



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.



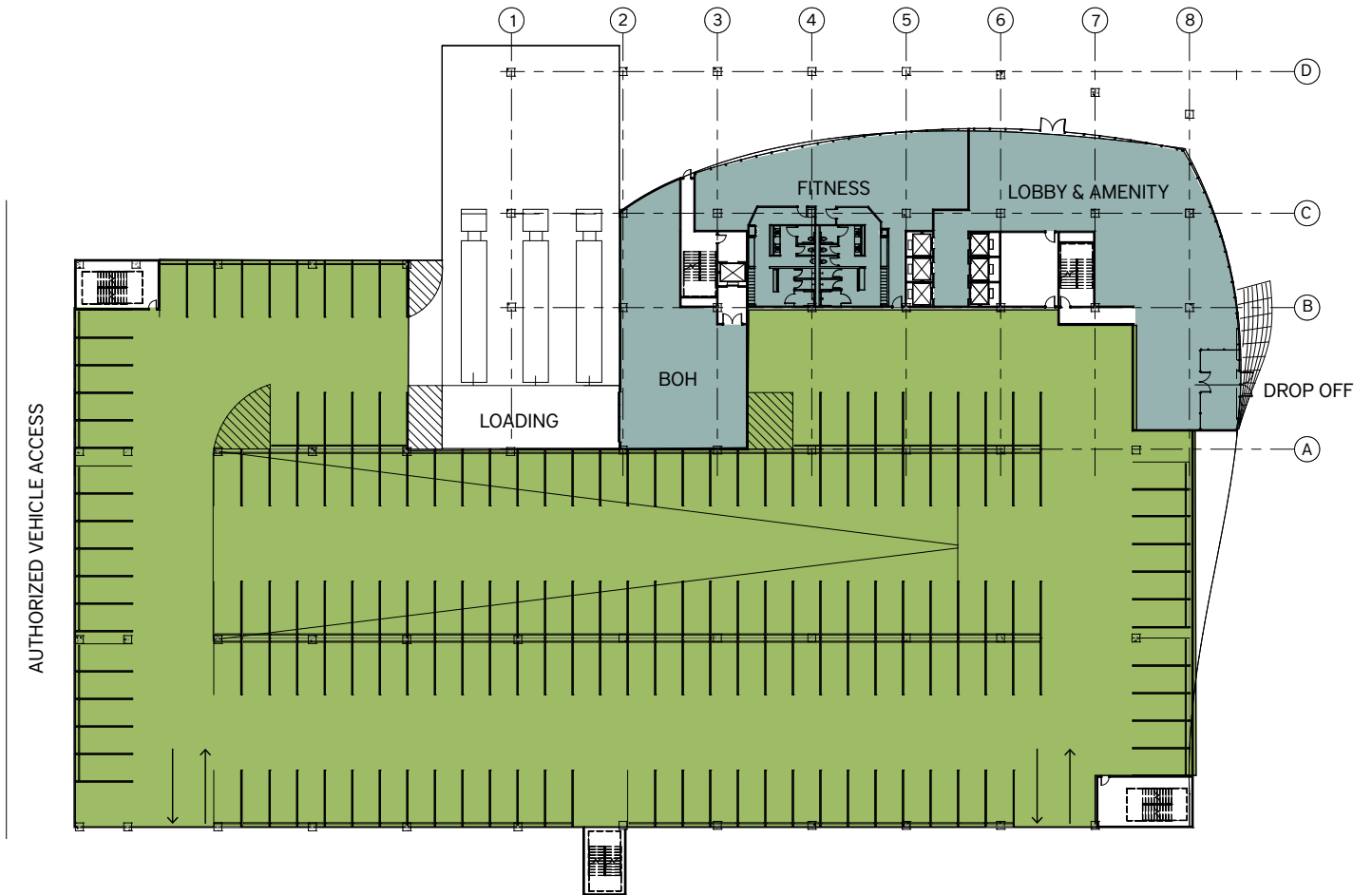
- Four Corners Brewing Company – a Microbrewery
- Cypress at Trinity Groves - an urban upscale community featuring studios, and 1-2 bedroom apartments homes apartments under construction and delivering Fall of 2016 (nice rendering on website at <http://www.trinitygroves.com/residences>)
- 3015 at Trinity 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

