



TRINITY GROVES
Gateway Office Tower



Class A, 300,000 SF Office





OVERVIEW

Building

Typical floor :: 25,300 rsf

Rentable total :: 298,200 rsf

Gross total :: 322,730 sf

Parking

4.49 per thousand rsf structured :: 1,338
1 below ground, 6 above ground

3.9 per thousand rsf structured :: 1,164
6 above ground

FEATURING



-
- Class A, 300,000 SF office building
 - Absolute Unobstructed views of Dallas
 - Located in the 15 acre entertainment destination of Trinity Groves
 - Located directly next to the Trinity River at the foot of the Margaret Hunt Hill Bridge
 - Structured parking
 - Dining include 12 state of the art on site restaurants – all with indoor seating and sharing an incredible covered outdoor seating area, and exposed patio
 - Kate Weiser Chocolate, Cake Bar, and art galleries (Erin Cluley Art Gallery, The Workroom & Gallery 422)

A gateway building for Trinity Groves with a view of the Dallas central business district beyond the Trinity River.



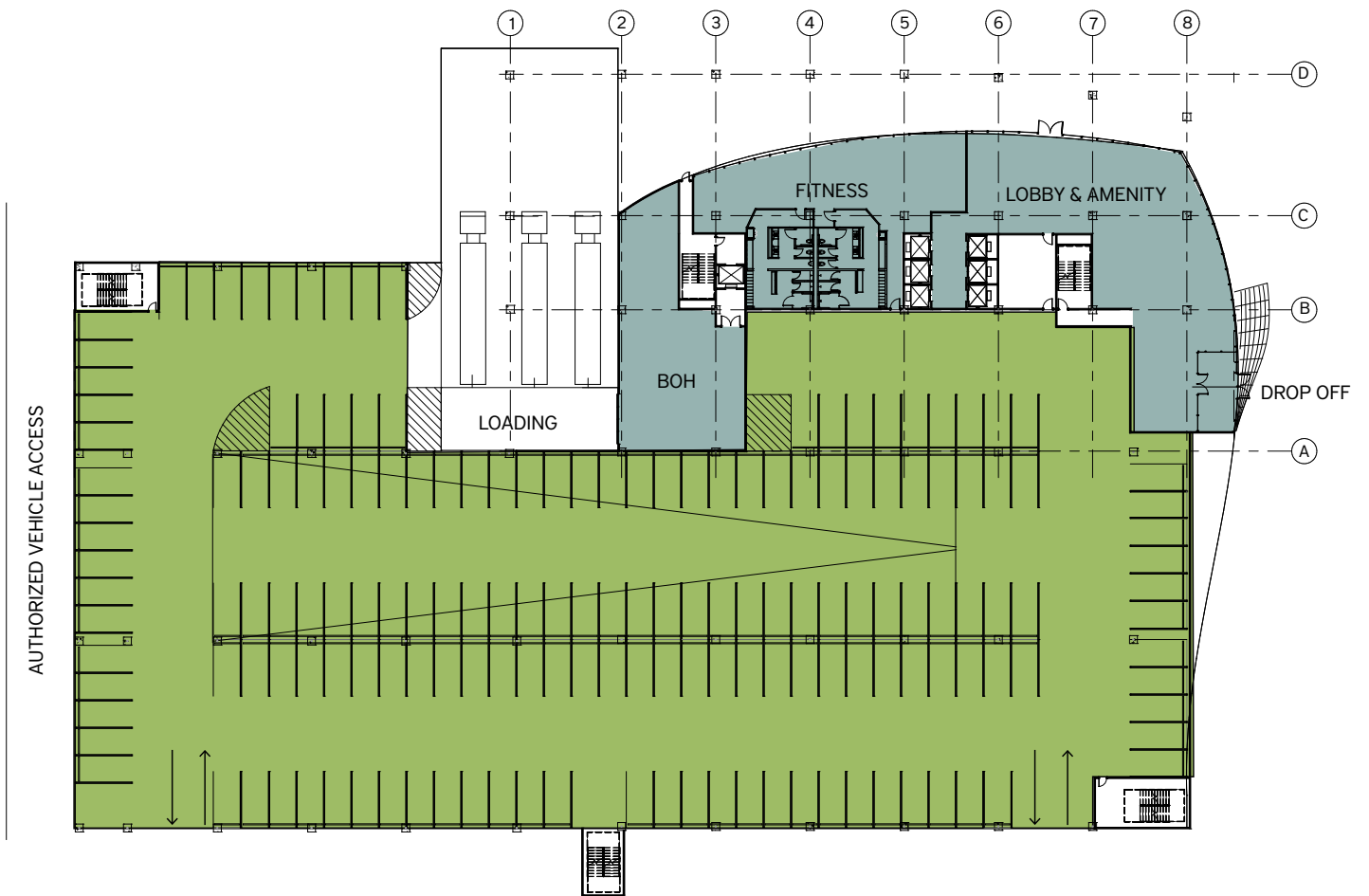
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- Four Corners Brewing Company – a Microbrewery
 - Cypress at Trinity Groves - an urban upscale community featuring studios, and 1-2 bedroom apartments homes apartments under construction and delivering Fall of 2016 (nice rendering on website at <http://www.trinitygroves.com/residences>)
 - 3015 at Trinity Groves – a Culinary Events Center – provide gourmet catering, culinary classes, and plays host to corporate events

