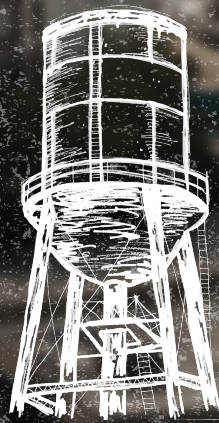


THE
CONTINENTAL
GIN BUILDING



THE CONTINENTAL GIN BUILDING

A historic building with a contemporary philosophy

The Continental Gin Building is unique in that it possesses the amenities of a new Class AA office tower inside a boutique 70k SF footprint. The onsite amenities include shared conference rooms, lounge spaces, outdoor patio space, a state-of-the-art VR Lab and a full blown coffee shop in the lobby."

Ownership of the building is local and flexible. It's a project where deals can get done at lightening speed and customers can take space and remain agile. Move-in-ready spaces are available so that customers can quickly modify their space footprint to adjust to the demands of the ever-changing business landscape.

With a large parking lot, proximity to DART and the Santa Fe Trail it's a building that's easy to access whether you're diving, riding public transit, walking, biking or scootering in to the office.

1888

Continental Gin Building was built. It would be the largest cotton processing equipment manufacturing operation in the US

1920

Deep Ellum becomes the Jazz & Blues destination in Dallas

1980

Deep Ellum resurges as a live music club and bar spot

1994

Deep Ellum Arts Festival launches

2011

Deep Ellum Brewing launches first microbrewery in Dallas

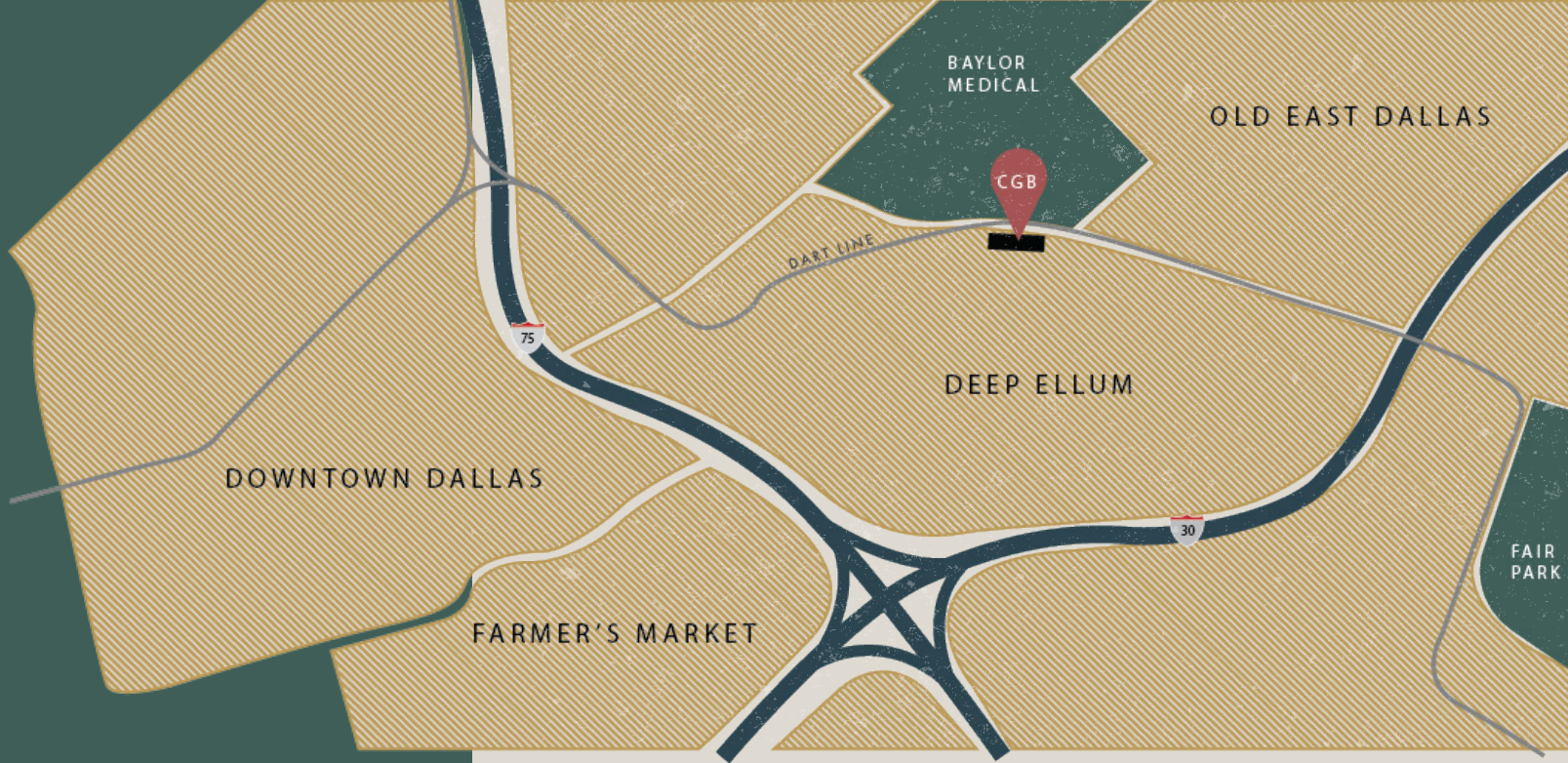
2012

Common Desk Open on Commerce St

2015

Bomb Factory music venue reopens





5 minutes

to the Joule Hotel Downtown

4 minutes

to The Shed at Dallas
Farmer's Market



3 minutes

to I-30 and 75 North
Central Expressway

7 minutes

to Dallas North Tollway
and I-35



5-10 minutes

to Arts District, Uptown, and
Oak Lawn

10-15 minutes

to Lakewood Theatre,
Highland Park Village, Preston
and Royal Shopping Center
and Eatzis on Lovers Lane

LET'S TALK LOCATION

Only the Best:

- + Located in the heart of Deep Ellum
- + At the doorstep of downtown
- + Convenient access to Dallas best neighborhoods
- + Easy access to 75 and 30
- + Major artery roads convenient for East Dallas executives and knowledge workers

