



Santander
TOWER

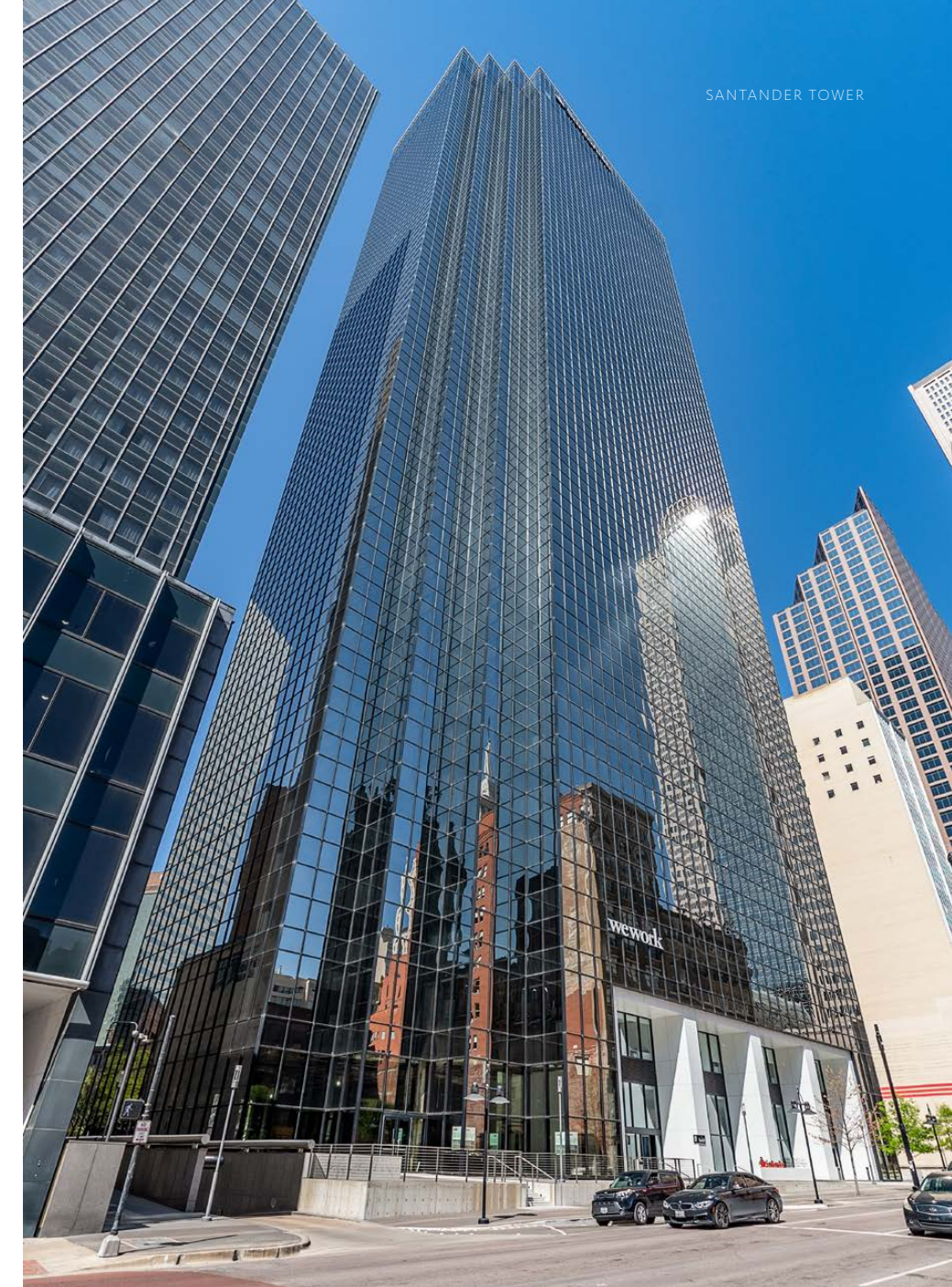
