

1700  
PACIFIC



**NAI** Robert Lynn





# UPSCALE ATMOSPHERE

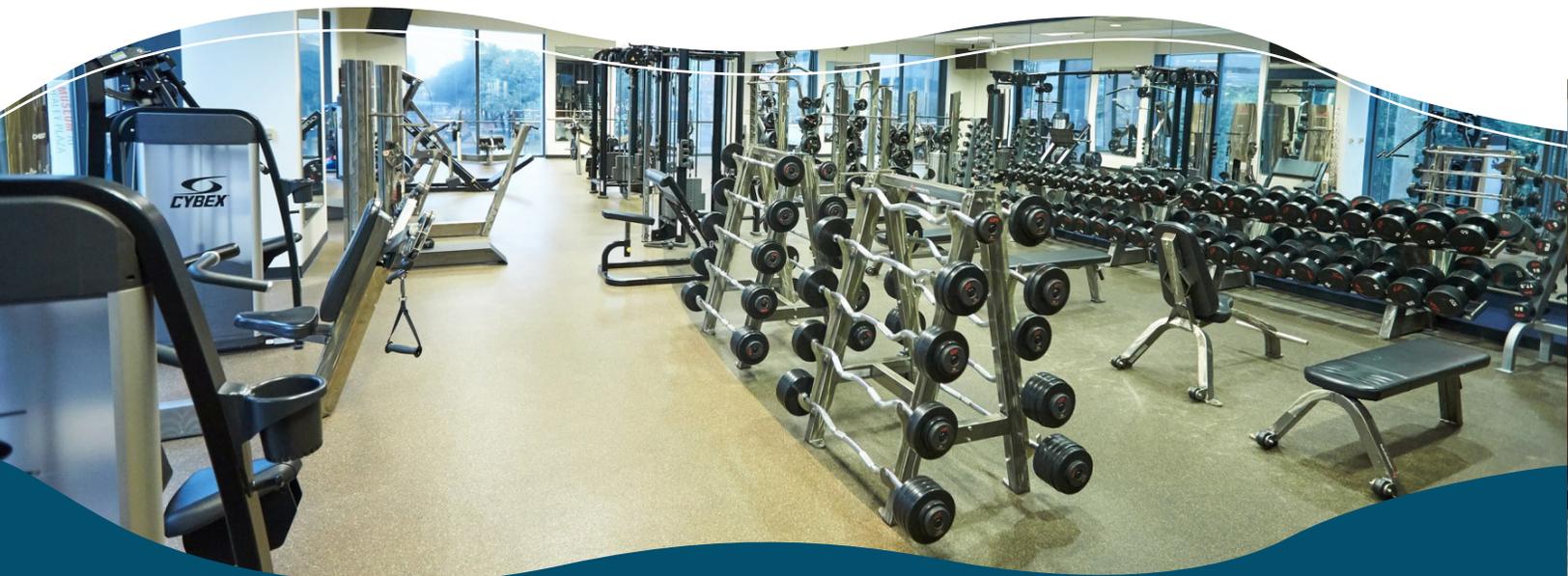


## AMENITIES

ONSITE OWNERSHIP & MANAGEMENT  
UNDERGROUND & ATTACHED PARKING  
24/7 SECURITY  
STATE OF THE ART FITNESS CENTER  
SHOE SHINE SERVICE  
FOOD COURT

