



THE
GILD

8150-8350 N. CENTRAL EXPY.
DALLAS, TEXAS 75206

THEGILDDALLAS.COM



ICONIC BUILDINGS REIMAGINED

TOWERS TRANSFORMED FOR TODAY'S TENANT.

Recently renovated, Dallas' most iconic towers now provide companies with ultimate visibility and employees with high-quality office spaces, featuring full-height glass and sweeping views of the city. The Gild boasts an array of first-class amenities, including a state-of-the-art fitness center, a vibrant game room, an inviting café, and a cozy coffee shop, all adorned with modern finishes and features. Combined with committed ownership and a prime location, The Gild offers the ultimate live-work-play environment.

THE
GILD

At the Center of it all.



5 MIN. OR LESS

NORTHPARK CENTER



SHOPS AT PARK LANE

THE SHOPS
AT PARK LANE

PRESTON HOLLOW VILLAGE



THE HILL *the hill.*

15 MIN. OR LESS

DALLAS LOVE FIELD AIRPORT



UPTOWN



PRESTON CENTER



30 MIN. OR LESS

INTERNATIONAL AIRPORT



THE SHOPS AT LEGACY

THE SHOPS AT
LEGACY



DALLAS

THE SURROUNDINGS



the hill.

THE SHOPS AT PARK LANE

NORTH PARK THE ART OF SHOPPING



THE Plaza

PRESTON HOLLOW VILLAGE

BLUE *South Side of the Hill* Mesero

MODERN *Market & Eatery* TRADER JOE'S

the hill.

RAT GREEK Snooze Tacodeli

TORCHYS bellagreen *American Bistros*

NORTH PARK THE ART OF SHOPPING

Neiman Marcus PF. CHANG'S

EATALY MAGGIANO'S *A LITTLE ITALY*

KONA GRILL *THE KONA COFFEE CO.* NORDSTROM

THE SHOPS AT PARK LANE

CAVA WHOLE FOODS MARKET BOWL BARREL

STARBUCKS WENDY'S GRIMALDI'S

NORTHWEST HWY.

Tom Thumb BARNES & NOBLE Cheesecake Factory

STARBUCKS The Container Store

DOUBLE TREE STARBUCKS

IN-N-OUT IHOP WENDY'S

Chick-fil-A pie five PIZZA CO.

SPINNIER Jamba Juice



UNIVERSITY PARK

HILLCREST AVE.

LOVERS LN.

TORCHYS

SMU

mockingbird station

west elm The Cheesecake Factory LOFT

STARBUCKS THE FINCH URBAN OUTFITTERS

MOCKINGBIRD LN.

la Madeleine SHUG'S



HIGHLAND PARK



THE GILD

Live. Work. Play.



Hightower Café



White Rhino Coffee



Training Center



Two Tenant Lounges



Outdoor Patio



Five Conference Rooms



Fitness Center



Games & Entertainment



GET THE FULL EXPEREINCE.

