

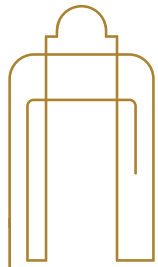


**COMERICA**  
BANK TOWER



1717 MAIN STREET DALLAS TEXAS 75201



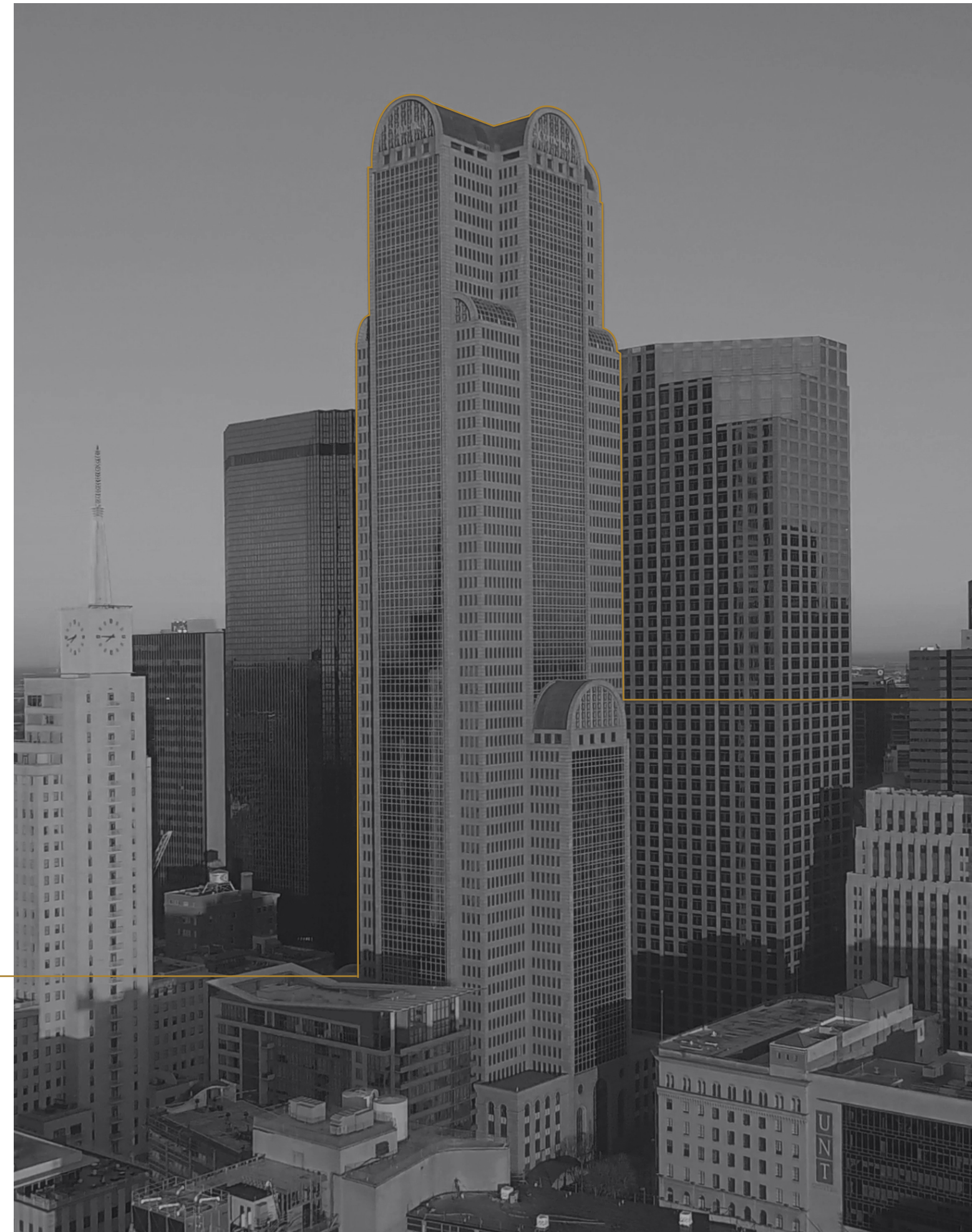


# ICONIC CLASS A, 60-STORY TOWER

## COMERICA BANK TOWER OFFERS AN EXPERIENCE UNLIKE ANY OTHER.

Comerica Bank Tower is a signature design by internationally acclaimed architect Philip Johnson that forever defines the Dallas skyline as the second tallest skyscraper. The iconic skyscraper provides over 1.5 million square feet of premium office space to a new generation of forward-thinking companies and clientele.