## FEATURES

CLASS A BUILDING  
1,306,000 RSF  
SUITES OF ALL SIZES  
LOCATED ON THE DOWNTOWN  
TUNNEL SYSTEM  
CONFERENCE CENTER



# ON-SITE EATERIES





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AMERICAN AIRLINES CENTER

DESIGN DISTRICT

WOODALL RODGERS FWY  
N ERVAY ST  
N ST. PAUL STREET



PACIFIC PLAZA PARK

PACIFIC AVE  
ELM ST  
75

DEEP ELLUM

ELM ST  
35E

KAY BAILEY HUTCHINSON CONVENTION CENTER

COMMERCE ST

ELM ST. PARKING

S PEARL ST  
30

CEDARS

ELM GARAGE



INGRESS  
EGRESS

# WALKABILITY

WITHIN 5 MIN



## RESTAURANTS

TOUSSAINT  
BELSE  
PARTENOPE RISTORANTE  
TOWER CLUB DALLAS



## HOTELS

ADOLPHUS AUTOGRAPH COLLECTION  
STATLER DALLAS  
MAGNOLIA HOTEL  
SHERATON DALLAS  
RENAISSANCE SAINT ELM  
HOTEL INDIGO



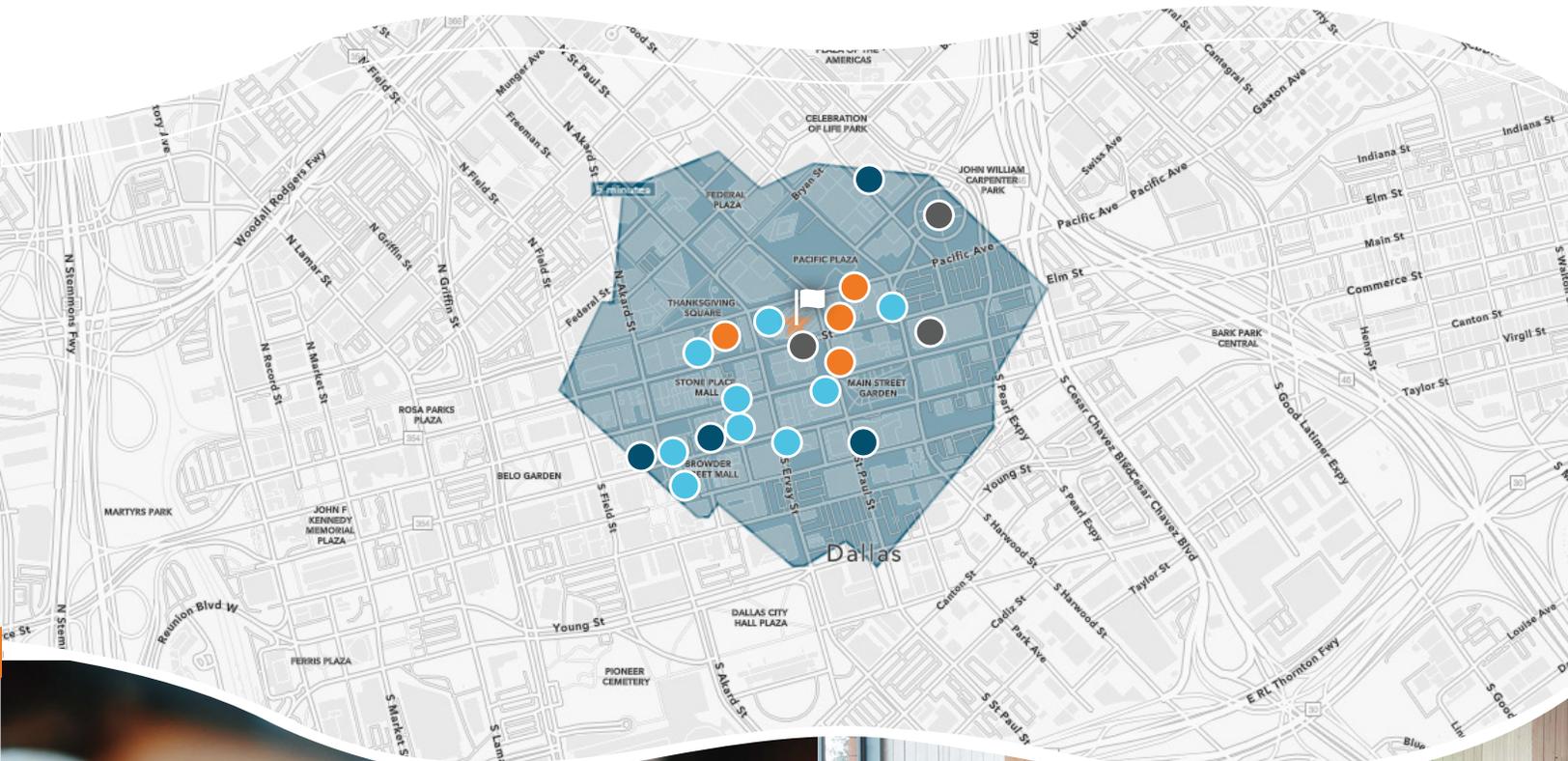
## COFFEE | HAPPY HOUR

STARBUCKS  
WEEKEND COFFEE  
WHITE RHINO COFFEE  
FLYING HORSE CAFÉ  
KITCHENS & KOCKTAILS  
THE MITCHELL  
THE CRAFTY IRISHMAN



## TRANSIT

3 LEVELS UNDERGROUND  
- 303 SPACES  
ELM ST PARKING  
OFF-SITE GARAGE  
- CONNECTED VIA SKYBRIDGE WITH  
1,402 ADDITIONAL SPACES  
1 MIN WALK TO DART TRANSFER CENTER  
- WITH BUS STOP



# CONFERENCE ROOMS

1700 Pacific offers beautifully renovated conference rooms for all your events and corporate gatherings. Fully equipped with drop down screens and multimedia options, each room set-up can be customized to fit your needs.