WELCOME HOME

Features + Amenities



Shared Lounge Area



Full Service Espresso Bar



Bookable Conference



VR Lab



Internet + Connectivity



Mother's Room



Restrooms + Showers



Outdoor Patio



Santa Fe Trail

"IT AIN'T A GROCERY
STORE PARKING LOT,
BUT FOR DEEP ELLUM
IT'S REALLY DAMN GOOD"

—ANONYMOUS

PARKING

**We've got the spot
for you**

We know parking in Deep Ellum can be a pain. Lucky for you, we have our own lot with 110 parking spaces.



ELM STREET

NOT DRIVING?

We've still got you covered



BRUNCH

Merit

Come for the caffeine, stay for the trends. Grab some fresh roasted beans and a popart while you're at it.

All Good Cafe

Deep Ellum's slice of home cookin' at any time of the day. What's better than curing that hangover with some classic eggs + bacon?

LUNCH

Angry Dog

Get you some chicken wings, some nachos, some fries and of course the angry dog himself.

Uncle Uber's

Fries. Fries. Fries. Come get some fries with a side of sammiches and uber sauce. Feeling healthy? Their salads are pretty dang good too.

SWEETS

Cookie Shop

Don't let the innocent name fool you. These cookies are large and in charge. Just remember, we warned you.

Emporium Pies

Do yourself a favor a try everything on the menu. You'll thank us later. But if you have to choose one, Smooth Operator is out of this world.

LATE NIGHT

Ruins

Grab yourself some tacos and a wall-arita. Nothing better to sip on while listening to live music.

Dots

What's better than an outdoor patio, a baller chandelier, and 100 craft beers to choose from on tap? We'll save you the trouble.. nothing.

HAPPY HOURS

Hide

Trendy design, killer cocktails and \$6 burgers. Sounds like a match made in heaven if you ask us!

Shoals

One of our personal favs serving some of the best latin american street food. Don't forget to try a margarita (or two or three).

TEAM BUILDING

Upstairs Circus

Ever curious how to a make a butcher board? Leather wallet? Nail and string art? You can DIY just about anything here.