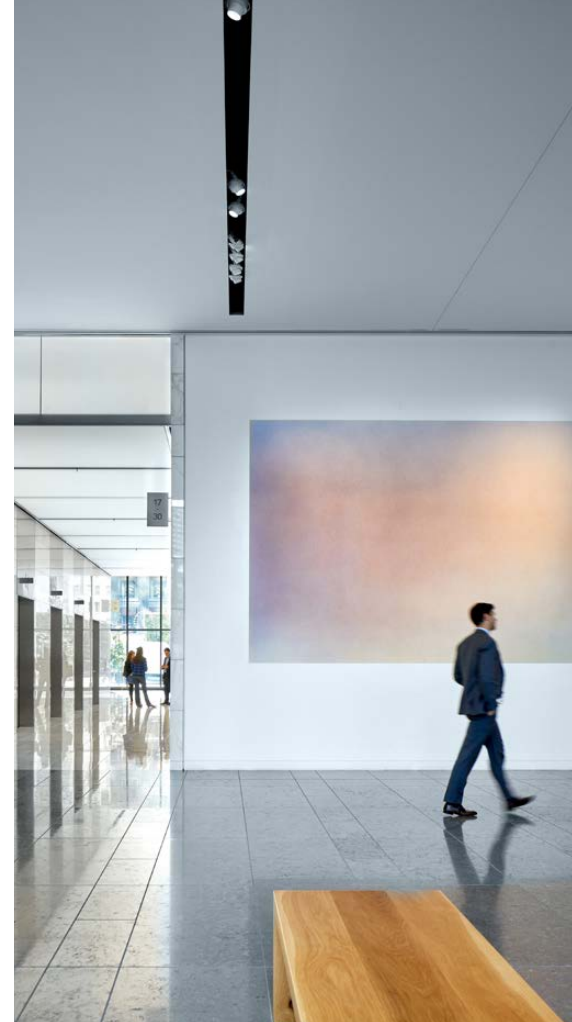
MORE THAN MEETS THE SKY