LOBBY LEVEL

Parking Level 01

8,200 SF

Parking Count :: 174

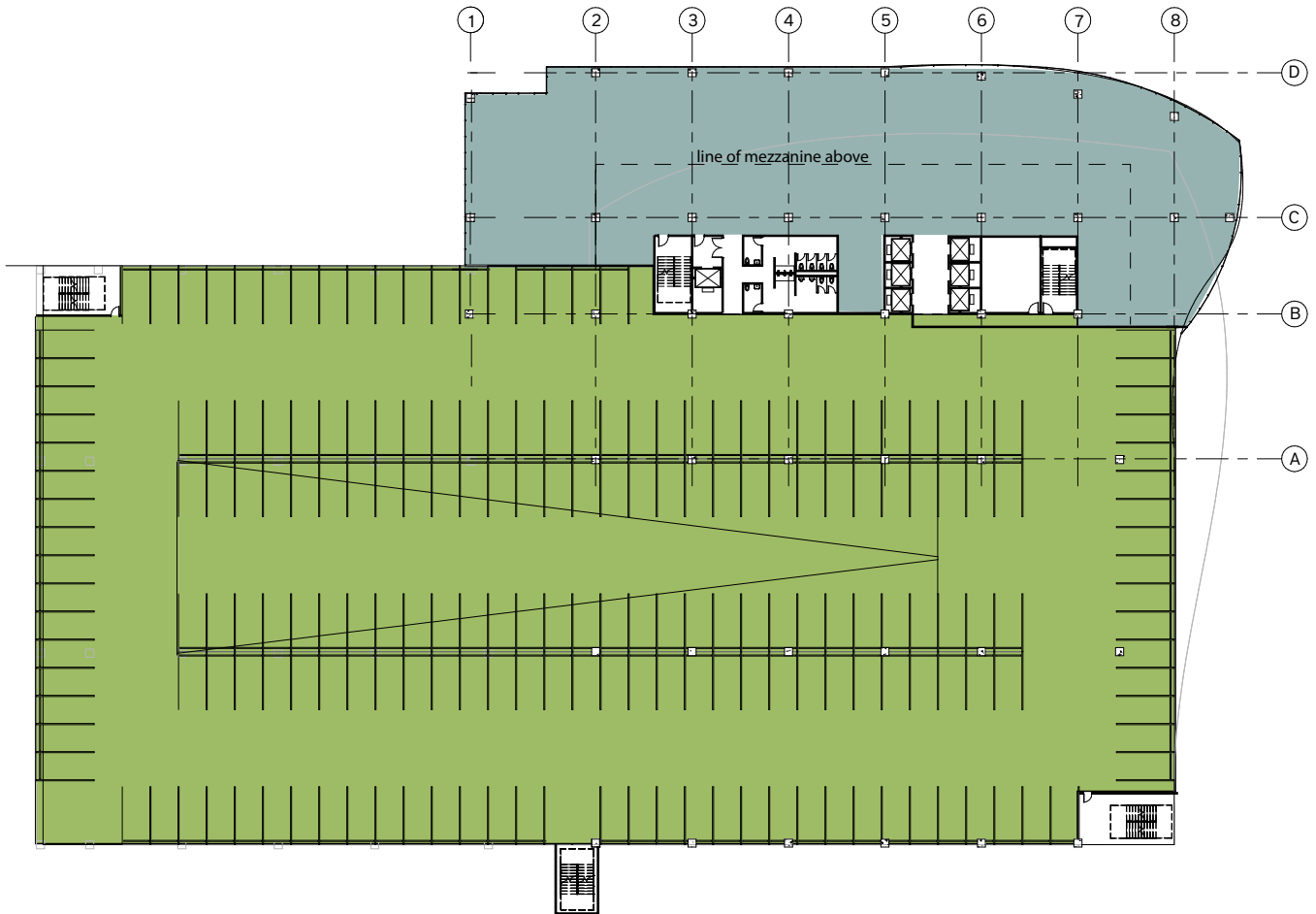


OFFICE LEVELS 03-04

Parking Levels 02-06

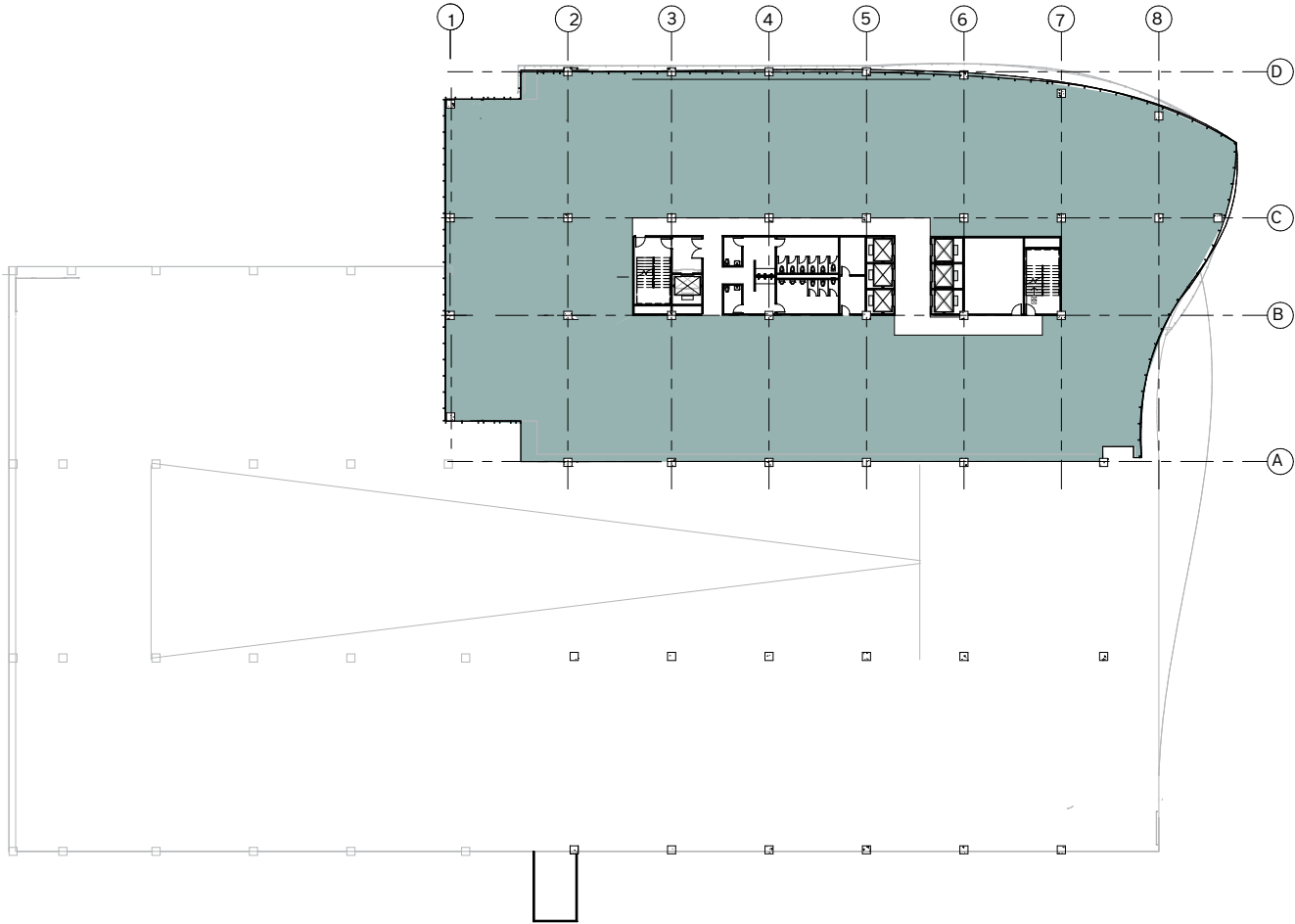
14,400 RSF

Parking Count :: 204



OFFICE LEVEL 05-14

25,300 RSF

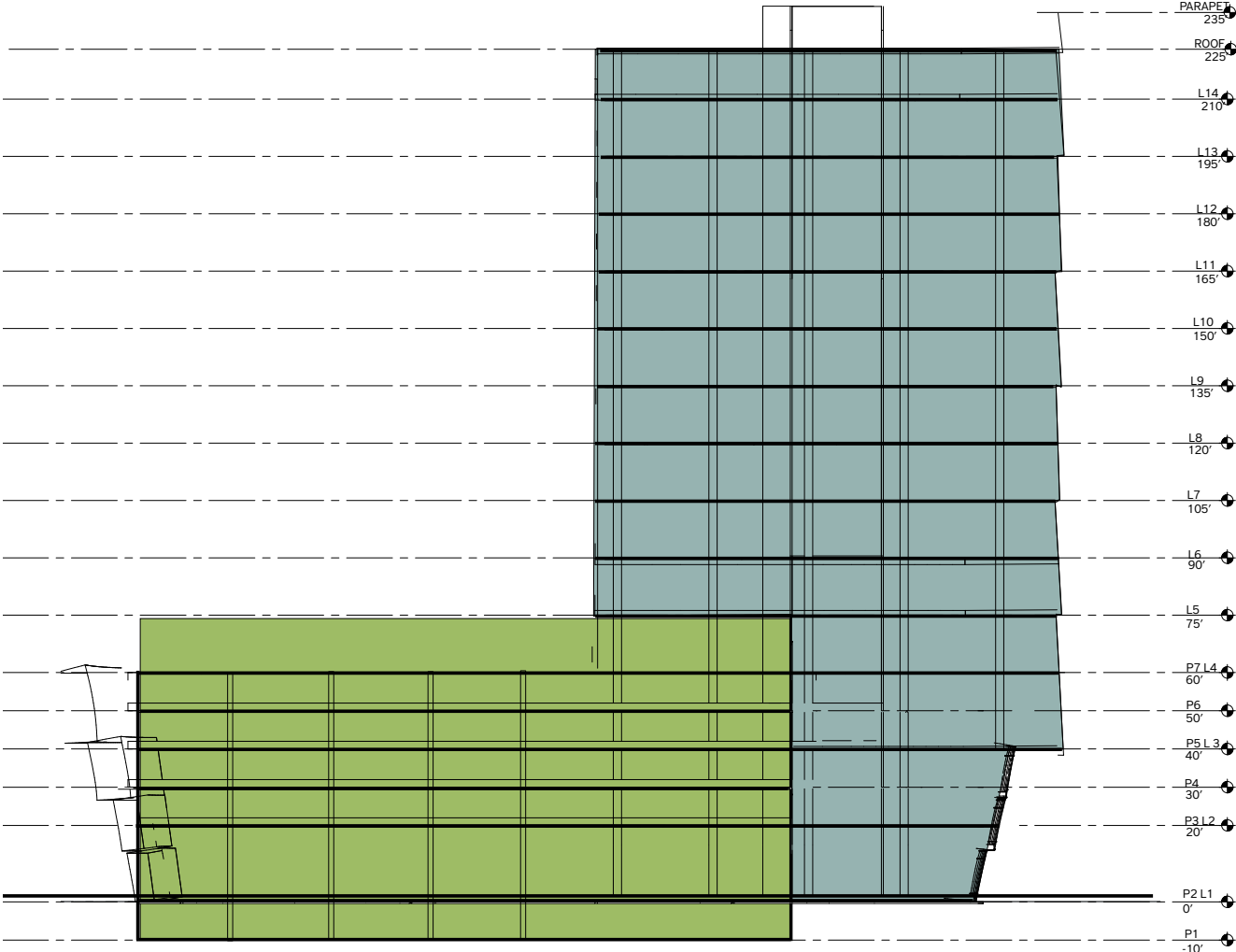


BUILDING SECTION

Level L1: Lobby

Level L2-L4 : Half Office

Level L5-L14: Full Office



AMENITIES

- | | | |
|---------------------------------------|--------------------------|------------------------------------|
| 1. Babb Brothers BBQ and Blues | 9. Flourish | 17. K's House |
| 2. 3015 | 10. Sushi Bayashi | 18. State Farm |
| 3. Cake Bar | 11. Beto & Son | 19. Pressed Roots |
| 4. Kate Weiser Chocolate | 12. Sum Dang Good | 20. Yellow Rose Barber Shop |
| 5. The Hall Bar & Grill | 13. Holy Crust | 21. Dulcet Cafe |
| 6. Amberjax Fish Market Grille | 14. Souk | 22. Steam Theory Brewing Co |
| 7. Saint Rocco'svvvvv | 15. Avo Eatery | 23. Texas Capital Bank |
| 8. V-Eats | 16. Athletic Zone | |



DISTANCE TO...

Klyde
Warren Park

5
minutes

Dallas Love
Field

20
minutes

DFW
International

30
minutes

Downtown
Fort Worth

45
minutes





TRINITY GROVES Gateway Office Tower

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