



# THE UNION DALLAS

2300 N FIELD ST [THEUNIONDALLAS.COM](http://THEUNIONDALLAS.COM)

SOPHISTICATED

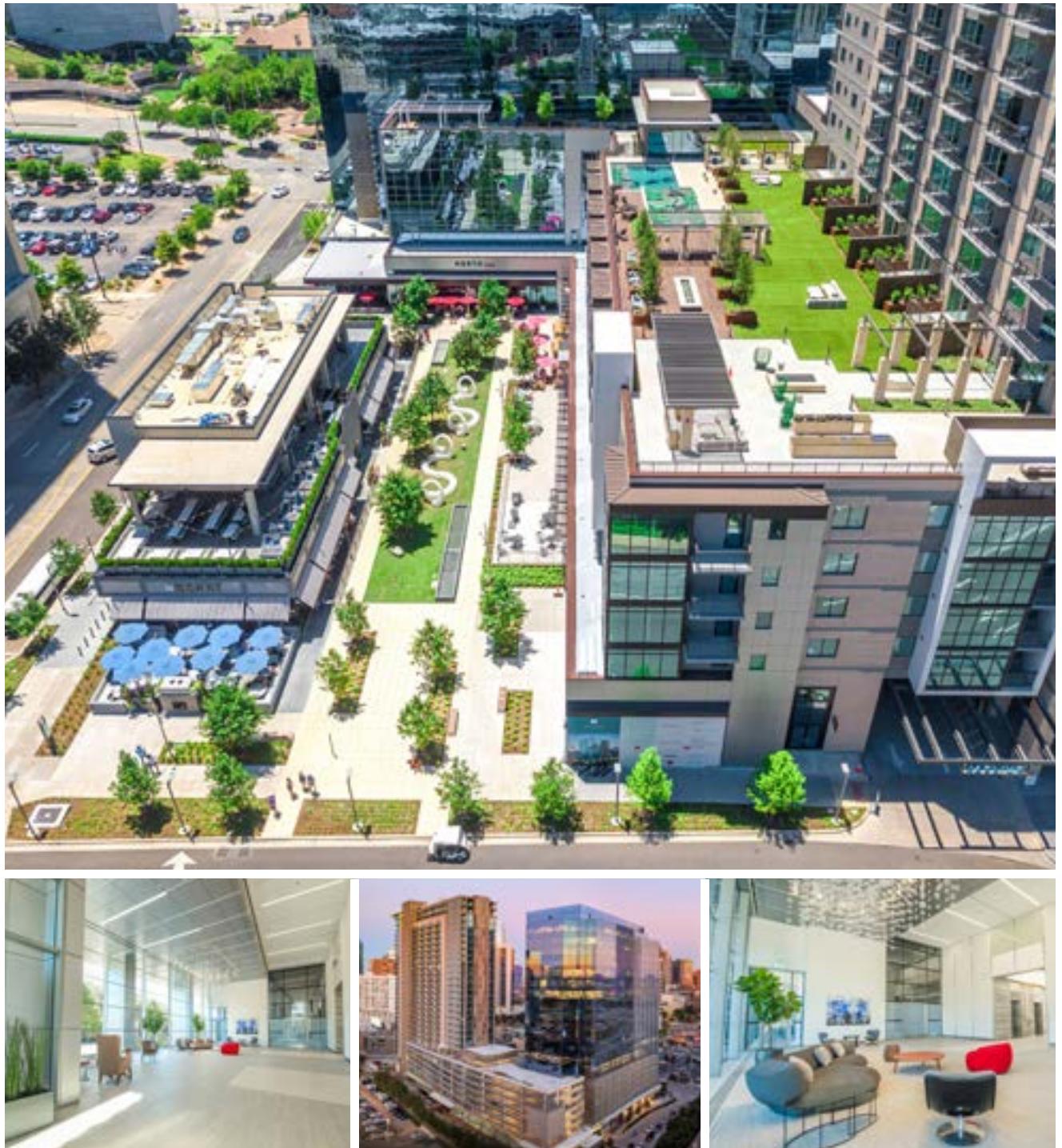
# OFFICE

The dramatic office tower at The Union takes advantage of a prominent location on Field Street and Cedar Springs Road to claim its place in the Dallas skyline. With sweeping views of the city, the blue-hued tower boasts 14 levels of Class-AA office space conveniently set over dedicated parking. It embodies a fresh, contemporary design that appeals to a sophisticated, international sensibility and resonates with clients from all over the world.

