

the EPIC

WORK
OUTSIDE
THE LINES

2550 PACIFIC AVE DALLAS, TX 75226





With a progressive offering of community-centric indoor/outdoor spaces, **THE EPIC IS CREATING A BOLD NEW DESTINATION FOR...**

*LIKE-MINDED
INNOVATORS
WITHIN DALLAS'
MOST
CREATIVE &
INSPIRING
DISTRICTS.*

THE EPICENTER OF INNOVATION

Beautifully designed to amplify the spirit of the surrounding Deep Ellum neighborhood, The Epic's 8-acre, mixed-use destination represents the next generation of workplace. A hospitality-driven environment, curated to empower innovation outside the lines of the traditional office, this Class AA tower brings a bold new approach to collaboration and ideation.

HIGHLIGHTS

- 250,000 SF of Class AA office space
- 25,000 SF floorplates
- 5 unreserved and 2 reserved parking levels (3/1,000)
- Designed by Perkins+Will
- 27,000 SF of unique retail and dining within The Epic building
- Hospitality-driven amenities include sky lounge, fitness center + more
- Curated outdoor green spaces
- Excellent walkability to vibrant Deep Ellum dining + entertainment
- Quick access to highways and Deep Ellum DART station



BOLD BEYOND BOUNDARIES



THE EPIC DEVELOPMENT BY THE NUMBERS

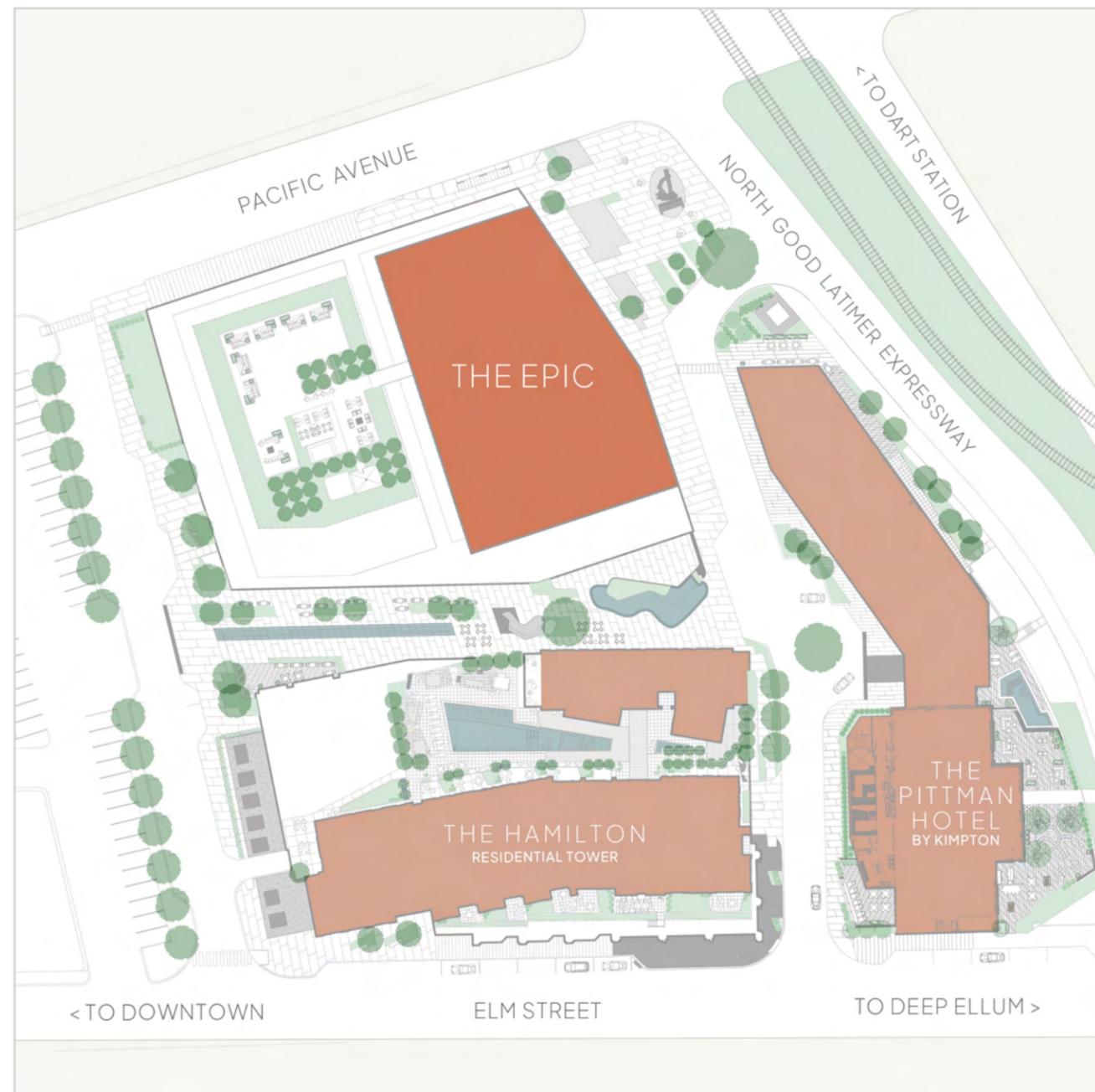
8 ACRE MIXED-USE DEVELOPMENT

164 KEY PITTMAN HOTEL, OPERATED BY KIMPTON

251,000 SF OFFICE

55,000 SF OF UNIQUE RETAIL OFFERINGS

310 LUXURY APARTMENT HOMES IN THE HAMILTON



A bold destination all in its own, The Epic's vibrant, all-inclusive experience extends far beyond the walls of the 16-story office tower, featuring a signature Kimpton-managed hotel, luxury, high-rise apartments and carefully crafted retail offerings.

This pedestrian-friendly community is designed in harmony with one of Dallas' most celebrated districts, offering convenient walkability, stunning green spaces, and inspiring art installations and collaboration workspaces.

