FIELD
WITHIN MINUTES




PROXIMITY TO 6
DYNAMIC DISTRICTS

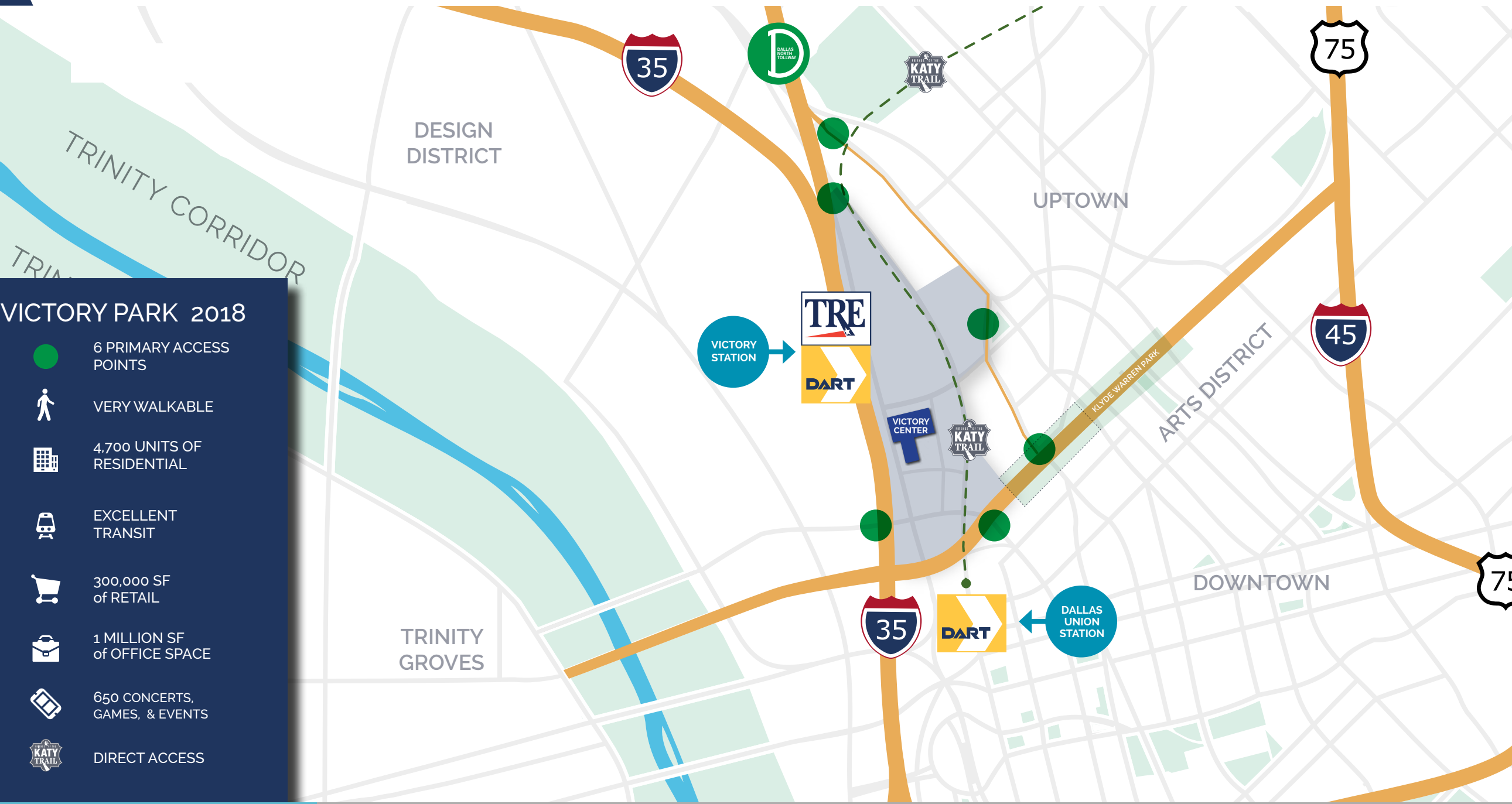


IMMEDIATE ACCESS
TO DECISION MAKER
NEIGHBORHOODS

ACCESS TO VICTORY

VICTORY PARK 2018

-  6 PRIMARY ACCESS POINTS
-  VERY WALKABLE
-  4,700 UNITS OF RESIDENTIAL
-  EXCELLENT TRANSIT
-  300,000 SF OF RETAIL
-  1 MILLION SF OF OFFICE SPACE
-  650 CONCERTS, GAMES, & EVENTS
-  DIRECT ACCESS