## COWBOYS CONFERENCE ROOM

This larger conference room can easily be configured to accommodate up to 100 people in a variety of set-ups.



## MAVERICKS CONFERENCE ROOM

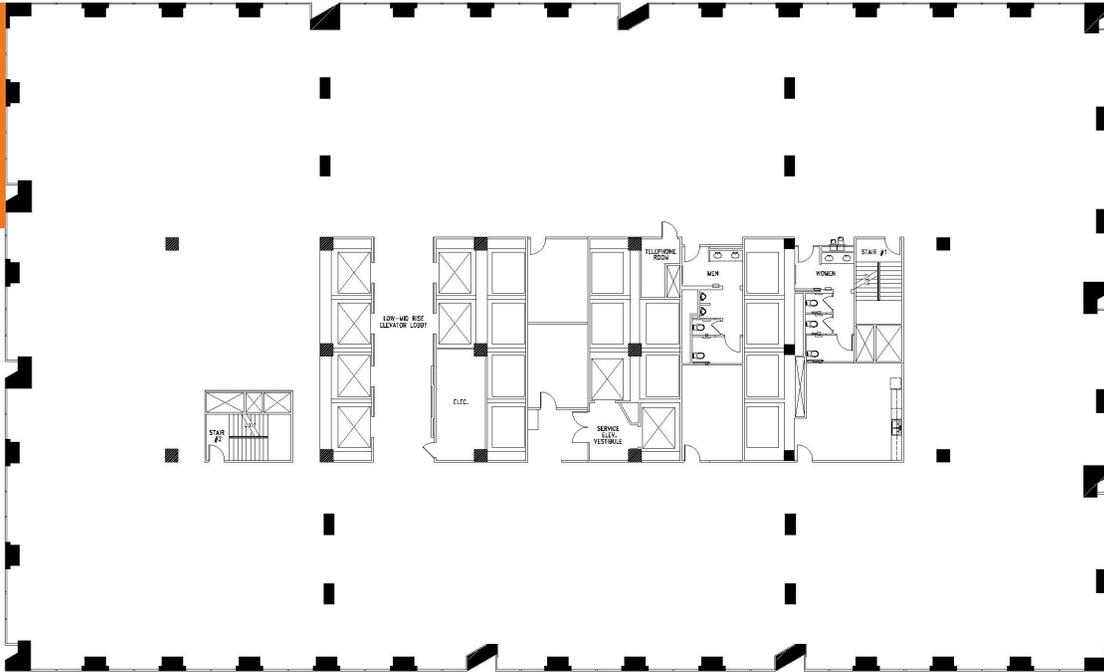
This room is perfect for smaller gatherings and meetings between teams for presentations.