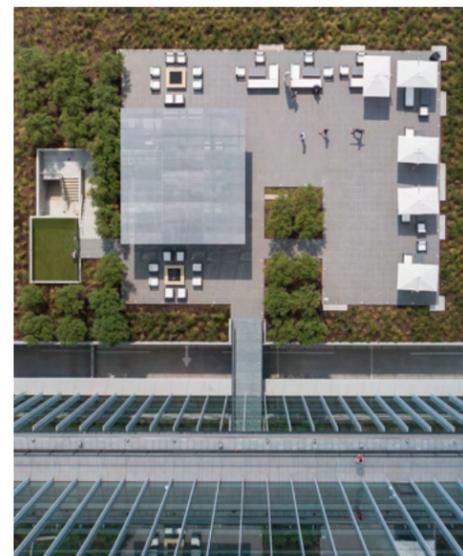


02 Private balconies in select offices



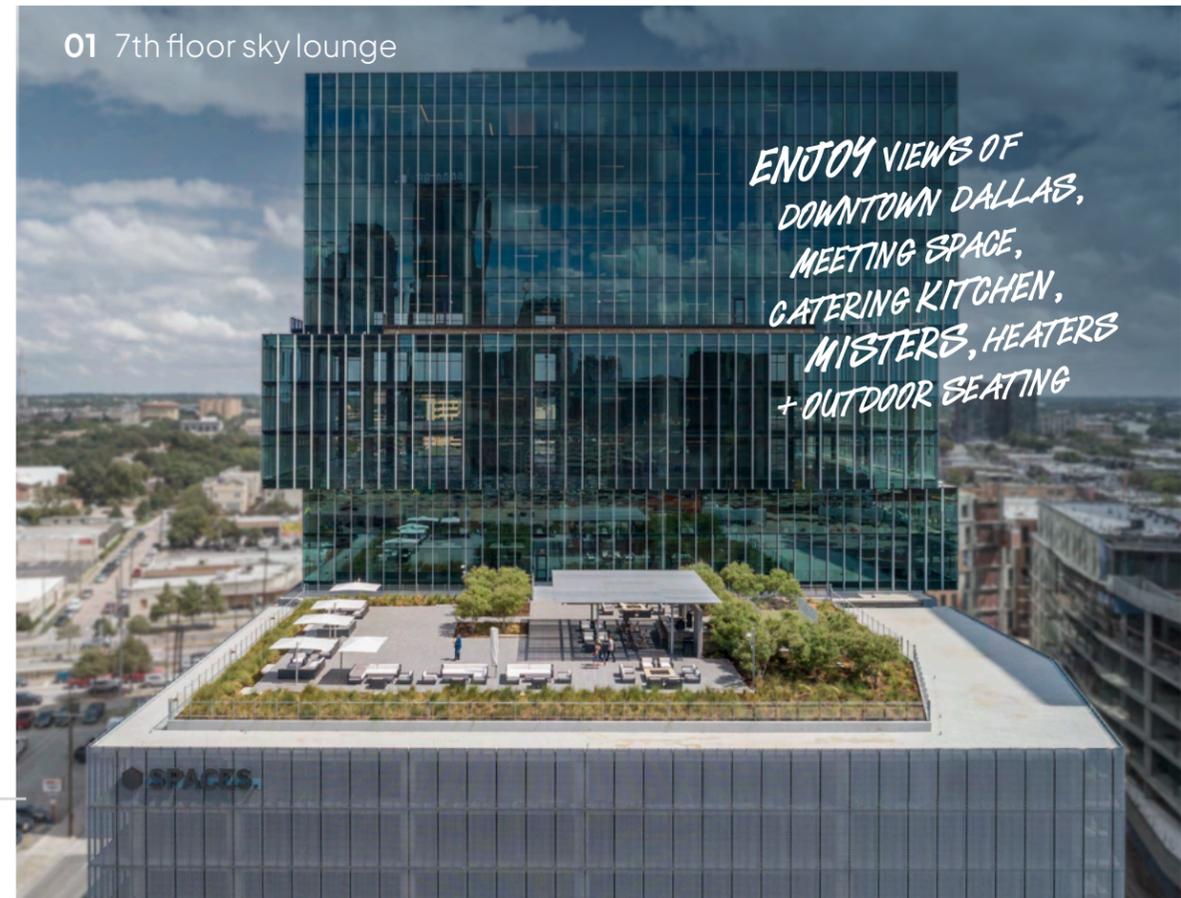
DYNAMIC BY DESIGN

Designed by the global architecture firm Perkins+Will, The Epic offers a dynamic and engaging environment that transcends the traditional office for today's new generation of users. Showcasing Westdale's commitment to an elevated tenant experience, this Class AA