1601 ELM STREET, DALLAS, TEXAS
SANTANDERTOWER.COM

Experience Santander Tower

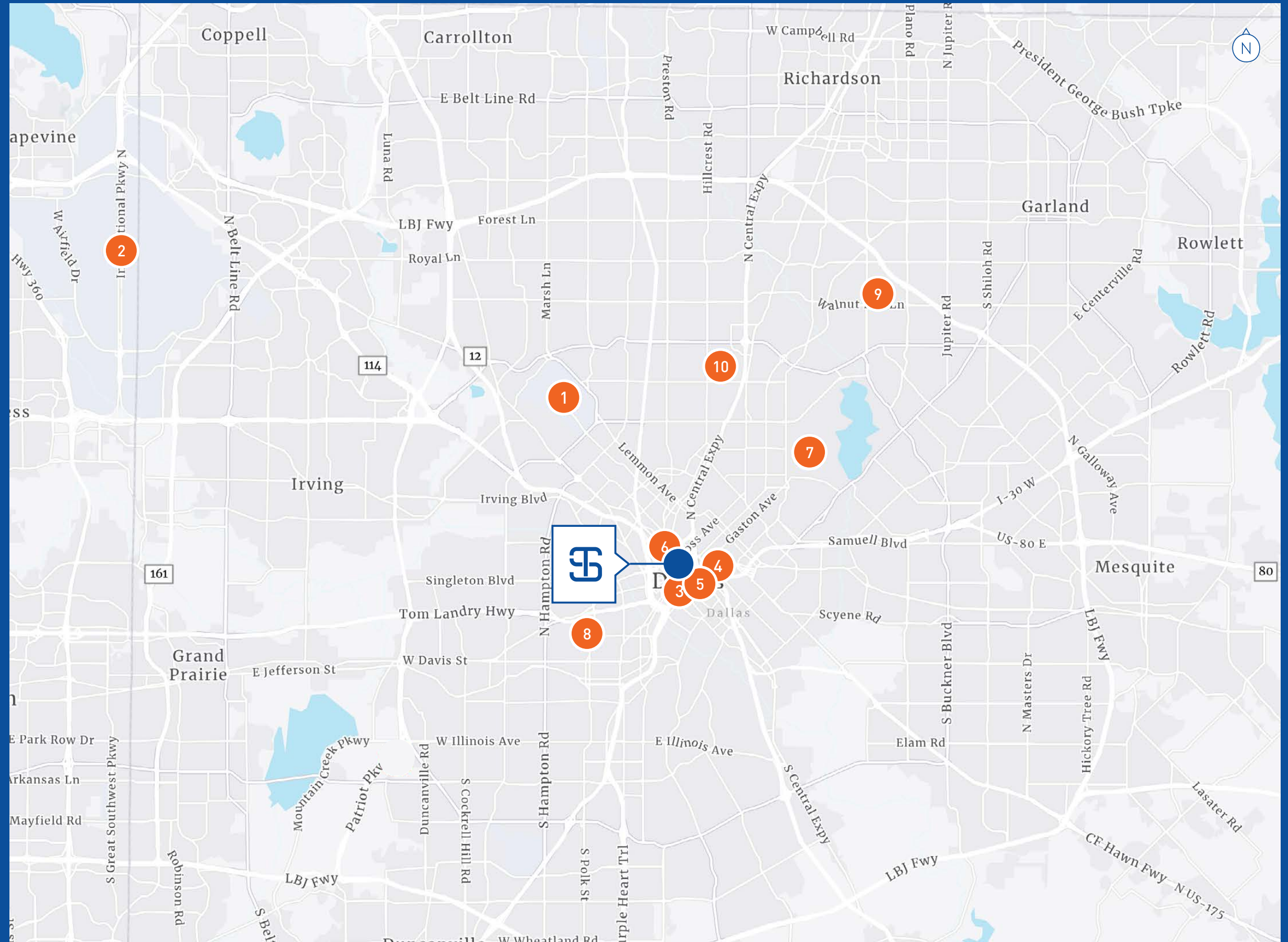
Santander Tower is located in the heart of downtown Dallas' historic main street district. This iconic 50-story office tower has dramatic views of Uptown, Downtown, the Trinity River, and East Dallas. Situated in one of the most walkable locations in the metroplex, the building is just steps away from dozens of Dallas' best restaurants, hotels and retail, and more than 15,000 downtown residences. One of the city's only vertical mixed-use office buildings, the experience is unrivaled, with more on-site dining options than any office building in downtown Dallas, a boutique hotel, and a private dining club.

Welcome to Santander Tower.



Location





1. Love Field - 12 Mins.
2. DFW Airport - 18 Mins.
3. Convention Center - 2 Mins.
4. Deep Ellum - 2 Mins.
5. Farmers Market - 3 Mins.
6. Uptown - 3 Mins.
7. Lakewood - 10 Mins.
8. Kessler Park - 7 Mins.
9. Lake Highlands - 15 Mins.
10. Park Cities - 11 Mins.

