

Landmark restaurant opportunity at a Landmark  
Hotel in the heart of the Main Street District



RETAIL AT  
**The Adolphus**  
EST. 1912

**CBRE**

# Welcome to Downtown Dallas

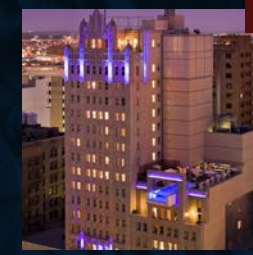
The Adolphus is in the heart of the Main Street District, a pedestrian-friendly environment with a beautiful arts scene, urban green spaces, fine dining, and luxurious shopping. The Adolphus Hotel's on-site restaurants and retail are complemented by many other high-end establishments like Neiman Marcus, The Joule Hotel, CBD Provisions, Monarch, Lucchese, Forty Five Ten, and Partenope.

DOWNTOWN HOTEL OCCUPANCY: 68.3%



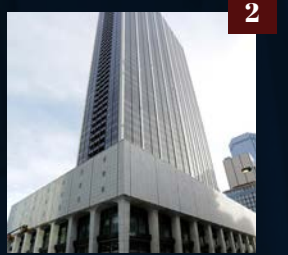
## THE JOULE

Constructed in 1927, the revitalized neo-Gothic landmark is a five-star hotel with 164 rooms. A wide range collection of art installations alongside several retail and dining experiences that make this a major Dallas destination.



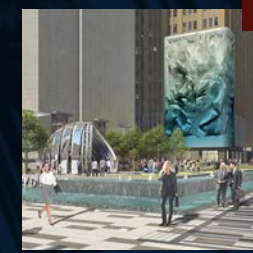
## THE NATIONAL

Built in 1965 and recently redeveloped and remonikered as The National, this project includes the Thompson hotel, luxury apartments, and retail.



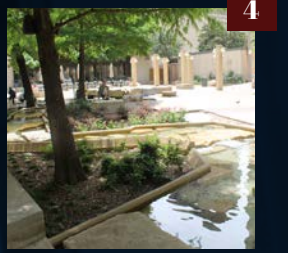
## AT&T DISCOVERY DISTRICT

AT&T's World HQ is a downtown hotspot where tech, entertainment and culture meet. After more than \$100 million invested, this project features 65K SF of retail, new restaurants, a food hall with over 18 stalls, and a massive, 104-foot-tall media wall.



## PEGASUS PLAZA

Pegasus Plaza was part of the movement to further the development of Main Street. It includes additional lighting and landscaping, creating an oasis in the heart of downtown.



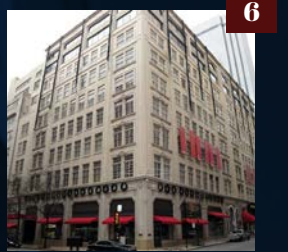
## FORTY-FIVE TEN

A four story building developed by Headington Companies including over 15 high-end retailers offering customers a unique mix of home, beauty and jewelry.



## NEIMAN MARCUS

The original Neiman Marcus opened in 1907 and continues to draw customers downtown to shop exclusive offerings.



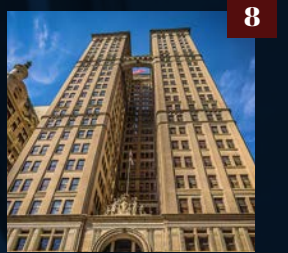
## THE EYE

This 30-foot-tall eyeball created by Chicago-based multimedia artist Tony Tasset sits right across the street from the Joule Hotel, which is known for its art collection.



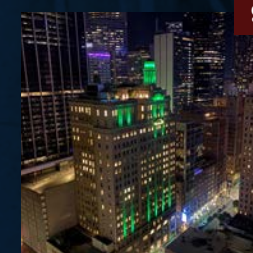
## MAGNOLIA DALLAS DOWNTOWN

Built in 1922, this was one of the first high-rise building in the United States. This 29-story building is a 329 room luxury hotel.



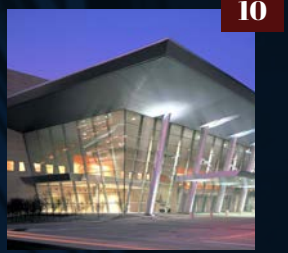
## THE DRAKESTONE

A luxury, 20-story high-rise two blocks down from The Joule. Developed by Headington Companies, this residential living has well-designed amenities that "set a new standard for urban living."



## CONVENTION CENTER

The Kay Bailey Hutchison Convention Center is one of the largest convention centers in the nation. Each year, over a million visitors attend major conventions, concerts, meetings and more.