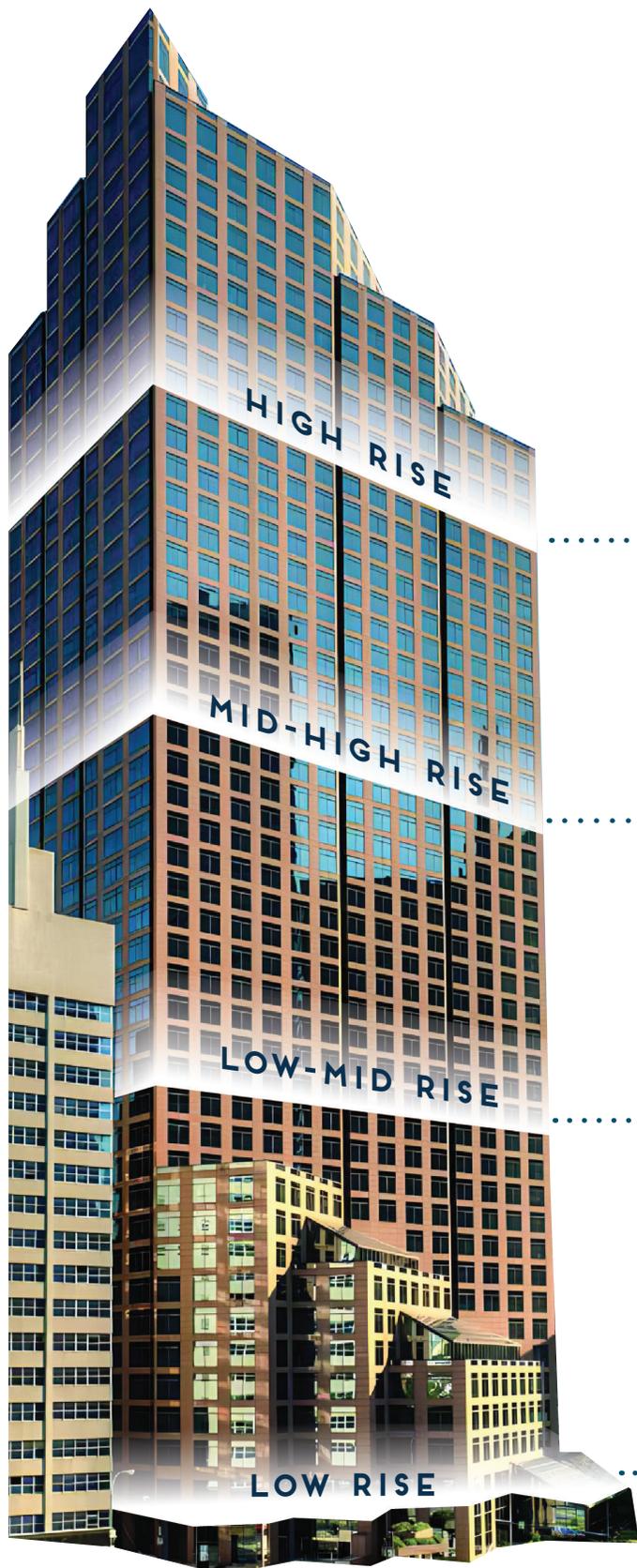
# TYPICAL FLOOR PLATE

19TH FLOOR

27,422 RSF



# AVAILABLE SUITES



## HIGH RISE

FLOOR	SUITE	SF AVAILABLE
38TH	3840	3,549
38TH	3860	1,789
38TH	3890	2,880
39TH	3900	26,635
40TH	4000	27,409
41ST	4100	27,423
42ND	4200	27,485
43RD	4301	1,865
44TH	4410	3,984
44TH	4425	1,474
44TH	4440	2,660
45TH	4525	3,752
45TH	4570	461
46TH	4680	4,025
47TH	4700	8,870
47TH	4705	3,141
48TH	4800	7,417

## MID-HIGH RISE

FLOOR	SUITE	SF AVAILABLE
27TH	2770	10,468
28TH	2800	22,964
29TH	2900	27,481
30TH	3000	26,108
31ST	3150	2,886
32ND	3200	28,143
33RD	3300	28,143
34TH	3400	28,143
35TH	3500	28,143
37TH	3760	1,624

## LOW-MID RISE

FLOOR	SUITE	SF AVAILABLE
14TH	1400	26,720
15TH	1500	27,293
17TH	1700	27,445
18TH	1810	1,220
18TH	1870	1,868
18TH	1880	2,609
19TH	1900	27,422
20TH	2000	11,846
20TH	2020	2,846
20TH	2050	4,932
21ST	2170	8,712
22ND	2230	2,043
22ND	2290	3,278
23RD	2380	3,140
24TH	2400	3,652
24TH	2415	1,577
25TH	2500	27,420

## LOW-RISE

FLOOR	SUITE	SF AVAILABLE
1ST	125	8,300
2ND	230	1,273
2ND	250	3,100
2ND	260	1,733
2ND	270	3,245
3RD	300	37,079
4TH	400	43,412
5TH	500	43,467
6TH	600	37,778
7TH	700	34,796
8TH	800	34,728
9TH	900	29,461
10TH	1000	3,004
10TH	1010	2,714
10TH	1030	2,066
10TH	1050	4,131
11TH	1130	3,238
12TH	1220	1,194
12TH	1240	5,806
12TH	1260	8,515
12TH	1270	3,131
13TH	1300	24,709

# 1700 PACIFIC



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date