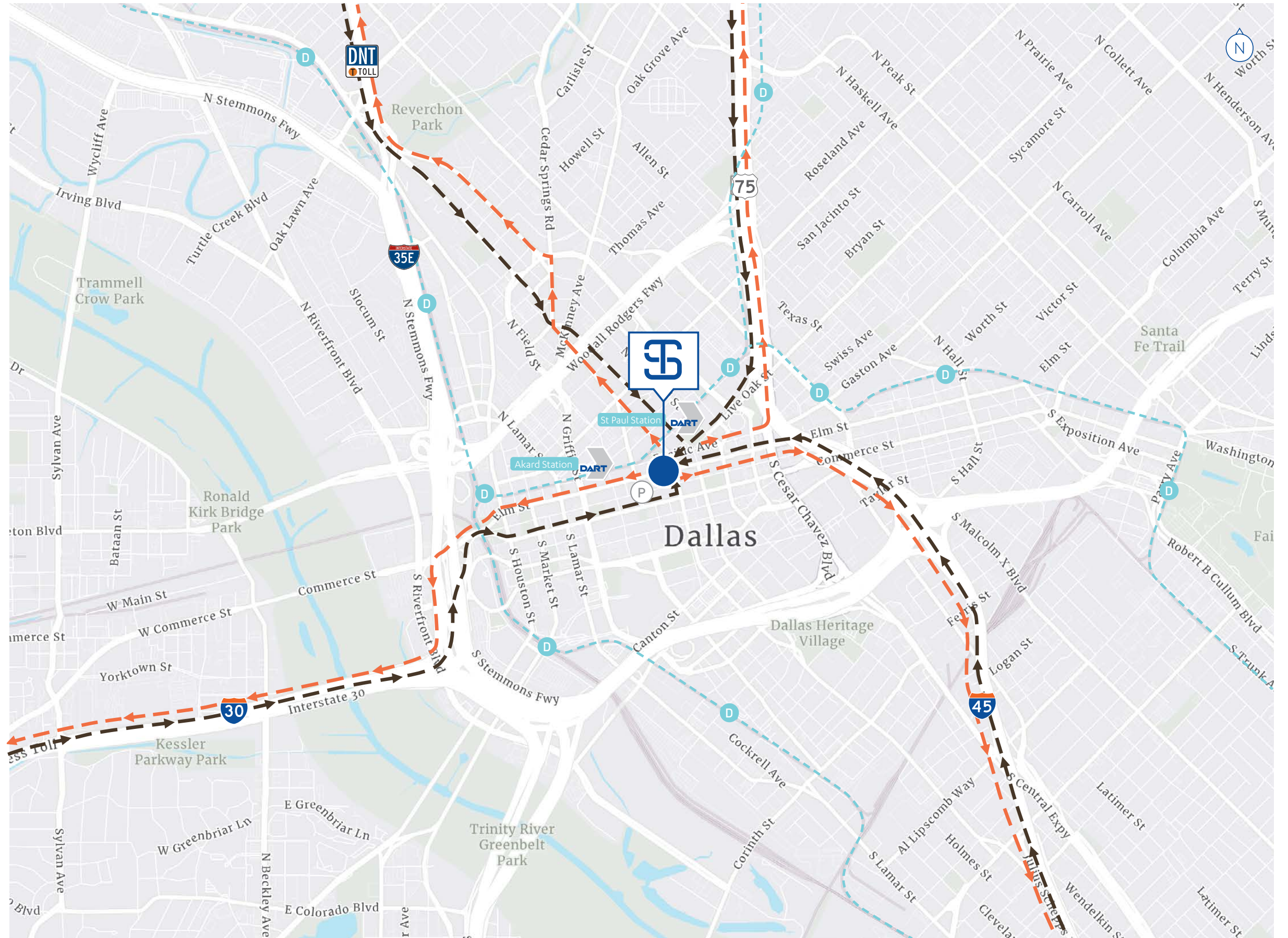


Anywhere you want to be.



All Access

-  Ingress
-  Egress
-  Parking
-  Dart Stations



Easy In.
Easy Out.



Vibrant Neighborhood

9,000+
HOTEL ROOMS

FEATURED:



THE JOULE

180+
RESTAURANTS

FEATURED:

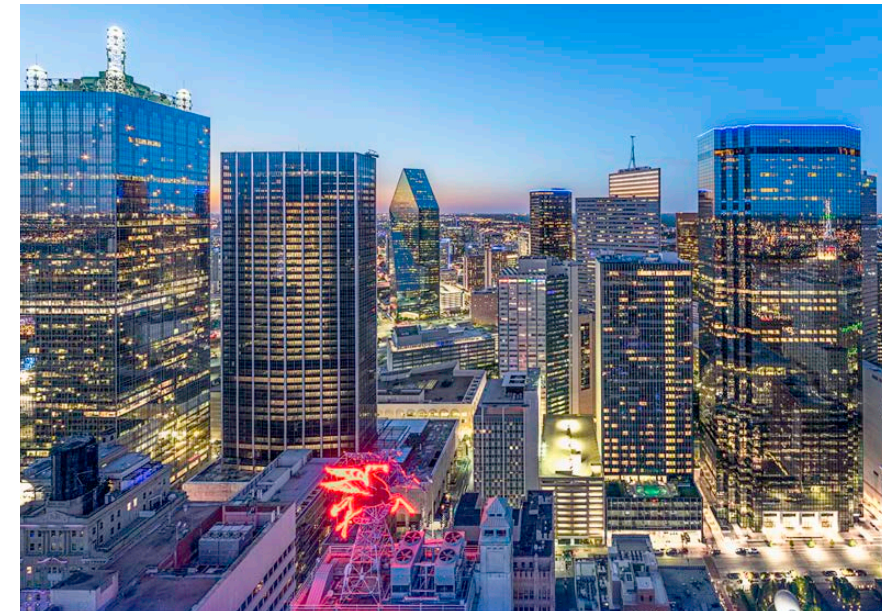


COMMISSARY

PARTERRE
OLD THEATRE ROW

10,000+
APARTMENT UNITS

FEATURED:



WITHIN 3-MILES FROM SANTANDER TOWER:

15,000
LIVE IN DTWN DALLAS

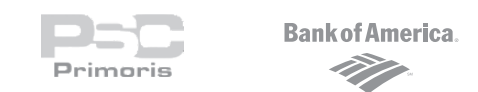
\$99K
MEDIAN INCOME

200,000
RESIDENTS WITHIN 3 MILES

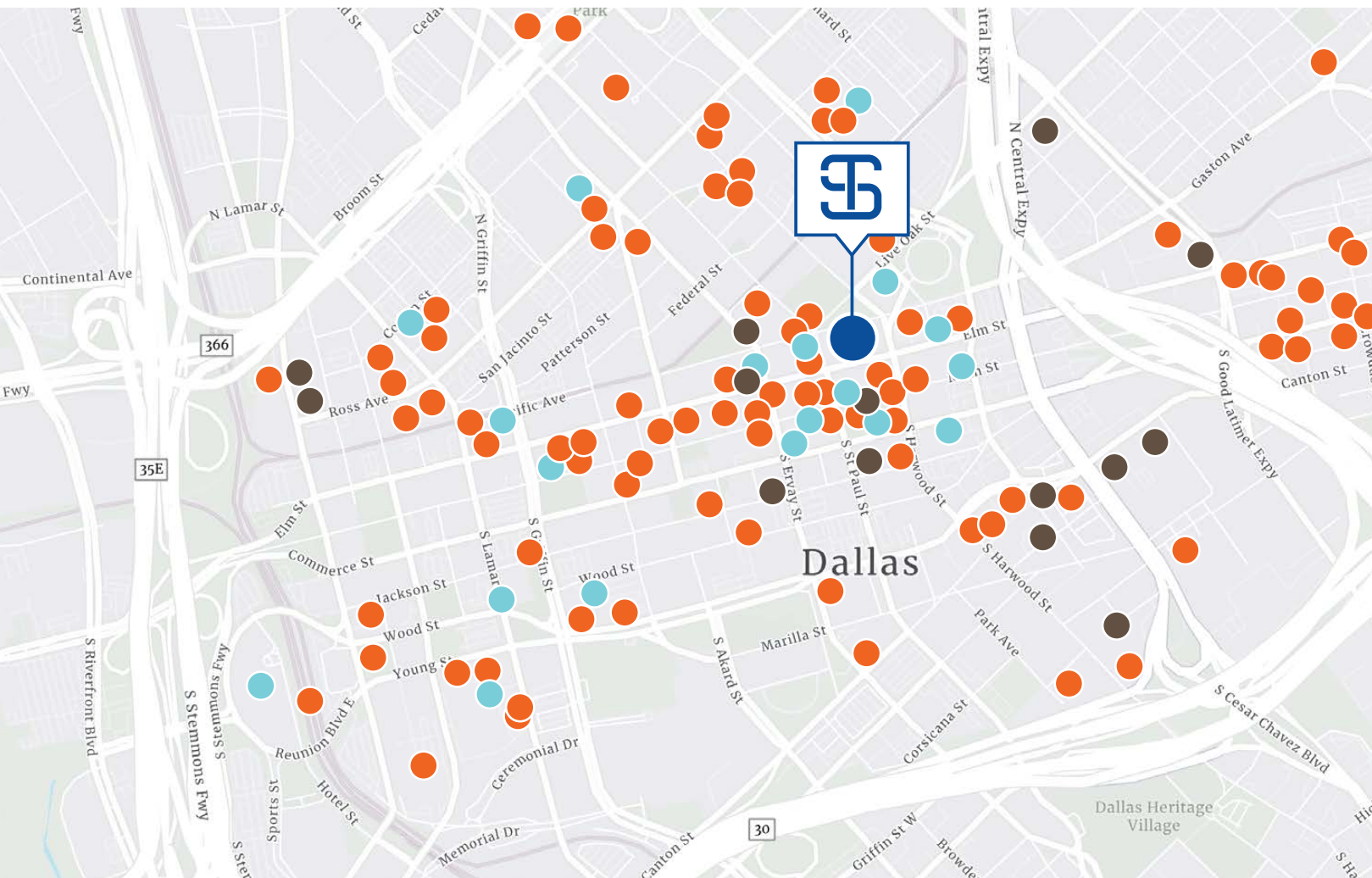
34
MEDIAN AGE

50%
WITH BACHELOR'S
DEGREE OR HIGHER

CORPORATE NEIGHBORS



CHUBB



Elevated Amenities

- + 3 fast-casual restaurants
- + Executive Fitness Club
- + Tower Club by ClubCorp
- + The Guild Hotel
- + Car Wash
- + 24-hour security
- + Valet parking