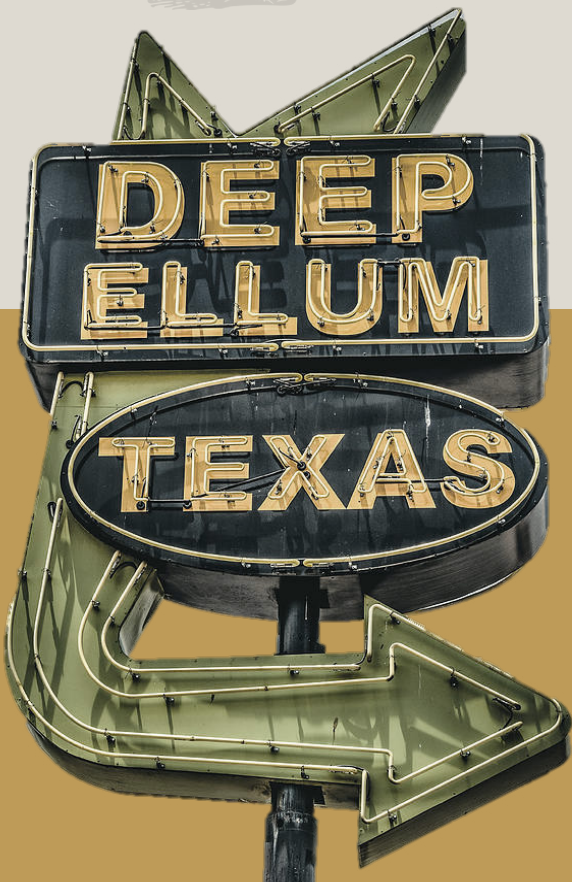
Party Bike

Pedal and drink Wyour way through Deep Ellum on a group party bike. This is a defintely a night to remember...or not.

MEET YOUR NEIGHBORS

We love our hood:

Deep Ellum is home to music lovers, art fanatics, culinary adventurers, cocktail enthusiasts, + local entrepreneurs. Whether you're looking for some grub, happy hour options, or local entertainment, we have it all! Take a look at our personal recommendations



WE'VE SEEN IT ALL

Deep Ellum is quickly transforming from a nightlife centric arts and cultural district to the city's hottest office destination with 24/7 amenities and infrastructure. It's Dallas' version of Fulton Market (Chicago), the Arts District (LA), or East Austin.



Asana Deep Ellum

In 2017 cool retail juggernaut Asana bought more than three dozen properties (including parking lots) from 42 Real Estate and began reinvesting in the retail spaces.



Sterling Bay 301 Crowdus

Famed Developer of Fulton Market with the Google and McDonalds HQ to build 475K SF of Office space at 301 N Crowdus Delivers 2023



Novel Apartments

Renowned Apartment developers like Streetlights Residential and Crescent Communities are delivering more than 1,000 new multifamily units into the neighborhood



Uber Deep Ellum

Uber signs 450K SF at The Epic II for 3,000 employees. Delivers 2023



Pittman Hotel

Boutique Hotel brand Kimpton is opening the 164 key Pittman Hotel in the Summer of 2020