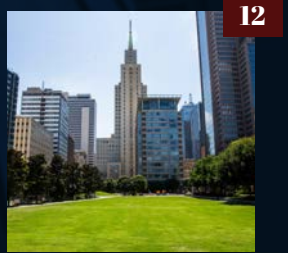
## REUNION TOWER

One of the Dallas skyline's most recognizable landmarks. Known as "The Ball", this tower has been a staple in the skyline since 1978. Sitting over 560 feet tall is a restaurant space and viewing deck looking over the entire city.



## MAIN STREET GARDEN PARK

A 1.75-acre green gathering space for downtown visitors, daytime workers, and residents that features live entertainment, art installations, water fountain, great lawn, dog area, kid play area, and City Cafe.



# An Icon

of the Dallas Luxury Scene



The tallest building at the time of its construction in 1912, the 22-story luxury Adolphus Hotel is favored by the royal elite and was recently dubbed one of the “Best Places to Stay in the World” by Condé Nast.

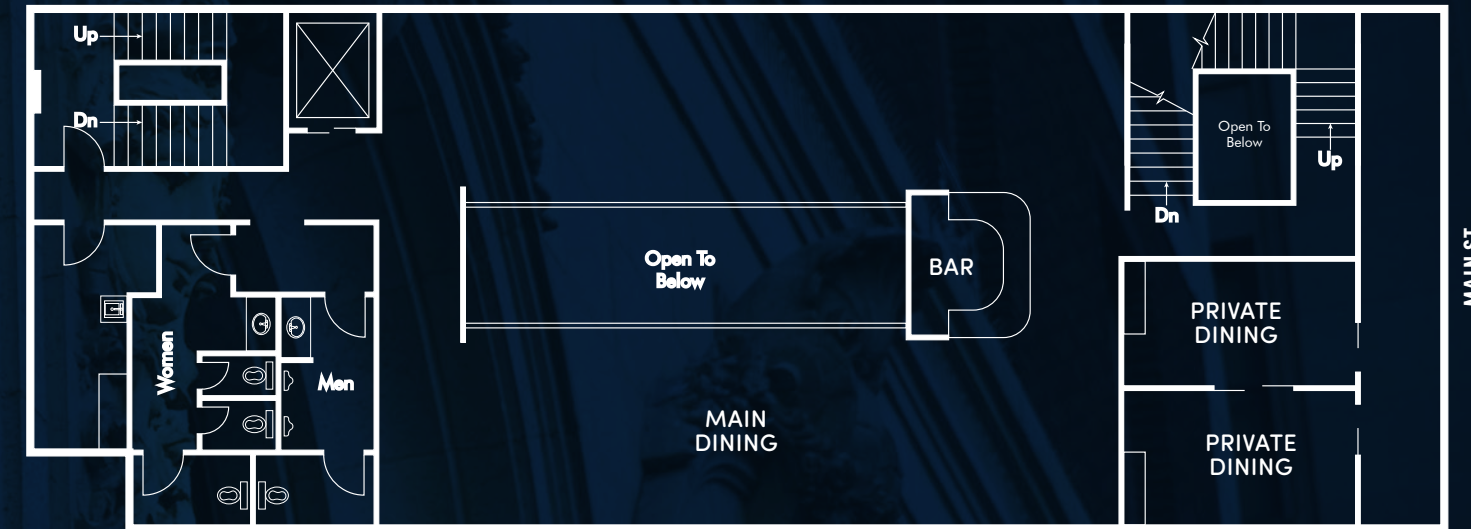
# 1400 MAIN ST

An 15,022 SF multi-level opportunity perfect for a full-service sit-down food concept with roof deck and sub-level spaces