VICTORY CENTER STACKING PLAN & FLOOR PLATES

















VICTORY CENTER HIGHLIGHTS

BUILDING SIZE	455,526 RSF
BUILDING HEIGHT	23 Stories, 15 Office Floors
LEED	LEED Silver Pre-Certification
OFFICE SPACE	28,500 RSF Average Floor Plate 47,700 SF Super Floor
PARKING	3:1,000 Structured Parking
ELEVATORS	Two Elevator Banks, 4 Low Rise, 5 High Rise 2 Garage Elevators 1 Service Elevator

BUILDING AMENITIES	5,300SF Fitness Center - 1 ST Floor Direct Access to Katy Trail Commuter Bike Facility Rooftop Terrace on 9th Floor, with Panoramic Views of Downtown Conference/Training Center - 9 TH Floor
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RETAIL SERVICES 1 ST Floor	Starbucks Coffee White Tablecloth Dining Concept Grab-and-Go Deli Sundry Shop
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VICTORY PARK SITE PLAN



RESTAURANTS

- Buda Juice
- BuzzBrews
- Cafe Victoria
- Cook Hall
- Freshii
- Jimmy John's
- Kenichi
- Medina Oven & Bar
- Naga Thai Kitchen & Bar
- Olivella's Neo Pizza Napoletana
- W Living Room
- Rebees by Triston Simon

- Shooters
- Victory Tavern

ENTERTAINMENT

- American Airlines Center
- Havana Social Club
- Cinépolis (Coming 2017)

RETAIL

- Read Between the Lines
- Simply Elegant Dallas
- The Hangar
- V.O.D. Boutique

OTHER/SERVICES

- Classic Pilates
- Metro Tickets
- Plains Capital Bank
- Plains Capital Bank
- WFAA Channel 8
- Joanna Czech
- Chad Rookstool Salon
- Victory Crossfit
- Nardos Design

BUILDINGS/ PARKING

- Cirque
- New Construction
- W Hotel & Residences
- East Plaza Building
- Garages/ Lots
- The Vista
- The Terrace
- One Victory Park
- West Plaza Building
- Arpeggio

Bicycle Lane

↙ Design District
 ↓ IH-35 Stemmons Freeway
 ↓ Trinity Groves





Ginépolis
LOWEY

CLASSIC
PILATES

STYLISH
ELEGANT

WILD
RICE

P







VICTORY SUPER FLOOR

47,711 RSF

80/20 OPEN PLAN	
OFFICES	52
WORKSTATIONS (8x6)	80
BENCHING (6' WIDE)	110
TOTAL OCCUPANTS	242
CONFERENCE ROOMS	13
BREAK / COFFEE	4
FILES / COPY / STORAGE	8
PARKING RATIO 5.0 PER 1000	

OFFICE SPACE
MEETING
BREAK / COFFEE
FILES / COPY / STORAGE
RESTROOMS
VERTICAL ACCESS

VICTORY TYPICAL FLOOR

28,500 RSF

LAW PRACTICE PLAN	
ATTORNEY OFFICES	44
INTERIOR OFFICES	22
WORKSTATIONS	18
TOTAL OCCUPANTS	84
CONFERENCE ROOMS	8
BREAK / COFFEE	2
FILES / COPY / STORAGE	8
PARKING RATIO 3.0 PER 1000	

OFFICE SPACE
MEETING
BREAK / COFFEE
FILES / COPY / STORAGE
RESTROOMS
VERTICAL ACCESS

VICTORY SUPER FLOOR

47,711 RSF



VICTORY LOW-RISE FLOOR

29,000 RSF



VICTORY HIGH-RISE FLOOR

28,000 RSF



Hines



LEASING INFORMATION

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