tower features thoughtful amenities and indoor/outdoor workspaces that blur the lines of work and life, to create a setting that reflects the progressive nature of the surrounding Deep Ellum neighborhood.



01 7th floor sky lounge

ENJOY VIEWS OF
DOWNTOWN DALLAS,
MEETING SPACE,
GATERING KITCHEN,
MISTERS, HEATERS
+ OUTDOOR SEATING



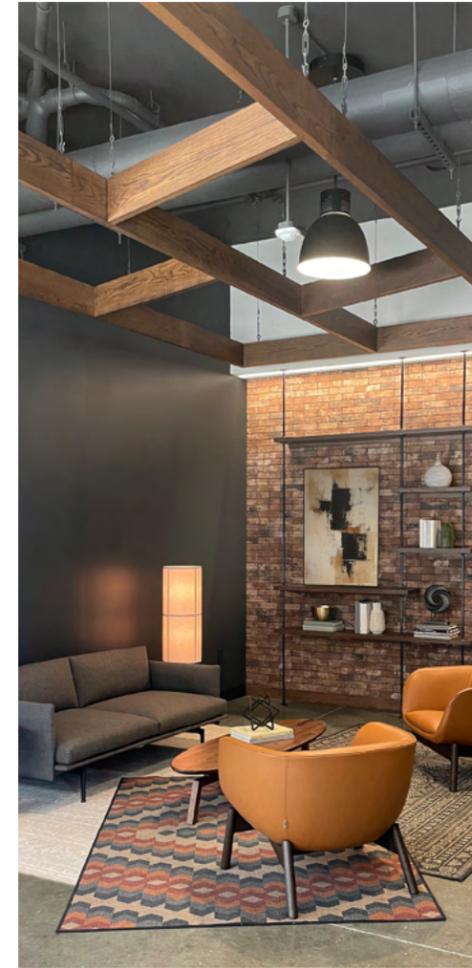
TAKE
THE
EPIC
DRONE
TOUR! 