LIVE



NORTH TOWER LOBBY



TENANT LOUNGE - NORTH TOWER LOBBY



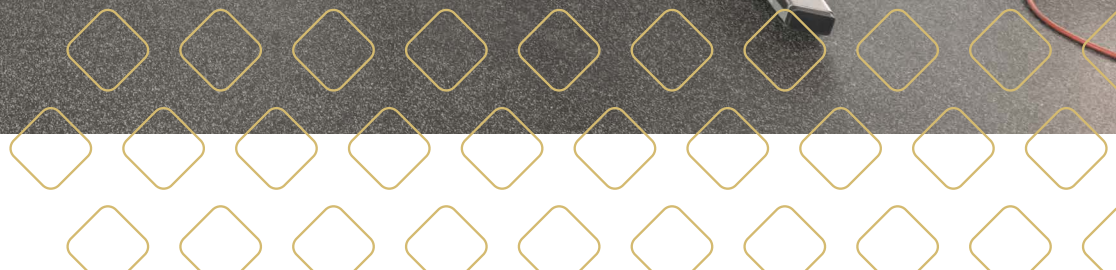


HIGHTOWER CAFE - NORTH TOWER LOFT





FITNESS CENTER - NORTH TOWER LOFT





SOUTH TOWER LOBBY



WHITE RHINO COFFEE - SOUTH TOWER LOBBY



OUTDOOR LOUNGE - SOUTH TOWER



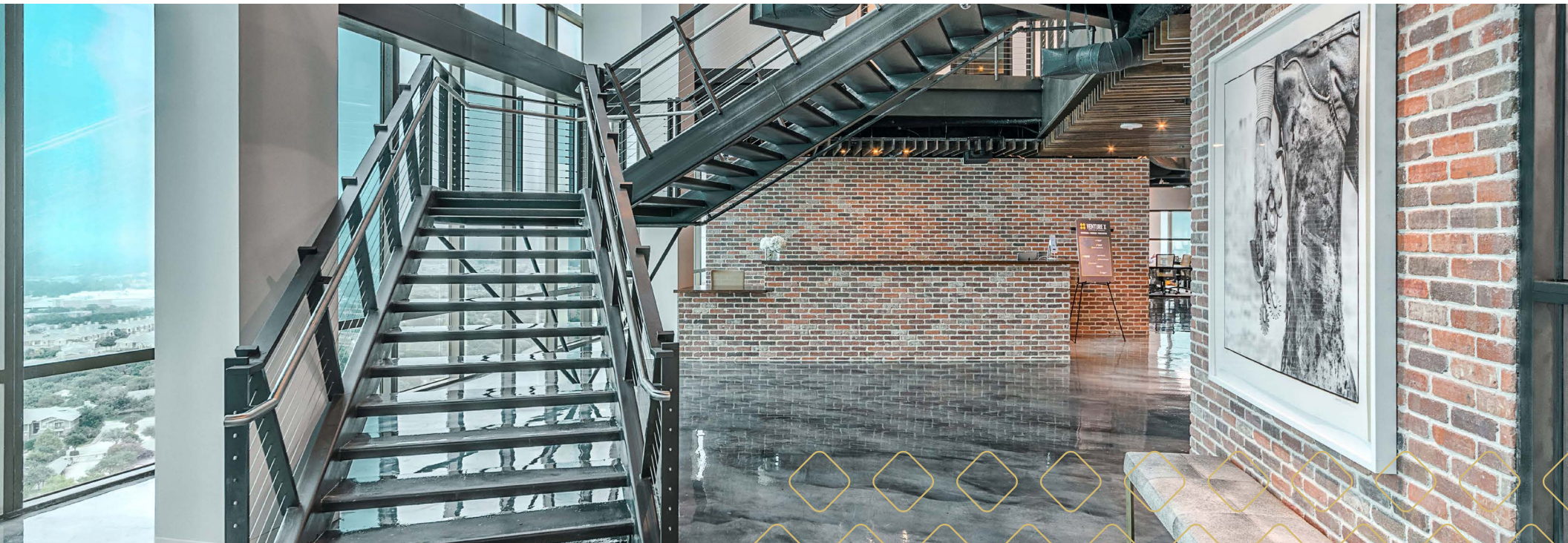
GET THE FULL EXPEREINCE.

WORK



SPEC SUITE SPACES

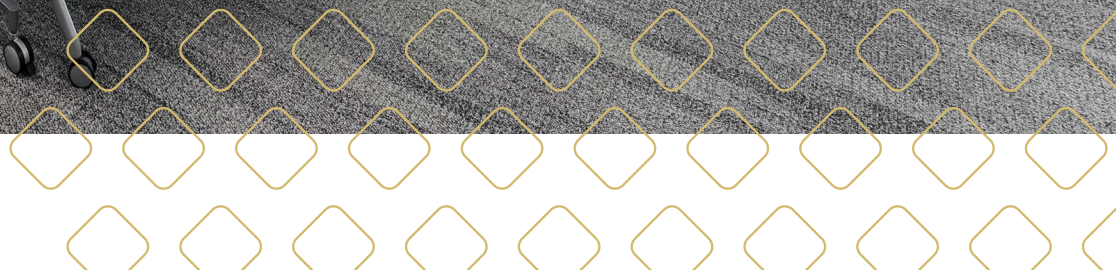




SECOND GEN SPACE



TRAINING ROOMS





CONFERENCE ROOMS



HUDDLE / FOCUS AREAS





GET THE FULL EXPEREINCE.

