



1845 WOODALL RODGERS

A signature office building in Uptown Dallas





**1845 WOODALL RODGERS SITS
AT ONE OF THE MOST PROMINENT
LOCATIONS IN ALL OF DALLAS.**

164,992 RSF

17-STORY BUILDING

16,499 RSF

AVERAGE FLOORPLATE

Renovated 2022

BUILT IN 1984

3.0/1,000

PARKING RATIO

Along with the direct access to many of Dallas' finest food and attraction spots, 1845 Woodall Rodgers offers tenants a variety of first-class amenities and services.

- Views of Uptown and Klyde Warren Park
- On-Site Banking Offered by First United Bank
- Lobby and Common Area Transformation, Including Tenant Shared Conference Room/Event Area in Lobby
- Hola Café – A Dallas Coffee Shop
- Monument Signage Available
- 24/7 Building Security
- Free Wifi
- Visitor Parking on Akard St.
- On-Site Management and Ownership
- Card-Key Access

BUILDING SIGNAGE AVAILABLE

- 1 Top of Building
- 2 Mid-Building
- 3 Main Entrance

14th Floor
Private
Balcony

13th Floor
Private
Balcony

18,141 RSF

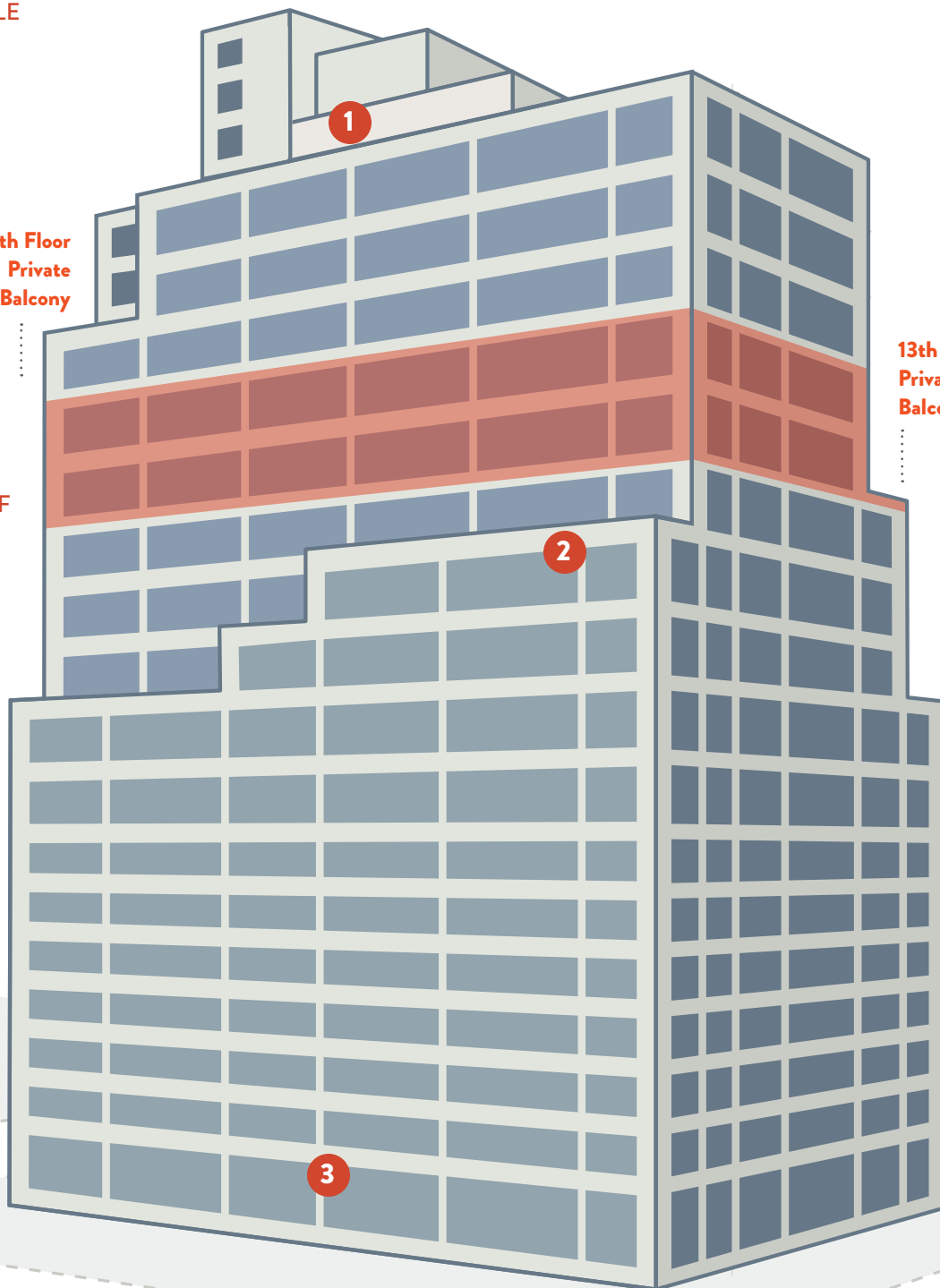
18,485 RSF

TWO FLOORS AVAILABLE
WITH VIEWS OF UPTOWN
AND KLYDE WARREN PARK

McKINNEY AVE

AKARD ST

WOODALL RODGERS FWY





TWO FLOORS CONNECTED BY INTERNAL STAIRCASE

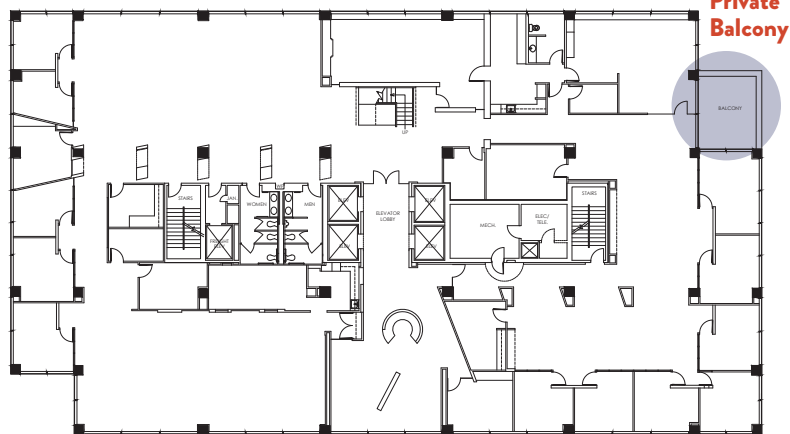


13TH FLOOR BALCONY VIEW

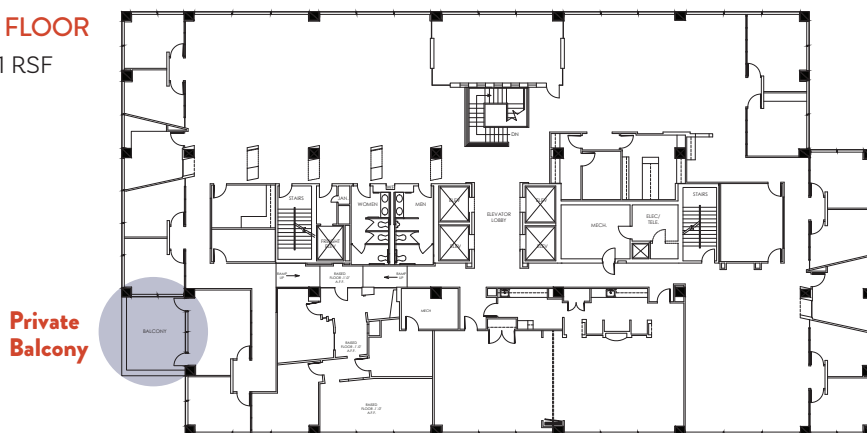


14TH FLOOR BALCONY VIEW

13TH FLOOR
18,485 RSF



14TH FLOOR
18,141 RSF





LOCATED DIRECTLY ACROSS FROM 1845 WOODALL RODGERS, KLYDE WARREN PARK SERVES AS A CENTRAL GATHERING SPACE FOR DALLAS AND ITS VISITORS.

This 5.2 acre deck park, designed by award-winning architect, James Burnett, is an urban green space built over the recessed Woodall Rodgers Freeway between Pearl and St. Paul streets in downtown Dallas. A highly active space, Klyde Warren Park provides daily free programming for the public ranging from yoga to lecture series to outdoor concerts and films.