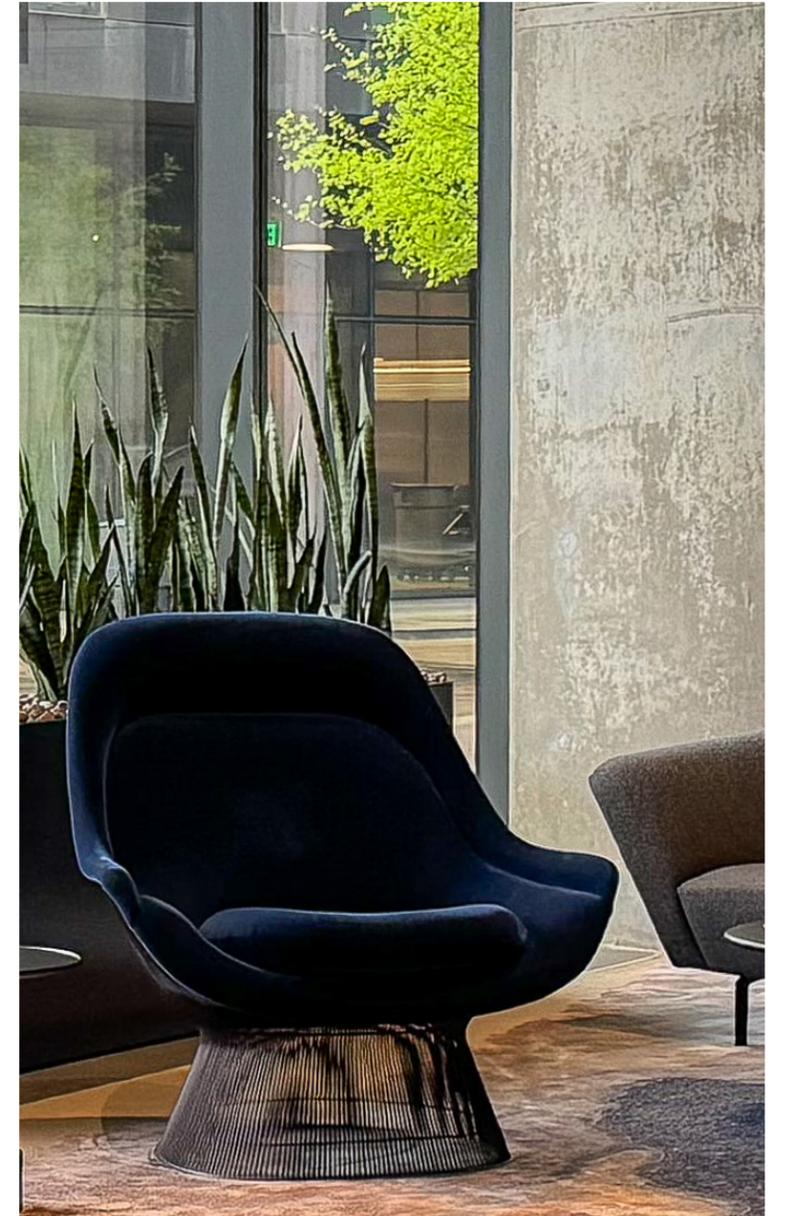
AMENITY HIGHLIGHTS

- 7th floor sky lounge
- Private balconies in select offices
- Fitness center
- New turnkey spec suites
- First floor tenant lounge
- Multisport simulator
- Bike storage
- Conference & training center
- 5 destination dispatch elevators
- 24/7 on-site security

AMENITY HIGHLIGHTS



The Pittman Hotel Lounge



Elm & Good brings upscale American farmhouse fare, inventive cocktails and thoughtfully chosen wines to Deep Ellum