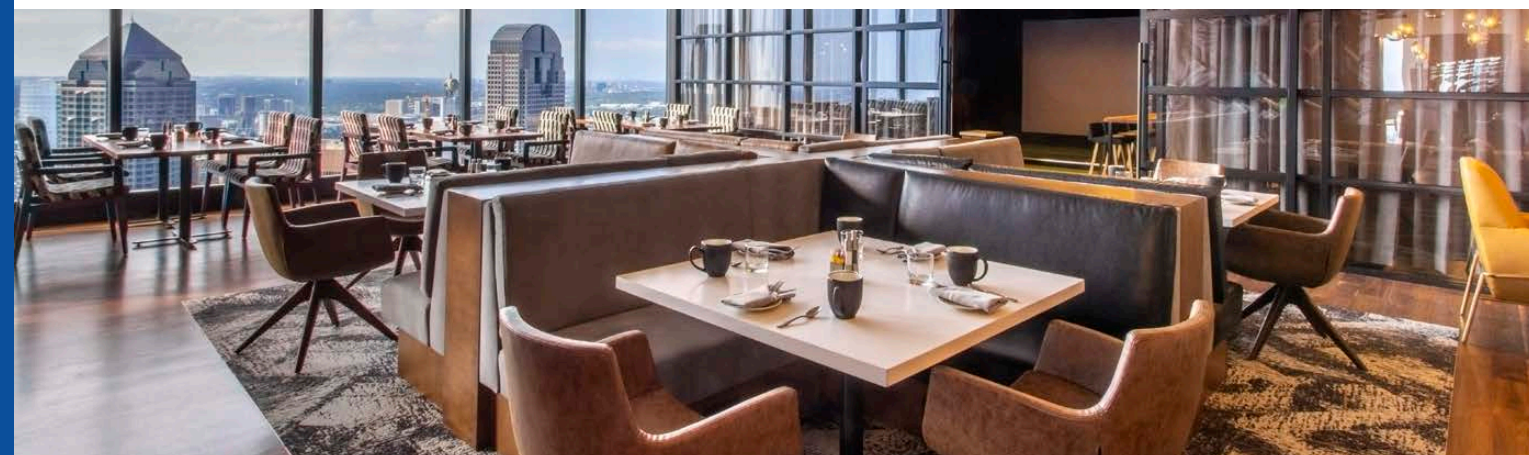
3 Fast-Casual Restaurants



Valet Parking



Executive Fitness Club



Tower Club by ClubCorp

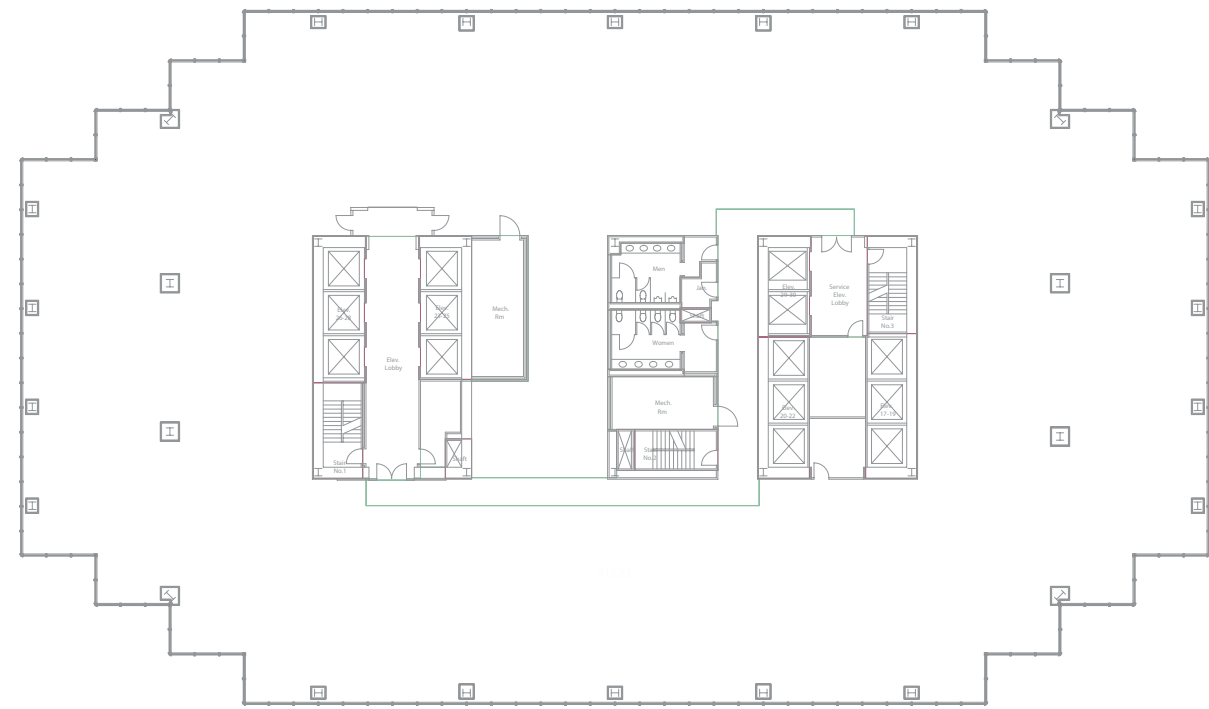


The Guild Hotel



Ownership Capital Investment

In 2017, Pacific Elm hired James Carpenter Design Associates and Gensler to bring about a dramatic remodel of the architecture, art, design and engineering in Santander Tower. The firm has invested more than \$40 million to upgrade all building systems, refurbish common areas, add an executive fitness center, and renovate the lobby and plaza. The curb-to-core renovation of the lobby and plaza creates a high-end street presence featuring ground floor restaurants with outdoor seating and valet parking services.