Crafted with such thorough detail, Comerica Bank Tower proves impossible to replicate. Utilizing world-class materials imported from prodigious forests and quarries, skilled artisans hand-worked the final finishes from stone and wood.







## BUILDING DISTINCTIONS

### CLASS A

Office Space

**60**

Stories

**+/- 24,000 SF**

Typ. Floor Size

**24/7**

On-Site Security

**2:1,000**

Parking Ratio

**65+**

Restaurants/Retailers

## ON-SITE AMENITIES

Conference Center

Executive Lounge  
with Wine Lockers  
& Patio Bar

Coffee Bar

Sundry Shop

Shoe Repair

Full-Service Restaurant and Bar,  
Wicked Butcher

Pedestrian  
Network System

Direct covered walk  
to Trophy Fitness



# THE NEIGHBORHOOD

**95**  
WALKING  
SCORE

**55+**  
DINING  
OPTIONS

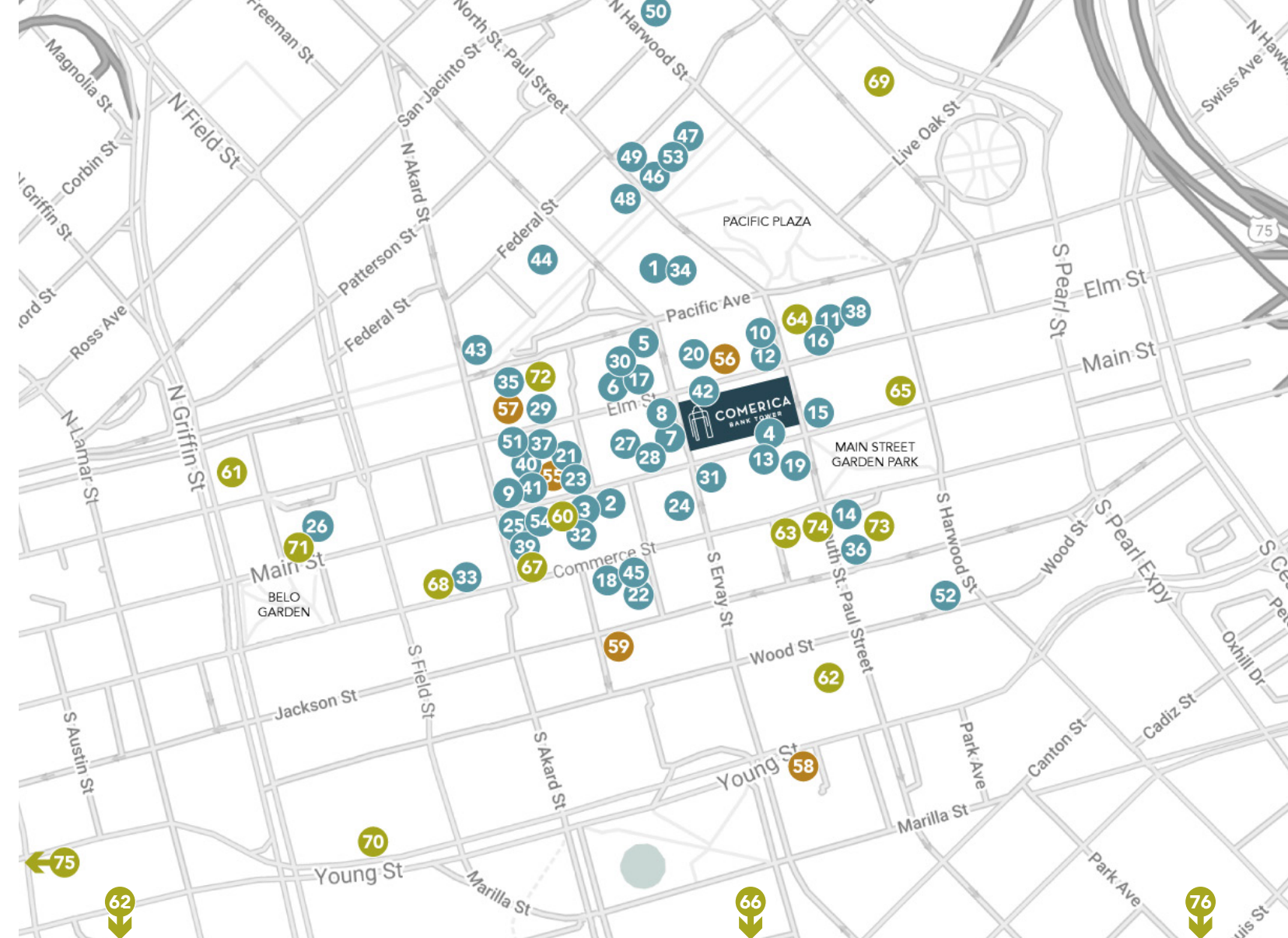
**5+**  
FITNESS  
CENTERS

**15+**  
NEARBY  
HOTELS

Comerica Bank Tower earns the top walkable amenity base in the entire Central Business District, Arts District and Uptown submarkets.

Within a three-block radius, there are more than 65 restaurants and retailers, as well as upscale and on-trend hotels such as The Joule and The Statler and the Neiman Marcus flagship store.

