



1801 N LAMAR ST | DALLAS | TX 75202

ESTABLISHED IN



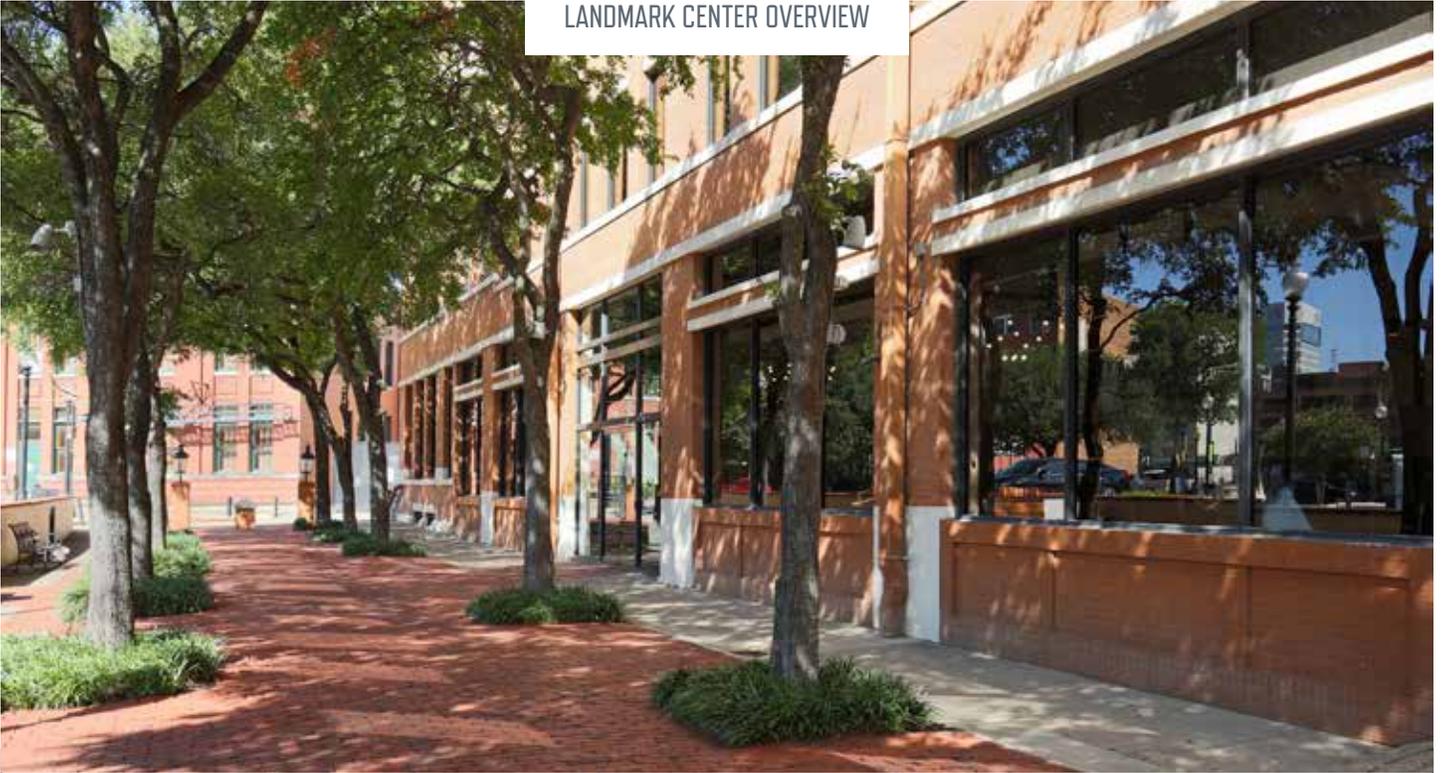
1913

THE HISTORY OF LANDMARK CENTER

LANDMARK CENTER is a six-story modernized historical building situated along N. Lamar Street in the **VIBRANT WEST END**. Originally constructed in **1913**, the Property embodies architectural features that position it as **A PREMIER CREATIVE OFFICE DESTINATION**. Exposed brick, open plenum ceilings, exposed duct work, original hardwood floors next to polished concrete and load bearing columns confirm Landmark Center's authenticity while upgraded mechanical systems and improved common areas allow the Property to provide tenants **A FIRST-CLASS OFFICE EXPERIENCE** with **NOSTALGIC ROOTS**.