## BASEMENT LEVEL : 3,756 SF



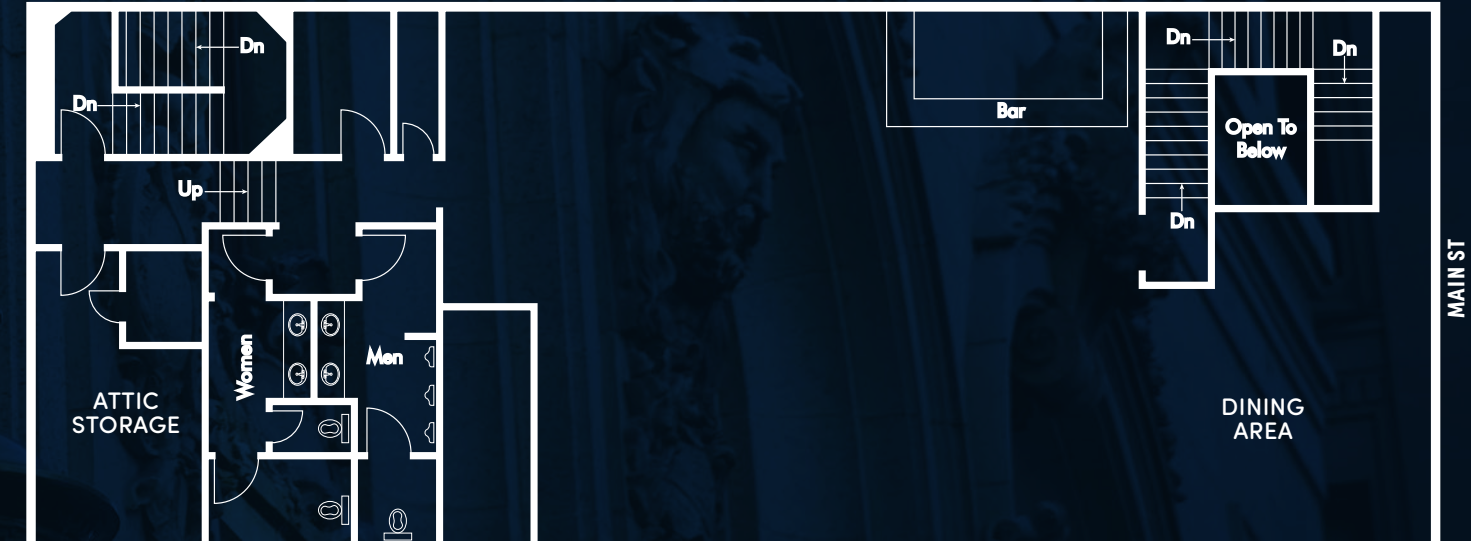
## SECOND FLOOR : 3,724 SF

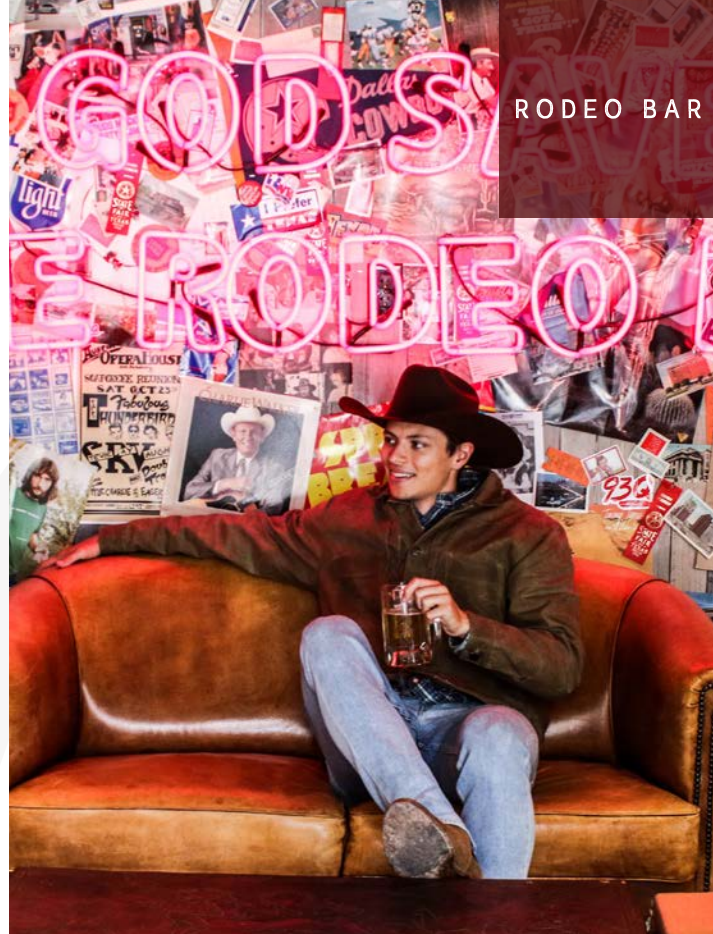


## GROUND FLOOR : 3,692 SF



## ROOF DECK : 3,850 SF





RODEO BAR



COMMERCE  
GOODS + SUPPLY

# Retail

at The Adolphus



otto  
COFFEE  
AND FINE FOODS



CITY HALL  
BISTRO



THE FRENCH ROOM



Sushi  
BY SCRATCH

The hotel is home to a highly curated blend of boutique retail and restaurants, including Sushi by Scratch, The French Room, City Hall Bistro, Otto's Coffee & Fine Foods, Rodeo Bar, and Commerce Goods+ Supply.



With its debut in 1912 as the city's first true luxury hotel, The Adolphus has enjoyed a 100+ year tradition rich in heritage and contemporary luxury. Today, the Adolphus continues to draw the newest generation of discerning connoisseurs who seek out and appreciate experiences, fine cuisine, high-end art and cultural events.





RETAIL AT

# The Galphus

EST. 1912

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

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