Elm & Good Restaurant in The Pittman Hotel



5 destination dispatch elevators



On-site restaurant, Komodo

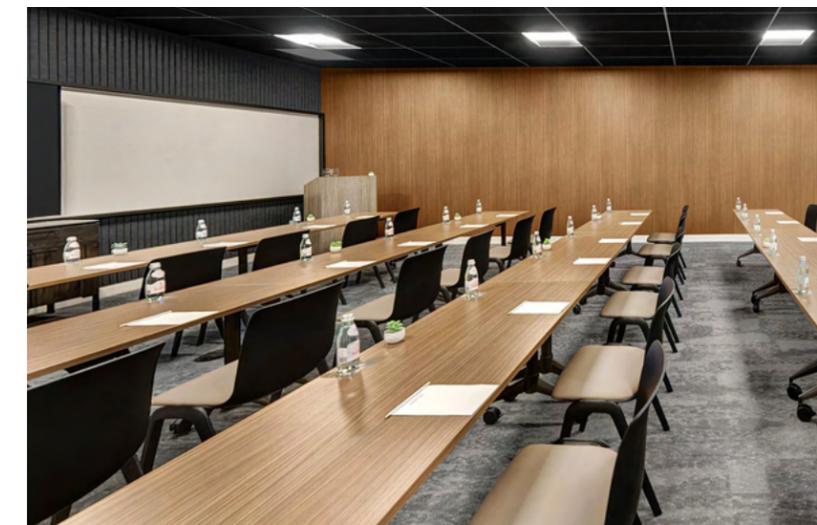
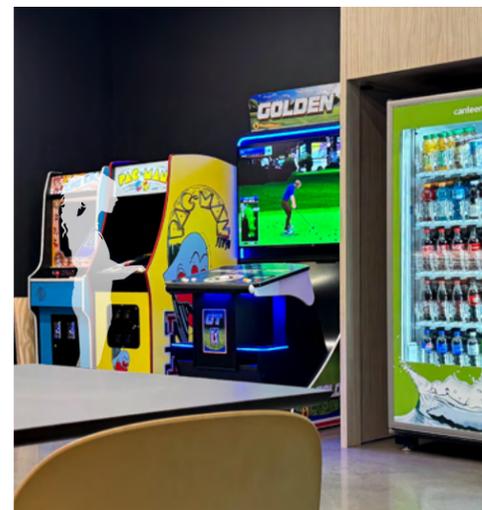


*MEETING SPACE WITH
MODULAR FURNITURE
AND NEW PRESENTATION
TECHNOLOGY*

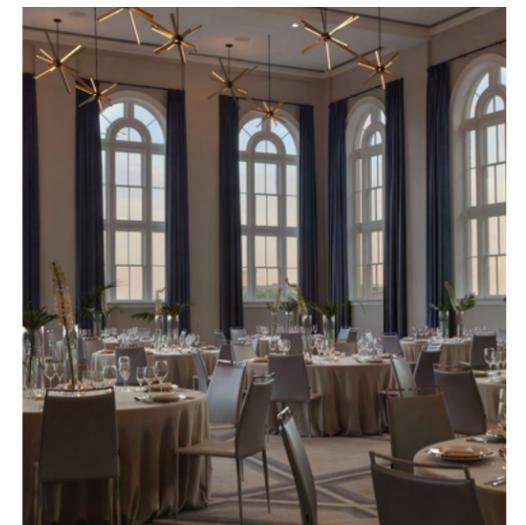


*STATE-OF-THE-ART
FITNESS CENTER WITH
LUXURY LOCKER ROOMS
+ VIEWS OF DOWNTOWN*

First floor tenant lounge features contemporary furniture, vending machines, arcade games, and multisport simulator



Meeting space with modular furniture and new presentation technology in the adjacent hotel, The Pittman



The 4,200 SF Parker Ballroom located in The Pittman hotel.



DAY IN THE LIFE

AM

Kick your day off with a refreshing and invigorating cold brew from Merit Coffee

Head down to treat guests to the upscale American fare of Elm & Good or venture into Deep Ellum to enjoy a cuisine for any craving.

Join coworkers at Electric Shuffle for a shuffleboard-inspired team outing or a fun happy hour at Punch Bowl Social

Meet up with friends for drinks at Westlake Brewing before catching a live show at The Bomb Factory

PM

A GATEWAY TO DEEP ELLUM

Dubbed, Texas' destination for arts, music, culture and innovation, Deep Ellum features an eclectic mix of 400+ businesses, including 100+ bars and restaurants, 25 live music venues, galleries, maker spaces, theaters, diverse shops, and various personal services.



Lot 64 Murals, AKA Blue's Alley

The Epic's ideal location empowers tenants to catch a show after work or grab a quick bite with clients at any one of Deep Ellum's unique eateries, all while enjoying the vibrant murals lining the streets of this dynamic district.

100+ RESTAURANTS

30+ MUSIC VENUES

12+ ART GALLERIES

10+ COFFEE SHOPS



CONNECTED AND CONVENIENT

To complement the convenient walkability of The Epic's pedestrian-friendly location, the property's Deep Ellum location also provides commuters easy access to major Dallas thoroughfares, transit hubs, neighborhoods and destinations all around the region.



