

THE Statler

A UNIQUE OPPORTUNITY TO OFFICE IN A HISTORIC DALLAS LANDMARK PROPERTY

OFFICE SPACE FOR LEASE

1914 Commerce Street • Dallas, TX 75201



THE Statler

Office at the Historic Statler in the heart of Downtown Dallas

Bradford is pleased to present a rare opportunity to office at the Statler Offices in the heart of Downtown Dallas. In addition to boasting downtown street-level access and premium on-site F&B, such as Scout Restaurant and Bourbon & Banter, you have access to reserved parking and a rich amenity base in an exclusive historic building. Walkable to hundreds of restaurants and entertainment, officing at the Statler delivers an unbeatable location in one of the most unique and iconic buildings in downtown Dallas.

Building Profile

- Originally constructed in 1956 and redeveloped in 2015
- 19-story boutique hotel/residences, with ground floor office and retail space
- Highly walkable location within a thriving restaurant, retail, and hospitality corridor
- Convenient access to DART Rail System
- Directly across from Main Street Garden Park, a 1.75-acre urban park equipped with WiFi, a great lawn, toddler play area, dog run, fountains, and public art installations



THE Statler



On-Site Amenities

- 159 Room Statler Hotel with meeting/conference facilities and 11,500 SF recently renovated ballroom
- Access to four (4) on-site dining/entertainment options:
 - **Overeasy:** Chic, laid back breakfast, brunch & lunch
 - **Bourbon and Banter:** Swanky underground lounge
 - **Waterproof:** Artisanal cocktails and panoramic views
 - **Scout:** Expansive event space, bites and ole fashion fun
- 4th floor resort-style swimming pool
- Fitness Center



Statler Facts

- The Statler was the first hotel in the United States to play elevator music
- The Statler Hilton's ballroom hosted famous acts like Tony Bennett, Frank Sinatra, Cher, Bob Hope, and The Jackson 5.
- The Statler Hotel played host to Linda Lee Llama during Neiman Marcus's iconic Fortnights, and her legacy lives on as a polished chrome statue on the rooftop, overlooking Dallas.



Highlights

- Creative ground floor office space with dedicated street level access
- Floor to ceiling glass along St. Paul Street - Best in-class visibility
- Ideal for both traditional office, creative office, or medical office uses
- Functional layouts with modern finishes





DINING, SHOPPING, ENTERTAINMENT All Within Reach



98
WALKING
SCORE



25+
WALKABLE
RESTAURANTS



3 mins
TO SHOPPING
AND RETAIL



Lively District

RESTAURANTS

On Site



WATERPROOF

OVEREASY



**BOURBON
& BANTER**



SCOUT

Off Site

(within walking distance)

- The Woolworth
- Partenope Restaurante
- Toussaine
- The Wicked Butcher
- CBD Provisions
- Monarch

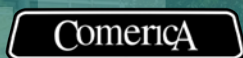
CORPORATE NEIGHBORS



AT&T



ENERGY TRANSFER



TRANSPORTATION

15

minutes from Dallas Love Field

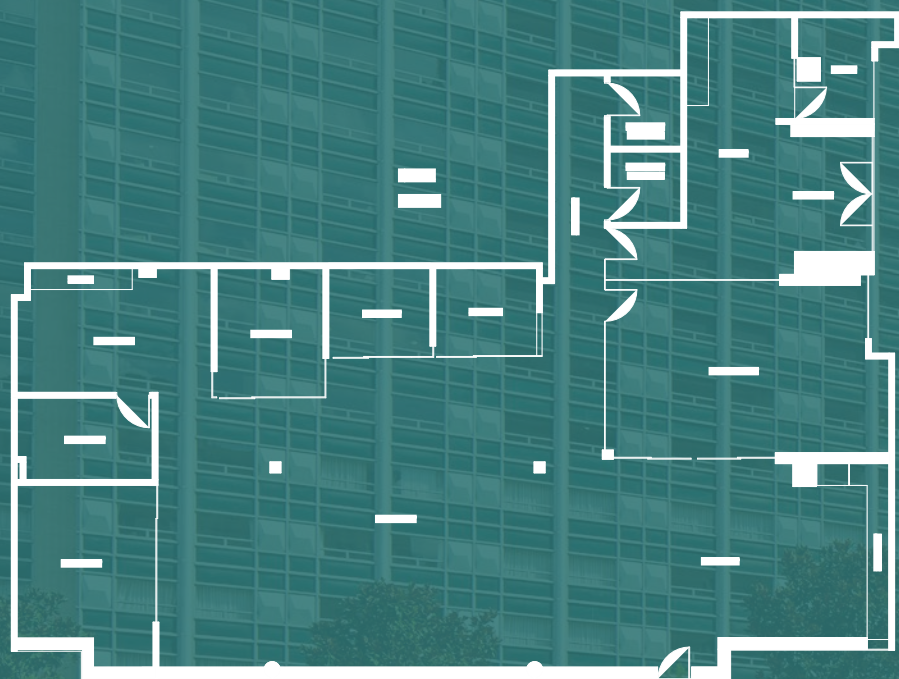
20

minutes from DFW Airport

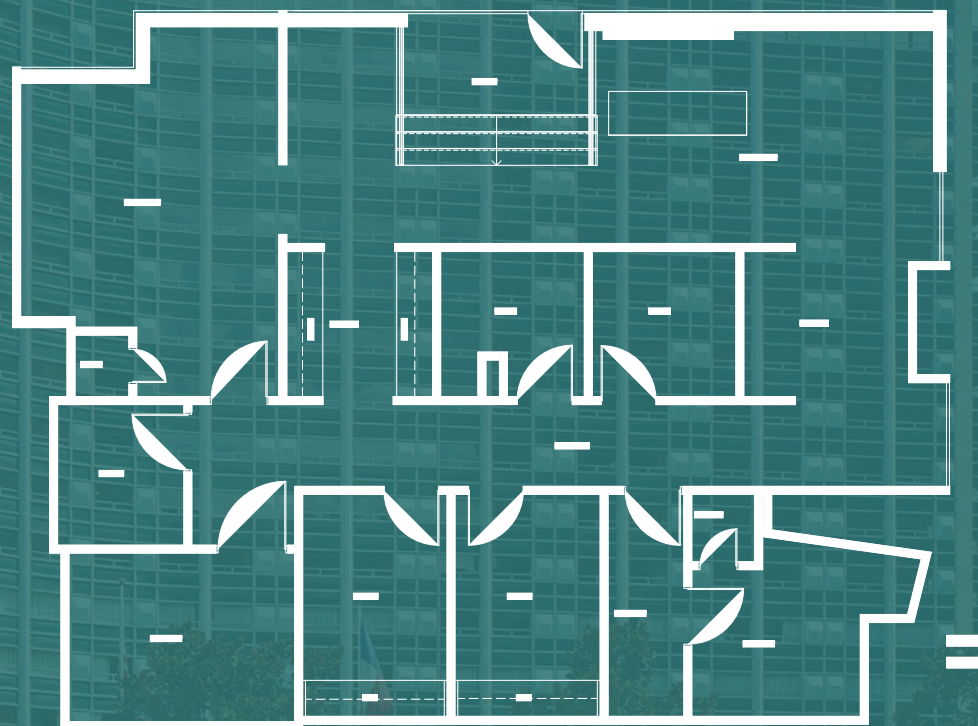
5

minute walk from St. Paul
Light Rail Station

THE Statler



Suite 100 - 3,511 SF



Suite 200 - 1,704





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