28,400 RSF

TYPICAL FLOORPLATE



Fact Sheet

BUILDING

Santander Tower
1601 Elm Street
Dallas, TX 75201

Located in the heart of Main Street District, Santander Tower boasts a Walk Score of 94.

LEASING

Pacific Elm Properties
Sara Terry, SIOR | +1 214 302 0053
st@pacificelm.com

Reegan Busby | +1 310 699 3070
rb@pacificelm.com

1601 Elm Street Suite 3110
Dallas, TX 75201

MANAGEMENT

Pacific Elm Properties
Andy Taylor | +1 214 922 4081
ataylor@woodscapital.com

Sheree Brumbaugh | +1 214 922 4000
sbrumbaugh@woodscapital.com

YEAR BUILT

1982 - Original Construction
2017 - \$43M Renovation

ELEVATORS

30 passenger elevators
2 freight elevators
Destination Dispatch

PARKING

1.5:1000 parking ratio subterranean
Garage
\$250 / mo reserved parking
\$180 / mo unreserved parking
Tower Garage
\$165 / mo unreserved

LIFE AND FIRE SAFETY

All floors are sprinkled by a wet system and contain smoke and strobe detectors, pressurized stairwells, all controlled by two (2) electrical fire pumps. All fire & life safety systems are supported by back up emergency generator.

CEILING HEIGHT

12' 6" slab-to-slab

BUILDING HVAC

The building is serviced by two (2) 900 ton chillers and one (1) 1000 ton chiller. All new chillers were installed in 2015.

The VAV System is controllable on a floor-by-floor basis with conditioned air available to tenants on a 24 hour basis. Any after-hours HVAC charges are driven by the Lease Agreement.

Eight (8) interior zones per floor, twelve (12) exterior zones per floor and all are digitally controlled.

STRUCTURAL CAPACITY

The Building is constructed with concrete poured on steel deck. The exterior walls are aluminum and glass curtainwall.

Live loads are 125 pounds for the interior core and 70 pounds for the exterior.

SECURITY

On site 24-hour, 7 day a week basis. Building and elevators utilize proximity card readers for secure access after business hours. Cameras, monitors, and intercoms are located at the main entrances.

ELECTRICITY

\$0.69 per SF

OPERATING EXPENSES

Year	Expenses
2022	\$8.06 / SF
2021	\$7.85 / SF
2020	\$7.28 / SF
2019	\$7.15 / SF
2018	\$6.64 / SF
2017	\$6.32 / SF

TELECOM PROVIDERS

AT&T, Crown Castle, Consolidated Communications, Fiberlight, Level 3/ CenturyLink a/k/a TW Telecom, Logix Communications, MCImetro Access Transmission Services d/b/a Verizon Business, Spectrum, Vertical AVTV, XO Communications/Verizon, Zayo/ AboveNet Communications

FLOOR COMMON FACTOR

17.10%

ON-SITE AMENITIES

- + The Guild Hotel
- + Tower Club Restaurant & Bar
- + Gather Kitchen
- + Parterre Coffee
- + Fitness Center
- + Car Wash
- + Tunnel Access
- + Valet Service

SUBTERRANEAN GARAGE CLEAR HEIGHT

6 feet 9 inches

TOWER GARAGE

6 feet 3 inches

GET IN TOUCH

SARA TERRY, SIOR

Chief Marketing Officer
+1 214 302 0053
st@pacificelm.com

REEGAN BUSBY

Vice President
+1 310 699 3070
rb@pacificelm.com

PACIFIC ELM PROPERTIES

1601 Elm Street Suite 3110
Dallas, TX 75201
pacelm.com

1601 ELM STREET
DALLAS, TEXAS
SANTANDERTOWER.COM

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PACIFIC ELM
PROPERTIES

A WOODS CAPITAL COMPANY

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