NEARBY RESTAURANTS

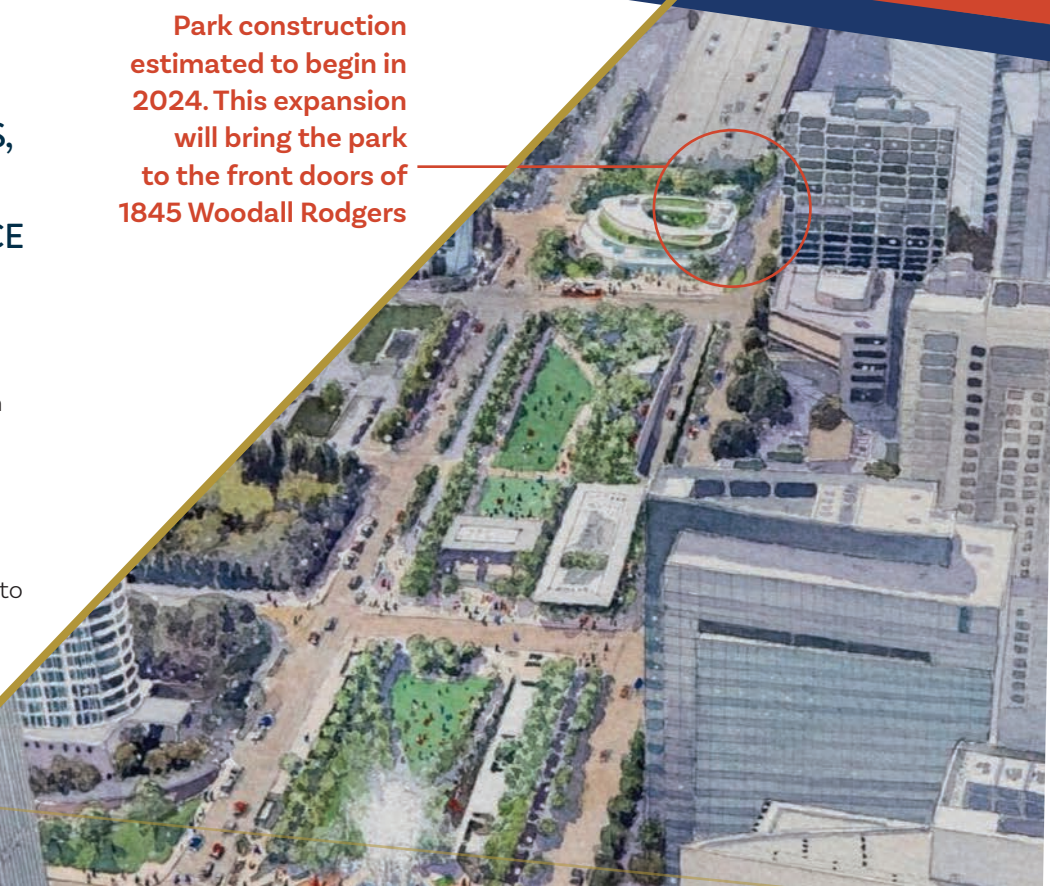
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|-------------------------|------------------------------------|
| 1 Meso Maya | 12 Doc B's |
| 2 Taqueria La Ventana | 13 Del Frisco's Double Eagle Grill |
| 3 El Fenix | 14 Starbucks Reserve |
| 4 Cava | 15 Roti Grill |
| 5 Hola Café | 16 Happiest Hour |
| 6 Haywire | 17 Te Deseo |
| 7 North Italia | 18 Flower Child |
| 8 The Henry | 19 Potbelly |
| 9 La Madeline | 20 Pei Wei Asian Kitchen |
| 10 Perry's Steakhouse | 21 Miriam Cocina Latina |
| 11 Yardbird Table & Bar | 22 Mi Cocina |



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Park construction estimated to begin in 2024. This expansion will bring the park to the front doors of 1845 Woodall Rodgers





1845 Woodall Rodgers is owned and operated by Woodbine Development and First United. Both Woodbine and First United are tenants within the property.

ALEXIS MARTINEZ

Managing Partner at Woodbine Commercial

1845 Woodall Rodgers, Suite 1700, Dallas, TX 75201

a.martinez@woodbinedevelopment.com

ph 214.855.6011 | cell 214.455.7130