PLAY



PING PONG - SOUTH TOWER LOFT





ARCADE - SOUTH TOWER LOFT



MEDIA ROOM - SOUTH TOWER LOFT



SHUFFLEBOARD - SOUTH TOWER LOFT





SKI BALL - NORTH TOWER LOFT



THE **GILD**



North Tower

South Loft

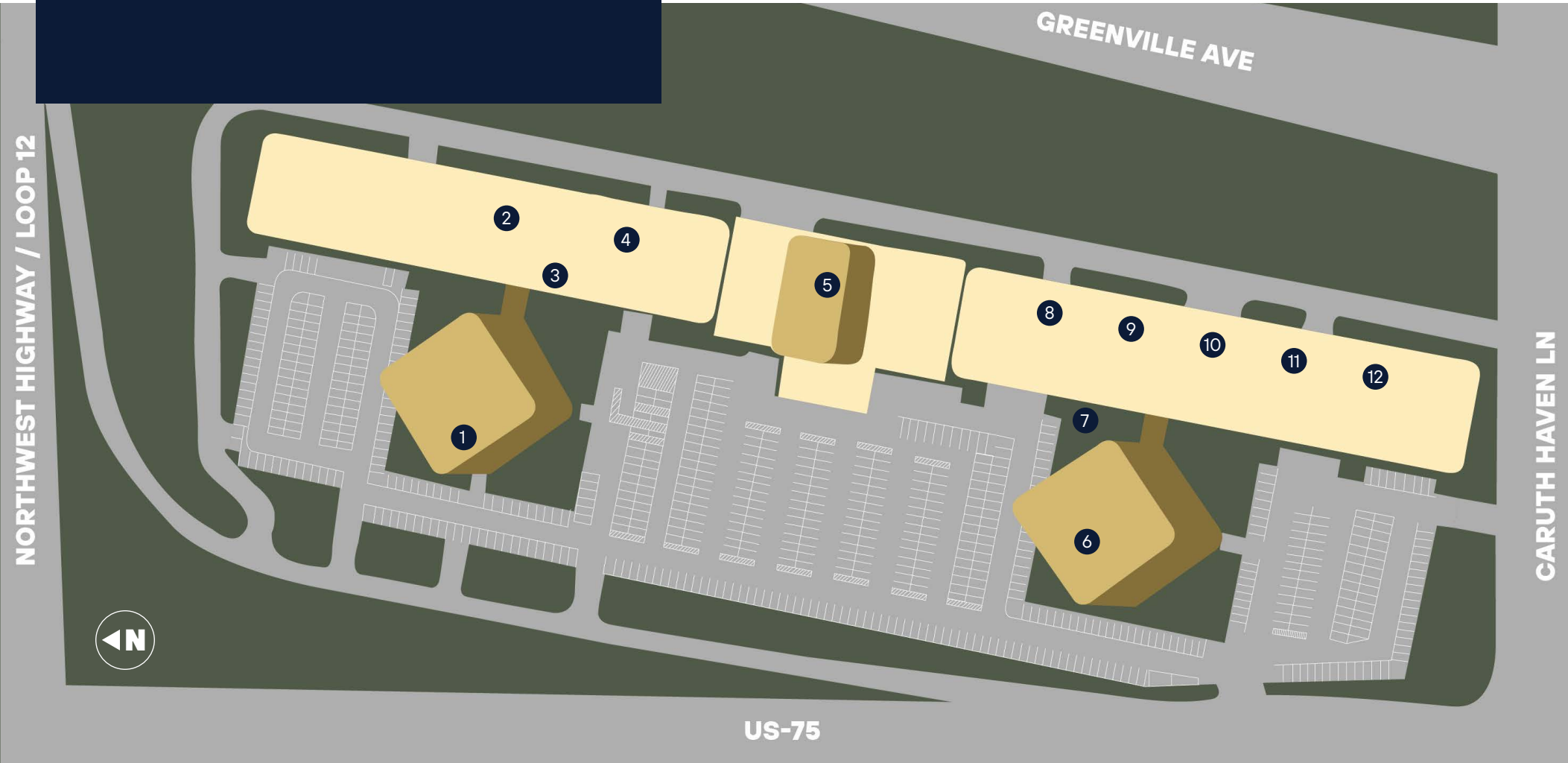
North Loft

DoubleTree by Hilton

South Tower



CAMPUS MAP



1 North Tower Tenant Lounge

2 Ski Ball

3 Hightower Cafe

4 Fitness Center

5 TopGolf Swing Suites & Bar

6 White Rhino Coffee

7 Outdoor Lounge

8 Shuffle Board

9 Training Center

10 Arcade

11 Media Room

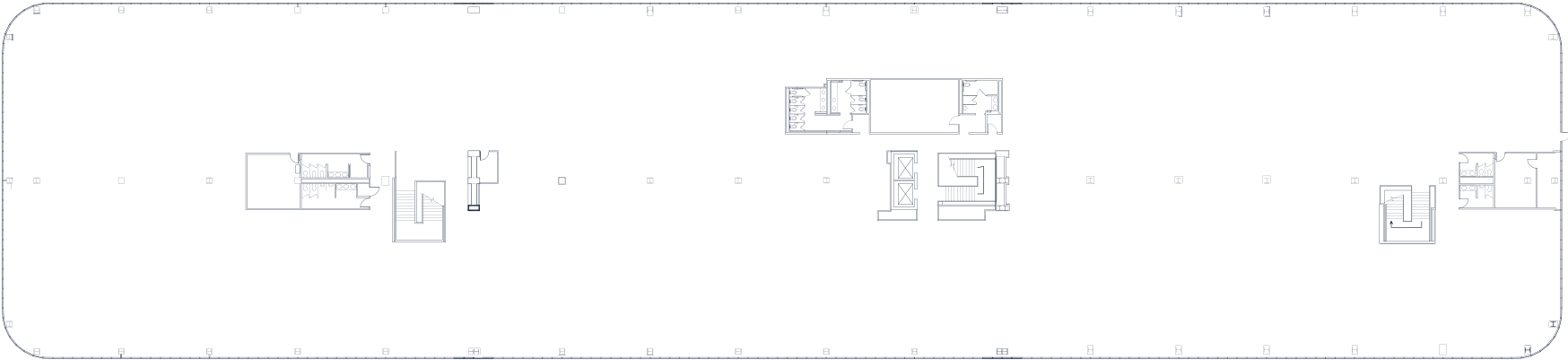
12 Ping Pong

EXAMPLE FLOORPLATES



TOWER FLOORPLATE
16,200 SF

LOFT FLOORPLATE
56,000 SF





BUILDING:

8150-8350 N. Central Expressway
Dallas, Texas 75206

OWNER/LANDLORD:

Fenway Capital Partners
674 Via de la Valle
Solana Beach, California 92075

LEASING COMPANY:

Stream Realty Partners
2001 Ross Avenue, Suite 400
Dallas, Texas 75201

MANAGEMENT COMPANY:

On-Site Management Provided
by Stream Realty Partners

BUILDING AREA:

873,378 Rentable Square Feet

FLOOR SIZES:

16,200 RSF – Typical Tower Floor
56,000 RSF – Typical Loft Floor

NUMBER OF STORIES:

20 Stories in The Gild North and The Gild South
2 Stories in The North & South Lofts at The Gild

CONSTRUCTION:

Built from 1972-1977
Renovations in 2000-2002, 2009
Fully Renovated in 2024

PARKING:

3.0/1000 100% Secure, Covered Parking
440 Surface Visitor Parking Spaces
Reserved/Non-Reserved Garage Parking