LANDMARK CENTER OVERVIEW



HIGHLIGHTS

- 140,317 RSF Building
- 6 Stories
- Typical Floorplate: 29,100 RSF
- Executive underground parking with direct elevator access
 - 1,107 Spaces Within Walking Distance
- Several Ongoing Building Renovations
- Located in the Heart of the Historical West End
 - Walkable to 28 Restaurants
 - Surrounded by 5 New Luxury Apartment Units
 - Walkable to DART Rail System

New

HVAC/MECHANICAL
SYSTEMS

New

COMMON AREA
FURNISHINGS

New

EXTERIOR
LANDSCAPING

ONGOING

BUILDING RENOVATIONS

New

FRONT
ENTRY

New

RESTROOMS

New

LOBBY

FACTS & FIGURES

ONGOING



BUILDING

Built 1913, with a 3-story addition constructed in 1928
Size 140,317 RSF
Floors 7 (6 office, 1 sub level parking garage)
Structure Concrete
Ceiling Height Open Ceiling Throughout
Management/Engineer On-site



SECURITY

Landmark Center offers on-site security officers 5 days a week. In addition to the on-site security, high resolution CCTV Cameras, card key access is used after hours.

Two shift security guards on duty Monday through Friday only. Below are the hours per shift.

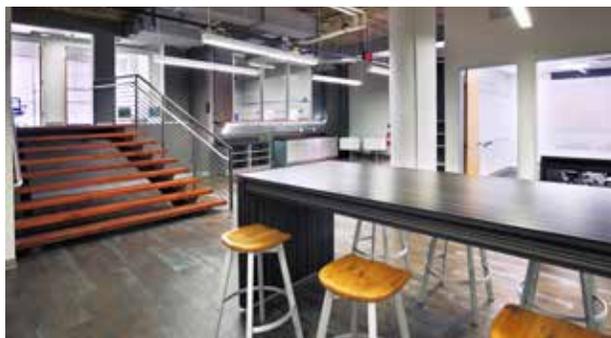
- 1st Shift 7:00am - 3:00pm
- 2nd Shift. 3:00am - 11:00pm



PARKING

Reserved \$275 per month, plus taxes
Over 1,000 parking spaces adjacent to Landmark Center