MINUTES TO:

TRANSIT

- 1 Deep Ellum DART (walk)

HIGHWAYS

- 1 US 75/North Central EXPY
- 7 Dallas North Tollway
- 10 Interstate 35

AIRPORTS

- 18 Dallas Love Field
- 28 DFW International Airport

NEIGHBORHOODS

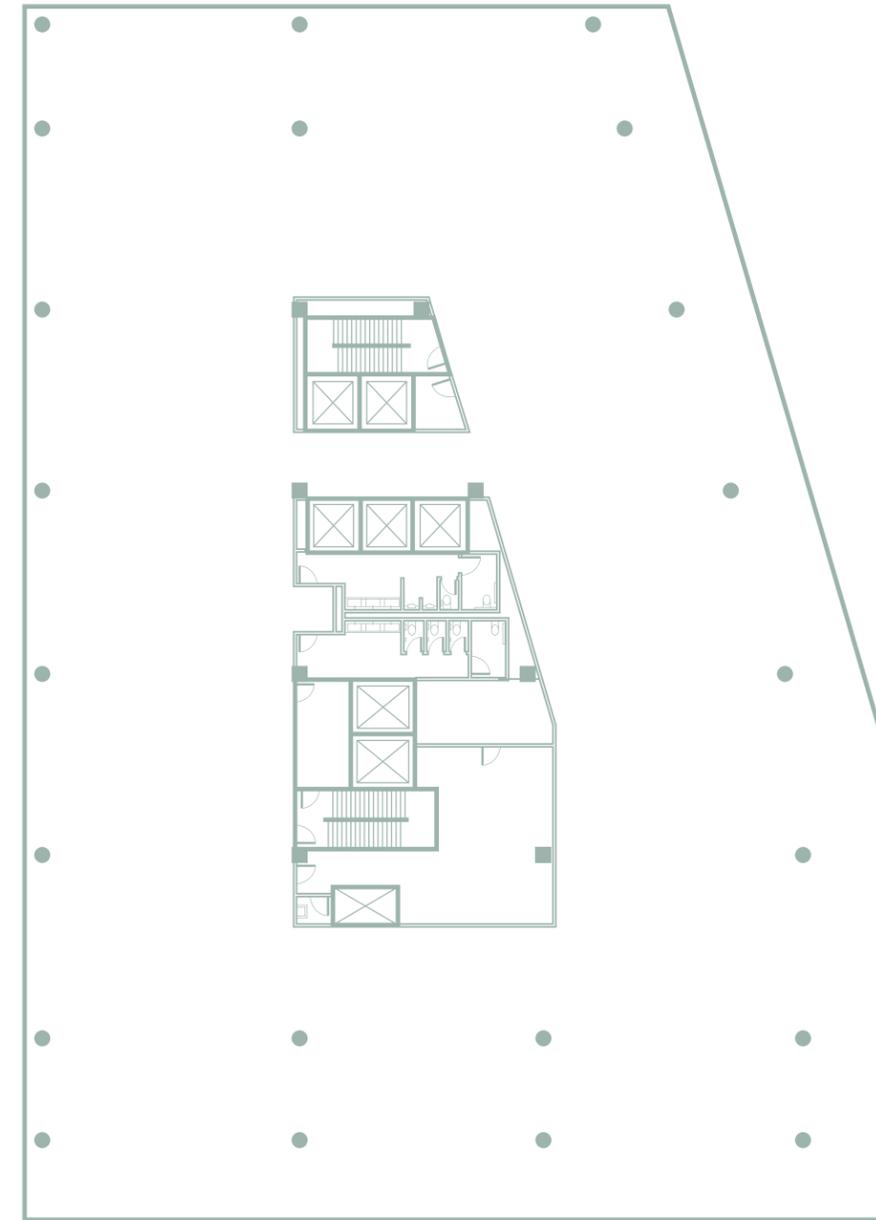
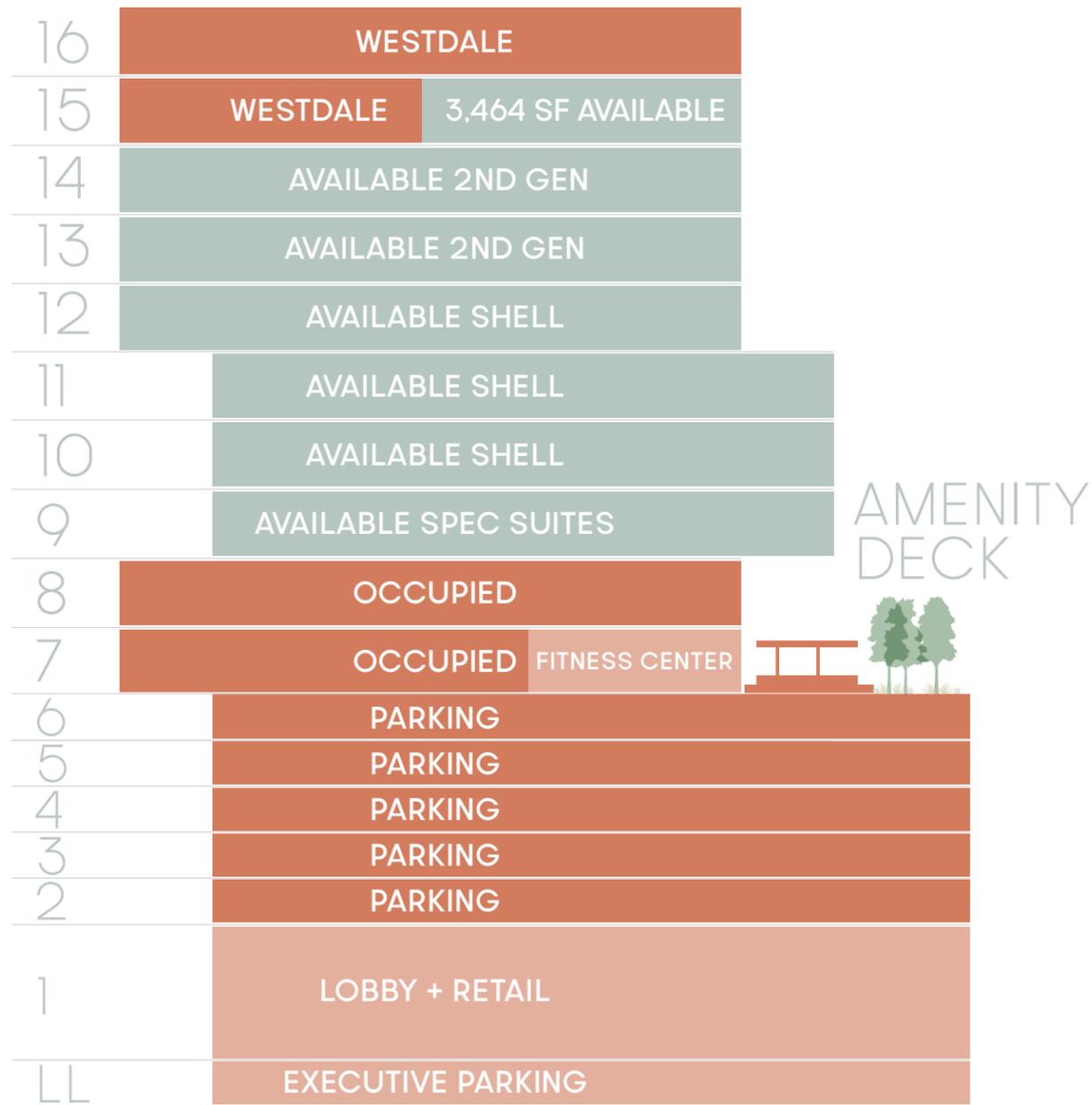
- 3 Dallas CBD
- 4 Dallas Arts District
- 5 Dallas Farmers Market
- 6 Uptown
- 8 Victory Park
- 14 Park Cities



the giant eyeball, tony tasset | 1601 main st

STACKING PLAN

TYPICAL FLOOR PLAN



25,000 SF TYPICAL FLOORPLATE

FOR MORE
LEASING
INFORMATION
PLEASE
CONTACT:



**MATT
SCHEMDLE**

VICE CHAIRMAN
+1 214 924 4777
matt.schendle@cushwake.com

**ZACH
BEAN**

EXECUTIVE MANAGING DIRECTOR
+1 214 770 2035
zach.bean@cushwake.com

**CARRIE
HALBROOKS**

DIRECTOR
+1 972 663 9887
carrie.halbrooks@cushwake.com



THE EPIC
• DALLAS •

*CHECK OUT
THE DRONE
FOOTAGE
HERE!*



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