OPERATING ESTIMATES (2024):

The Gild North – \$11.63 Per Rentable Square Foot
The Gild South – \$10.72 Per Rentable Square Foot

ELECTRICITY (2024):

The Gild North – \$1.86 Per Rentable Square Foot
The Gild South – \$2.12 Per Rentable Square Foot

ON-SITE AMENITIES:

Modern Fitness Center, Physical Trainer,
Hightower Cafe, White Rhino Coffee, New Tenant
Lounge, 72-Seat Conference Center, Car Wash,
Shoe Shine, TopGolf Simulator & Bar, Executive
Shuttle Service, Gaming Zones, On-site
DoubleTree Hotel, Outdoor Lounge, Media Room

SECURITY:

24-hour, 7-days per week manned security
desk and security patrol on site. Security escort
to parking available upon request. Building
accessible after hours via card key access.

HVAC:

Four units located in the basement with tonnage
of 400, 600, and 800 with energy management
system from STAEFA.

ELECTRICAL:

Dual Feed Service

TELECOMMUNICATIONS:

Spectrum, AT&T, Logix, and Century Link

ELEVATORS:

The Gild North is Serviced by:
4 Low Rise Passenger Elevators
4 High Rise Passenger Elevators
1 Freight Elevator
3 Garage Elevators
1 Penthouse Elevators
2 ADA Elevator

The Gild South is Serviced by:
4 Low Rise Passenger Elevators
4 High Rise Passenger Elevators
1 Freight Elevator
4 Garage Elevators
1 Penthouse Elevator
1 ADA Elevator

BUILDING ACCESS:

Access card controlled entrances and
elevators for after hours access.



For leasing information:

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