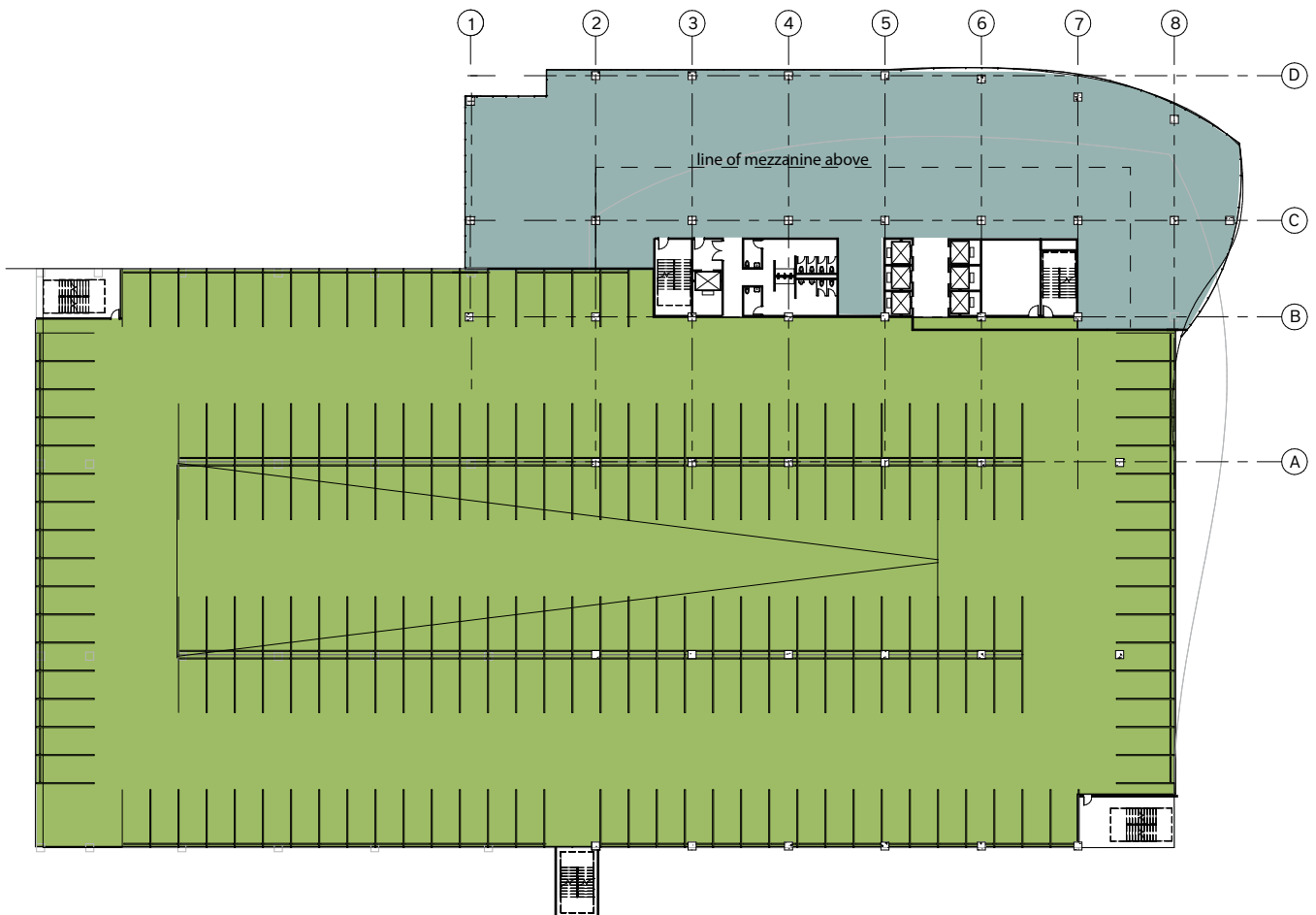


OFFICE LEVELS 03-04

Parking Levels 02-06

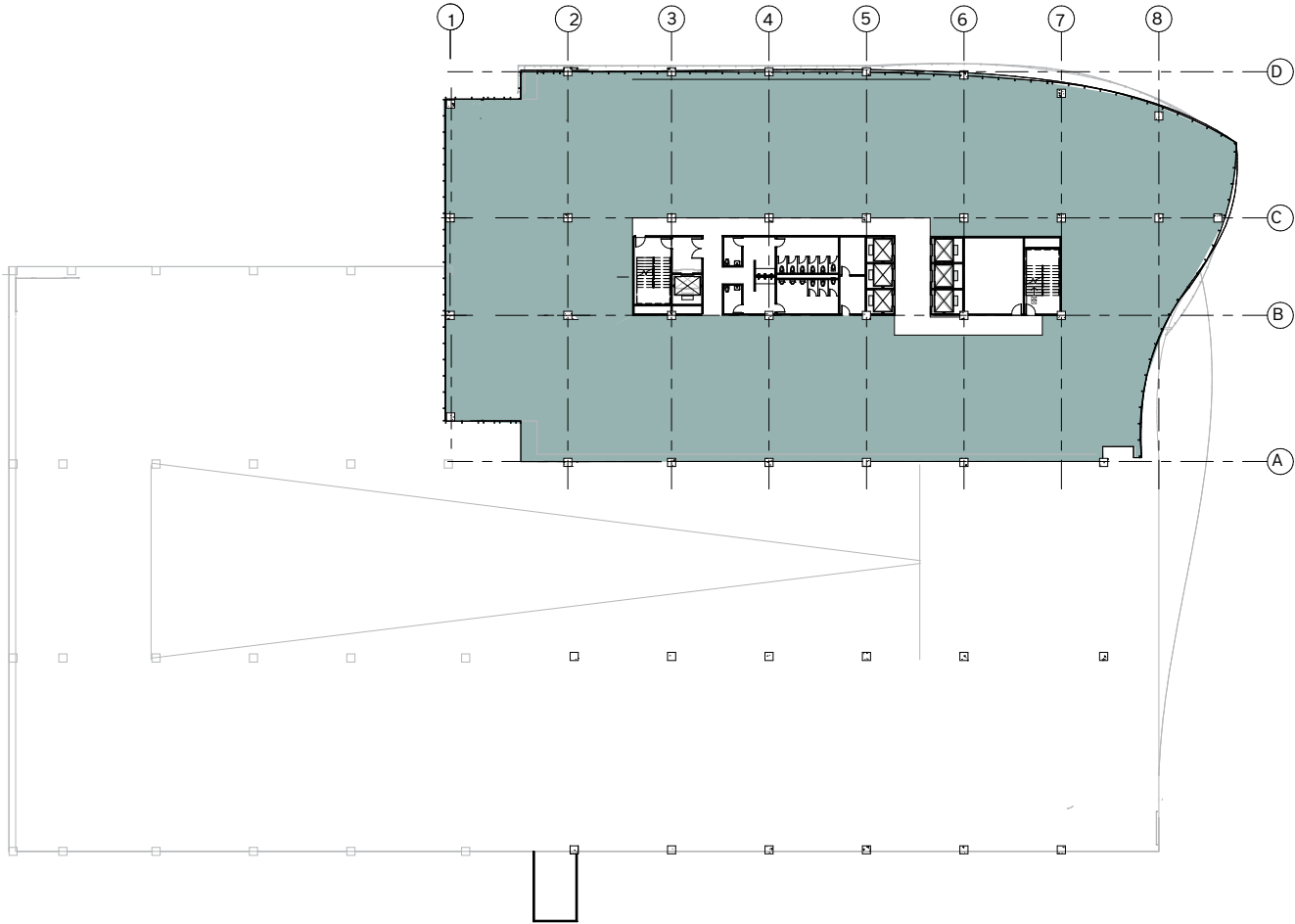
14,400 RSF

Parking Count :: 204



OFFICE LEVEL 05-14

25,300 RSF

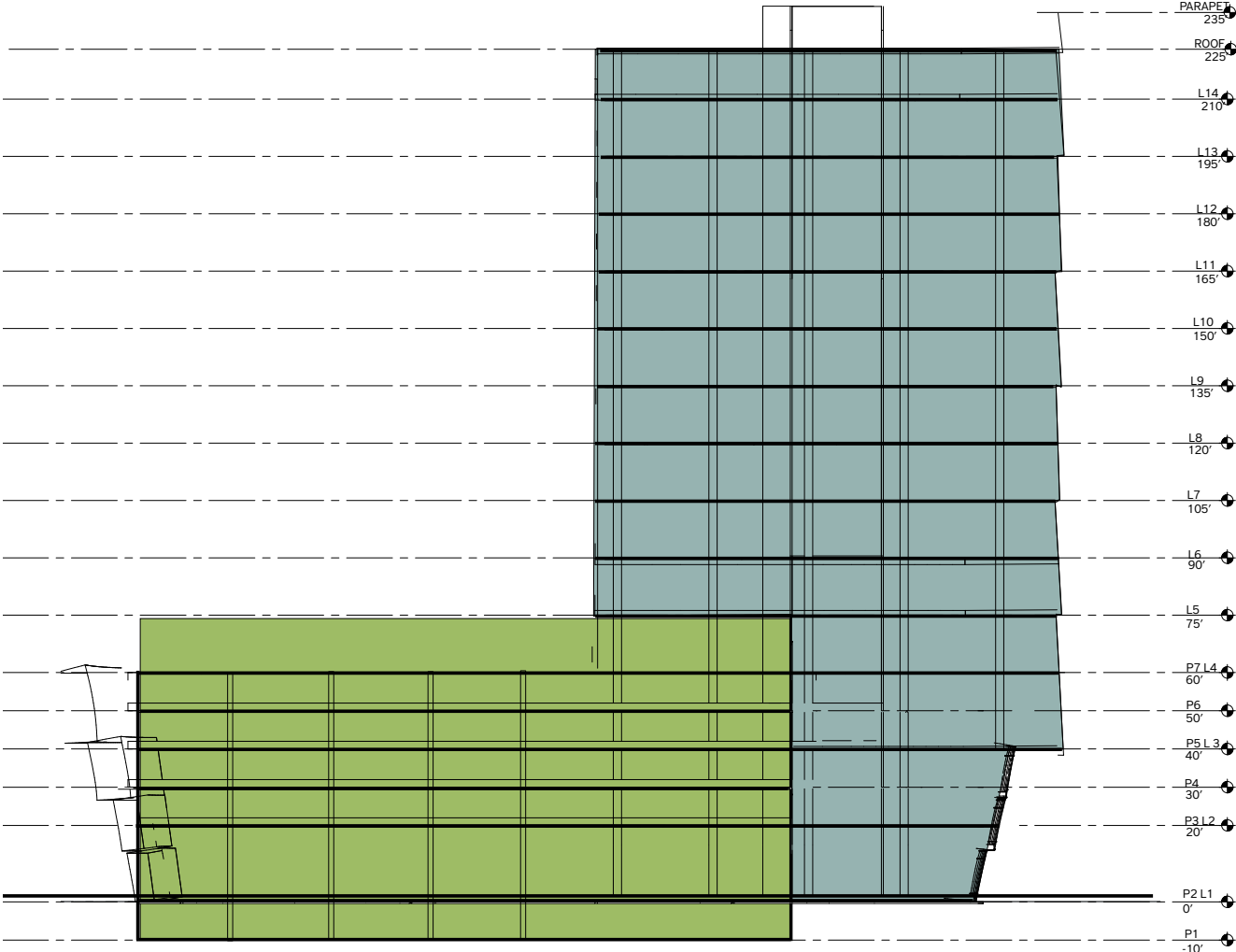


BUILDING SECTION

Level L1: Lobby

Level L2-L4 : Half Office

Level L5-L14: Full Office



AMENITIES

1. Amberjax Fish Market Grille
2. Babb Brothers BBQ and Blues
3. Cake Bar
4. Casa Rubia
5. Chino Chinatown
6. Four Corners Brewing Company
7. Kate Weiser Chocolate
8. LUCK (Local Urban Craft Kitchen)
9. Off-Site Kitchen
10. Resto Gastro Bistro
11. Saint Rocco's
12. Souk Mediterranean Bistro & Bar
13. Sushi Bayashi
14. The Hall Bar & Grill
15. V-Eats Modern Vegan



DISTANCE TO...

Klyde
Warren Park

5
minutes

Dallas Love
Field

20
minutes

DFW
International

30
minutes

Downtown
Fort Worth

45
minutes





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