On-site amenities include a full-service bank, fine and casual dining, a retail concourse and conference facilities.



**DALLAS CHOP HOUSE**

## UNMATCHED WALKABILITY

### DINING

- Kuai Asian Kitchen
- La Tarte Tropezienne
- CBD Provisions
- Dallas Chop House
- Cafe Izmir
- Gather Kitchen
- Sapa House
- Press Box Grill
- Chop House Burger
- Kist Heart Kitchen
- Pacific Deck Dallas
- Poblano's Mexican Grill
- The Crafty Irishman
- Overeasy
- Partenope Ristorante
- Petro Bar & Bistro
- Ascension Coffee
- Spice in the City
- Wild Salsa
- SushiYAA

- The Woolworth
- Lucky Cat Vegan
- Queso Beso
- The Zodiac
- Americano
- Salata
- Mirador
- Porta Di Roma
- Elm Street Cask & Kitchen
- Tower Club Dallas
- Royal Blue Grocery
- Midnight Rambler
- City Hall Bistro
- Zaguan Express
- Cafe Momentum
- Scout Dallas
- Campisi's Restaurants
- Nacho Average Nacho Bar
- Flying Horse Coffee Shop
- Sky Blossom
- Dallas Fish Market

- Murphy's Deli
- Zenna Restaurant
- Sunrise Cafe & Grill
- The Cajun Queen
- O Sushi
- Original Italian Cafe
- The Hospitality Sweet
- Trolley Stop Cafe
- Quiznos
- City Tavern
- Harwood Tavern
- Jus Mex
- Iron Cactus