PLUG & PLAY SPEC SUITES AVAILABLE



WALKABLE AMENITIES

RESTAURANTS

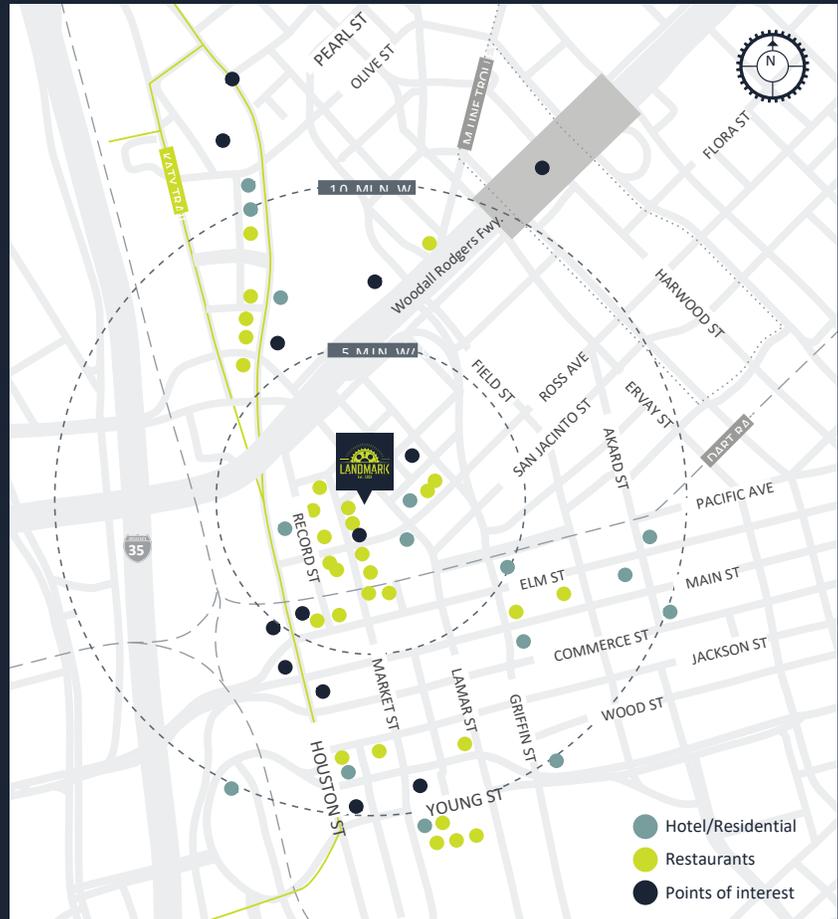
- 1 Rj Mexican Cuisine
- 2 311 Kitchen and Cocktails
- 3 Corner Bakery
- 4 Chet's
- 5 Y.O. Ranch
- 6 Family Thais
- 7 Record Grill
- 8 Ellen's
- 9 Subway
- 10 Cindi's New York
- 11 Medina Oven
- 12 Mesero
- 13 Chipotle
- 14 El Fenix
- 15 Meso Maya
- 16 Wing Bucket
- 17 Texas Spice
- 18 Bob's Steak & Chop
- 19 The Owner's Box
- 20 Morsel's
- 21 El Fenix
- 22 Meso Maya
- 23 Wing Bucket
- 24 The Empanada Cookhouse
- 25 iFratelli
- 26 BurgerIM
- 27 Kokopelli Sweets
- 28 Family Thais Asian Bistro

HOTELS/RESIDENTIAL

- 1 Marquis West End
- 2 1001 Ross
- 3 Fairfield at Ross
- 4 Third Rail Lofts
- 5 SkyHouse Dallas
- 6 The Vista Apartments
- 7 W Victory
- 8 Hyatt Regency
- 9 La Quinta Inn
- 10 Aloft Dallas
- 11 Omni Hotel
- 12 The Adolphus
- 13 Hilton Garden Inn
- 14 Homewood Suites
- 15 The Westin Dallas

POINTS OF INTEREST

- 1 Dealy Plaza
- 2 Ferris Plaza Park
- 3 Luben Plaza Park
- 4 House of Blues
- 5 American Airlines Center
- 6 Klyde Warren Park
- 7 Katy Trail
- 8 Dallas Aquarium
- 9 Perot Museum
- 10 Holocaust Museum
- 11 Sixth Floor Museum
- 12 Old Red Museum
- 13 Museum of Illusions