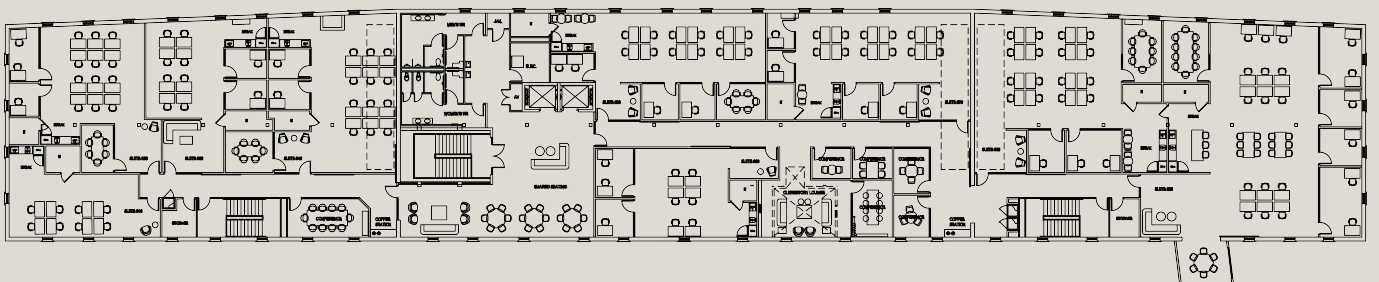
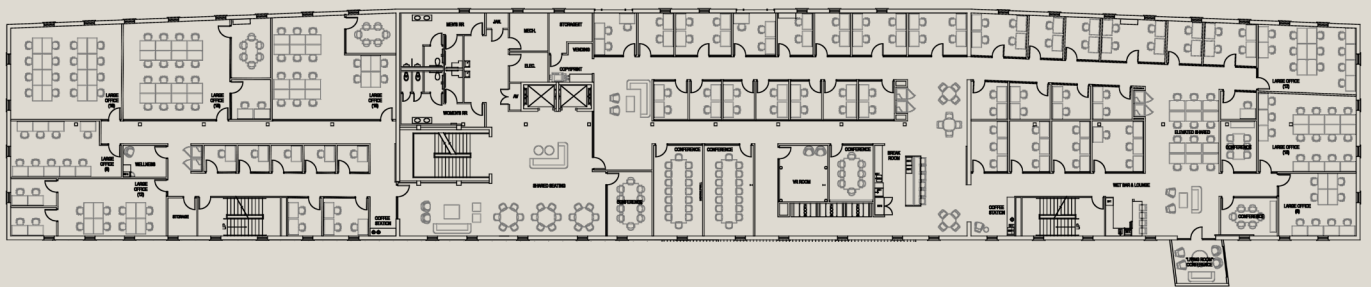
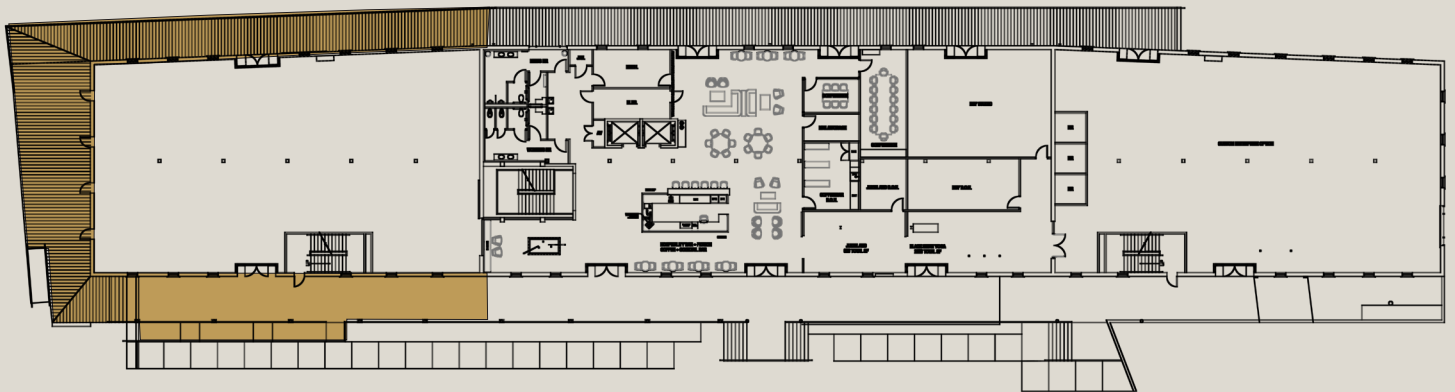
Hines "The Stack"

International Developer Hines building 200K of Office on the former Bomb Factory. Delivers 2021

LET'S GET AQUAINTED

Fact Check:

- +Local Ownership
- +2.0/1000 Parking Ratio
- +Pursuing LEED Certification
- +Fully Powered by Solar Panels
- +Listed in National Register of Historic Places
- +Revitalized Outdoor Greenspace Centered around "The Deck" Patio, which will wrap around the North and West Sides of the Building



THE CONTINENTAL GIN BUILDING

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