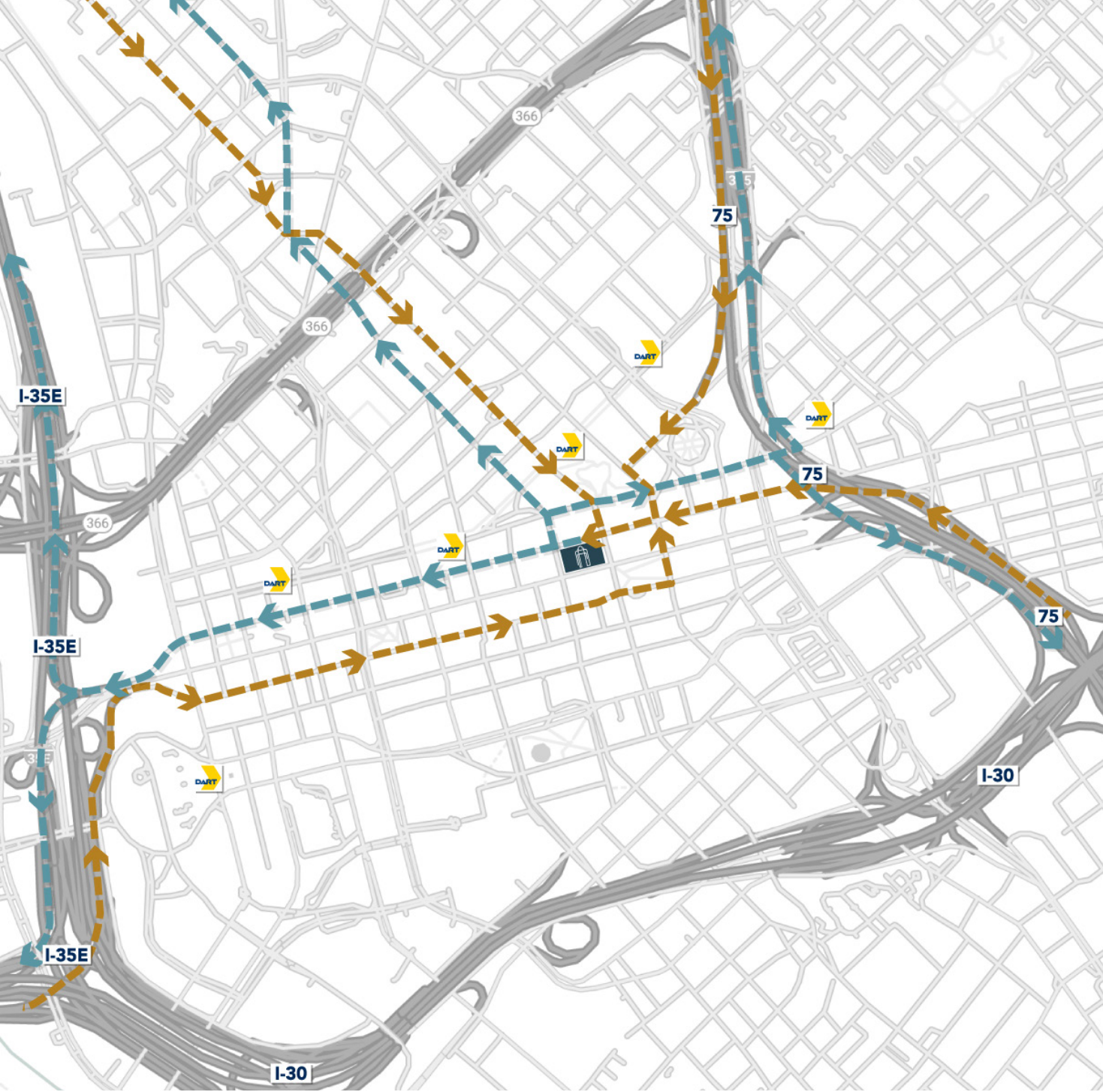
### FITNESS

- F45 Training Dallas
- Trophy Fitness
- Fieldhouse Gym
- EVOLVE
- Cowboys Fit

### HOTELS

- The Joule
- Homewood Suites - Hilton
- Omni Dallas Hotel
- Hampton Inn & Suites
- Cambria Hotel
- Hotel Indigo
- Lorenzo
- Magnolia Dallas Downtown
- The Adolphus
- Sheraton Dallas Hotel
- Aloft Dallas Downtown
- The Westin
- Hilton Garden Inn
- The Statler
- Residence Inn - Marriott
- Courtyard - Marriott





**25 MIN**  
TO DFW INTL.  
AIRPORT

**10 MIN**  
TO LOVE FIELD  
AIRPORT

**20 MIN**  
TO ADDISON  
AIRPORT

## STRATEGICALLY POSITIONED

Taking full advantage of the one-way street patterns, Comerica Bank Tower has the simplest ingress and egress routes to Dallas North Tollway, US-75, I-35 and I-30. Both the Akard and St. Paul DART stops are but a short walk from the front door.



CONFERENCE CENTER



LOBBY & ENTRANCE

## WITH PREMIER FIRST-CLASS OFFICE SPACE AVAILABLE

Comerica Bank Tower offers a one-of-a-kind opportunity for your business. Our highly efficient space provides the flexibility for your unique business needs, all while minimizing occupancy costs. With tremendous views and a presence on the Dallas skyline unlike any other, your new work address is calling.







**COMERICA**  
BANK TOWER

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## LEASING TEAM

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**STREAM**