28

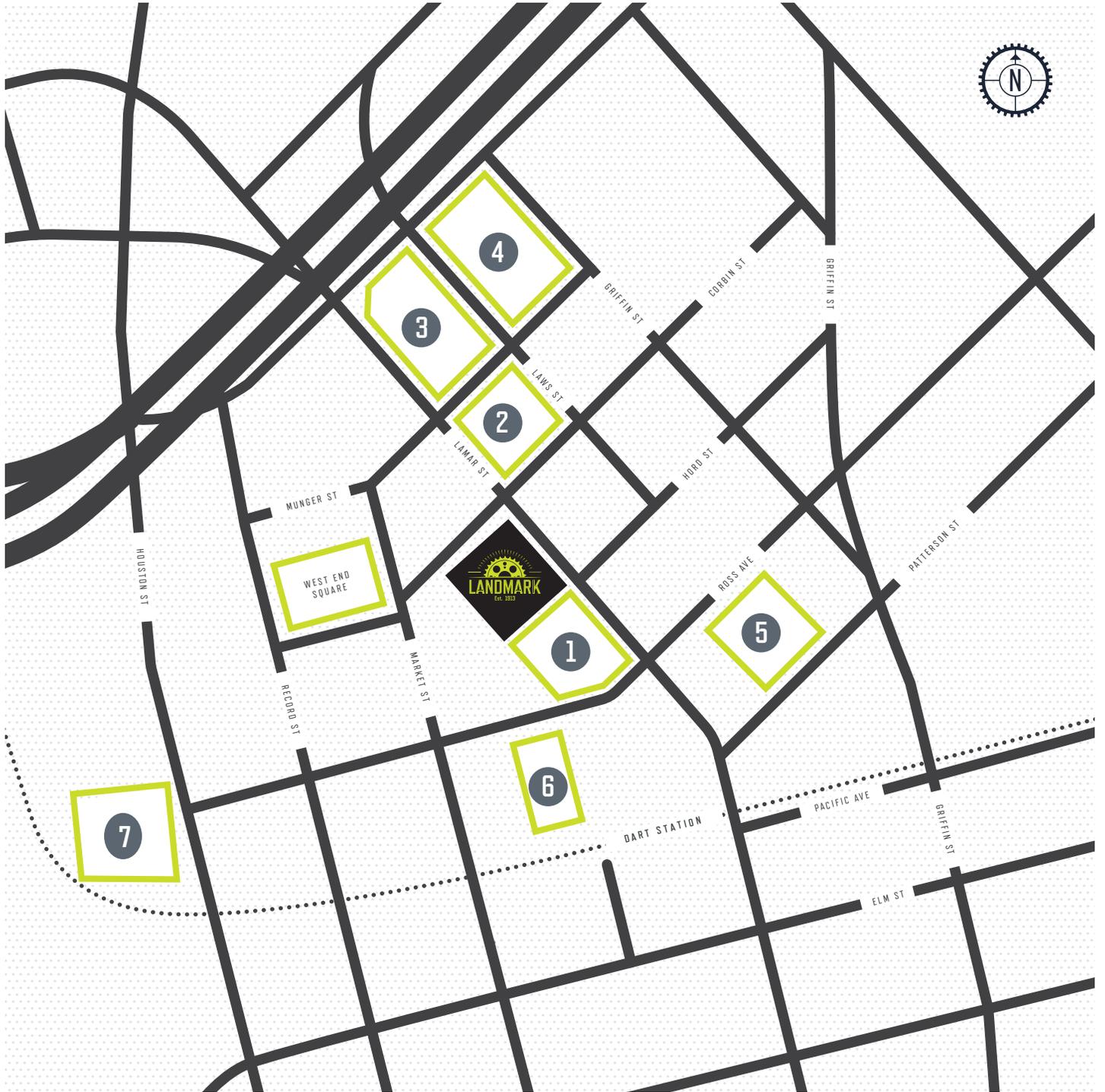
RESTAURANTS

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HOTELS/RESIDENTIAL

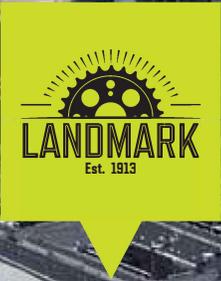
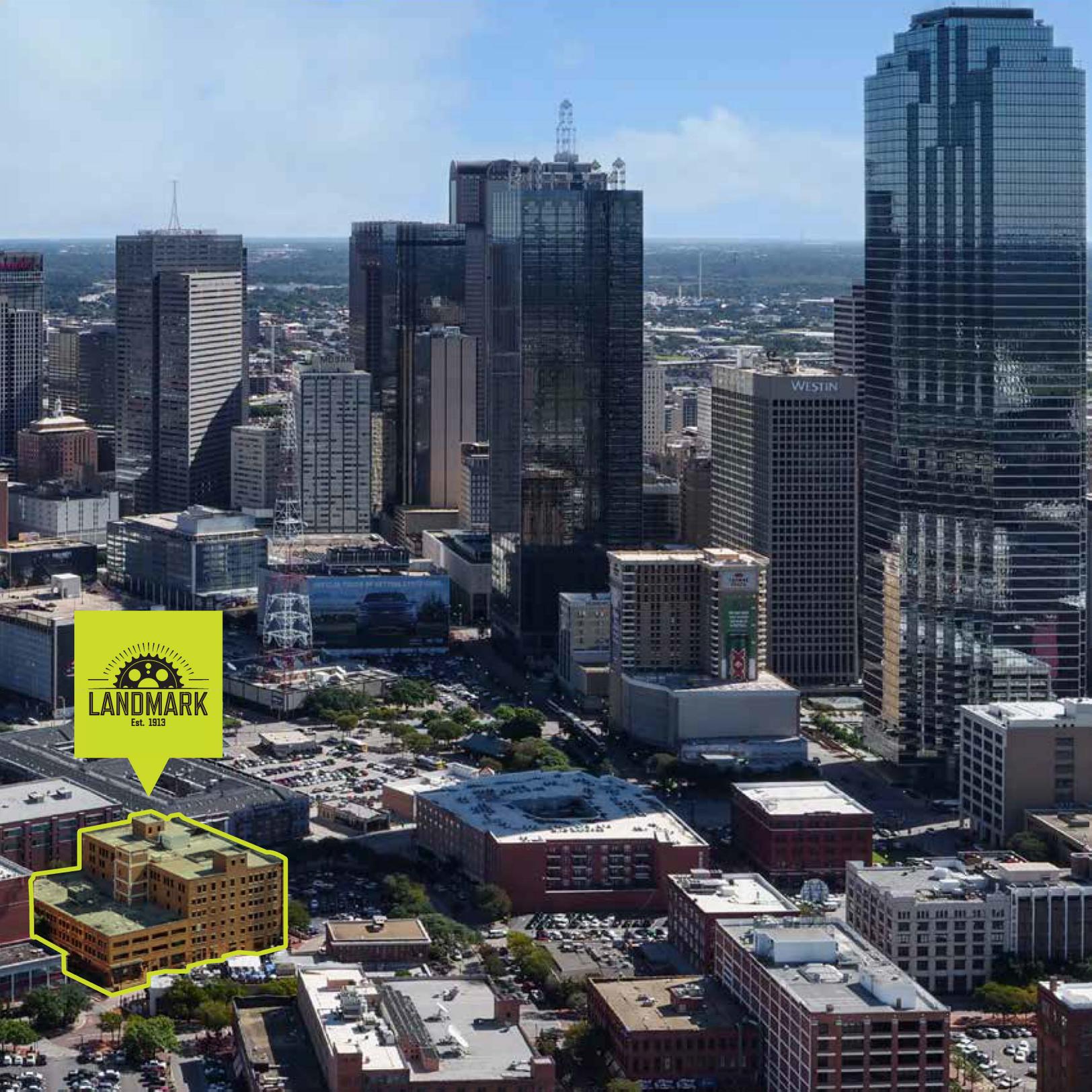
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POINTS OF INTEREST



CONVENIENT PARKING

	# of spaces	distance	daily	monthly*
1	88 SPACES	25 FT	\$12.00	\$175.00 + tax
2	117 SPACES	325 FT	\$8.00	\$80.00 + tax
3	117 SPACES	253 FT	\$9.00	\$114.00 + tax
4	283 SPACES	0.2 MILE	\$8.00	\$74.00 + tax
5	64 SPACES	0.1 MILE	\$7.00	\$120.00 + tax
6	88 SPACES	0.2 MILE	\$15.00	\$150.00 + tax
7	350 SPACES	0.3 MILE	\$8.00	\$89.00 + tax





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FIVE SMOOTH STONES