



# ADOLPHUS TOWER

1412 Main Street, Dallas, TX

[www.adolphustower.com](http://www.adolphustower.com)





# ADOLPHUS TOWER

Nestled at the corner of Main and Akard, Adolphus Tower anchors Downtown Dallas' vibrant reemergence. This fully upgraded, modern boutique office building offers unparalleled access to a thriving urban center, abundant amenities, and diverse entertainment and retail options. With just a 14-minute drive to Love Field, 26 minutes to DFW Airport, and a 2-block walk to the DART station, Adolphus Tower ensures exceptional connectivity for businesses and professionals. More than just a prime office location, it stands as a cornerstone of a revitalized downtown, surrounded by the best dining, shopping, and cultural experiences Dallas has to offer.



# PROPERTY HIGHLIGHTS



**Total Area:** 181,235 Rentable Square Feet



**Structure:** 26 Story Building



**Office Rent:** \$18.00 - \$22.00



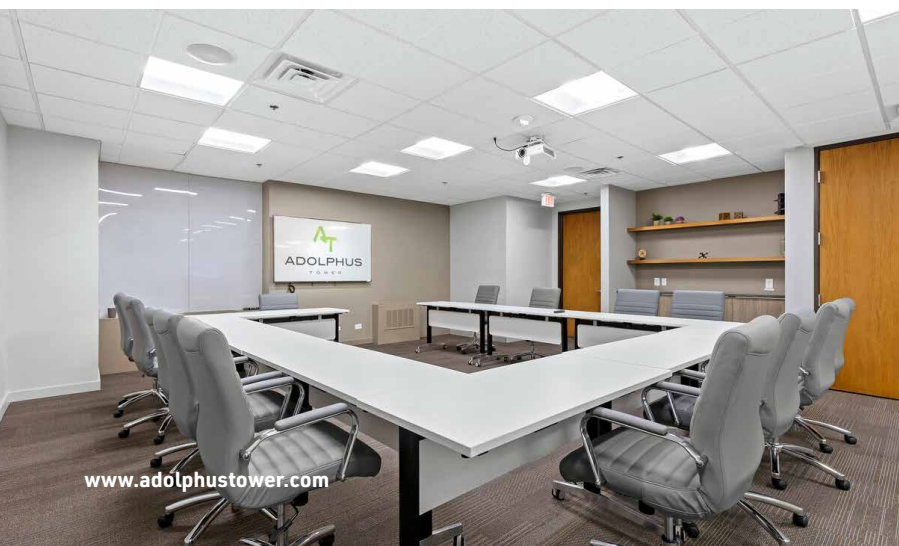
**Space Range:** 233 – 15,000 RSF



**Lease Rates:** Among the most competitive in the Central Business District (CBD)



**Availability:** Full & partial floors available for lease



# FACILITIES & AMENITIES

- **4th Floor Conference Center & Tenant Lounge:** Furnished
- **Connection:** Direct link to the Adolphus Hotel
- **Accessibility:** Walkable to Downtown Dallas amenities

# NEARBY ATTRACTIONS

- **Restaurants:** Over 50 within walking distance
- **Hotels:** More than 10 within walking distance
- **Cultural and Entertainment Spots:** AT&T Discovery District, The Dallas World Aquarium, Giant Eyeball, Main Street Garden Park, Klyde Warren Park, Perot Museum of Art, and Dallas Museum of Art

# PARKING OPTIONS

- Adolphus Hotel Valet Service, Third Rail Lofts, Metropolitan Garage, Interurban Garage, and Elm Street Garage





The Dallas World Aquarium



AT&T Discovery District



Perot Museum of Art



Dallas Museum of Art



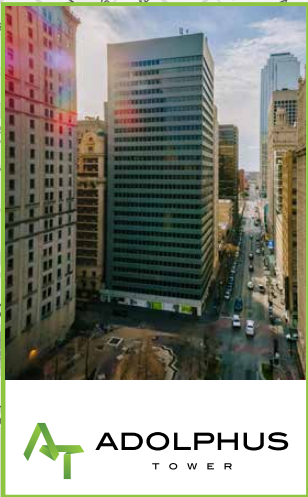
Giant Eyeball



Klyde Warren Park



Pacific Plaza



**ADOLPHUS**  
TOWER

- |                                      |  |
|--------------------------------------|--|
| <b>1 Wild Salsa</b>                  | <b>6 Perot Museum</b>                  |
| <b>2 Wicked Butcher</b>              | <b>7 World Aquarium</b>                |
| <b>3 Terry Blacks Barbeque</b>       | <b>8 Museum of Illusions</b>           |
| <b>4 Pecan Lodge</b>                 | <b>9 Dallas Farmers Market</b>         |
| <b>5 AT&amp;T Discovery District</b> | <b>10 Kay Bailey Convention Center</b> |

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

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