- Class A+
- Total RSF – 419,693
- Floors & Size – 22 Floors, Typical Floor – 29,232 SF
- Parking Ratio – 3 per 1,000
- Destination Selection Elevators

## LOCATION

- 1 Mile to Dallas North Tollway Entrance
- 0.1 Miles to Woodall Rogers Freeway
- 0.7 Miles from I-35
- Parking garage access from all 4 sides of site

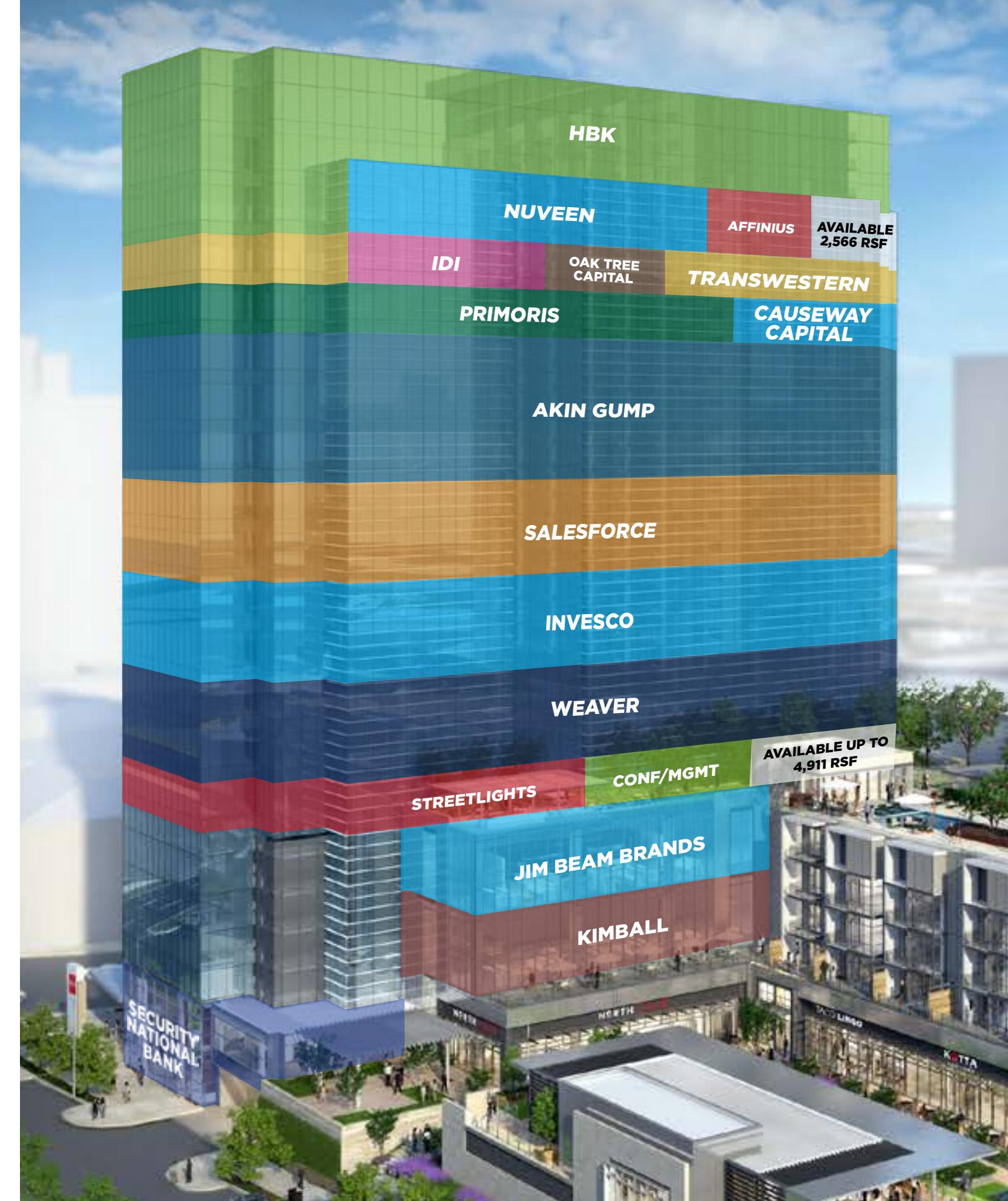


# STACKING

PLAN

## OFFICE AMENITIES

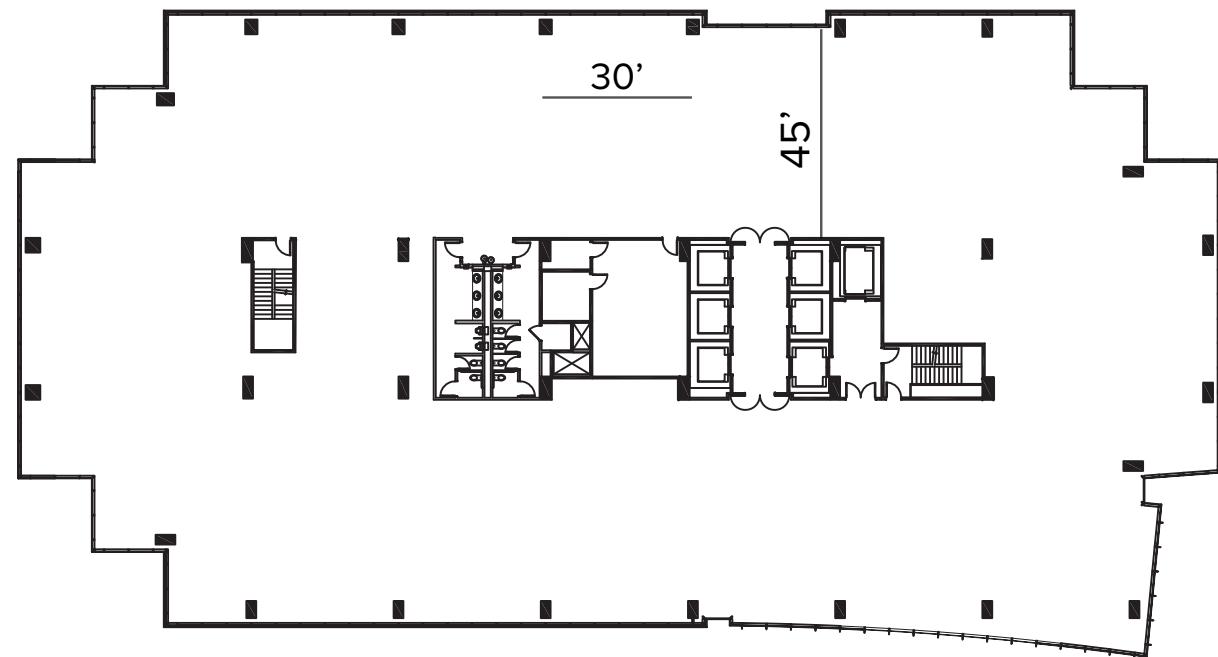
- ◆ The Union Park
- ◆ Amenity Deck
- ◆ Valet Parking
- ◆ Tenant Lounge
- ◆ Conference Facility
- ◆ Fitness Facility
- ◆ Security



# FLOORPLAN

TYPICAL

TYPICAL FLOORPLAN



## GENERAL SPECS

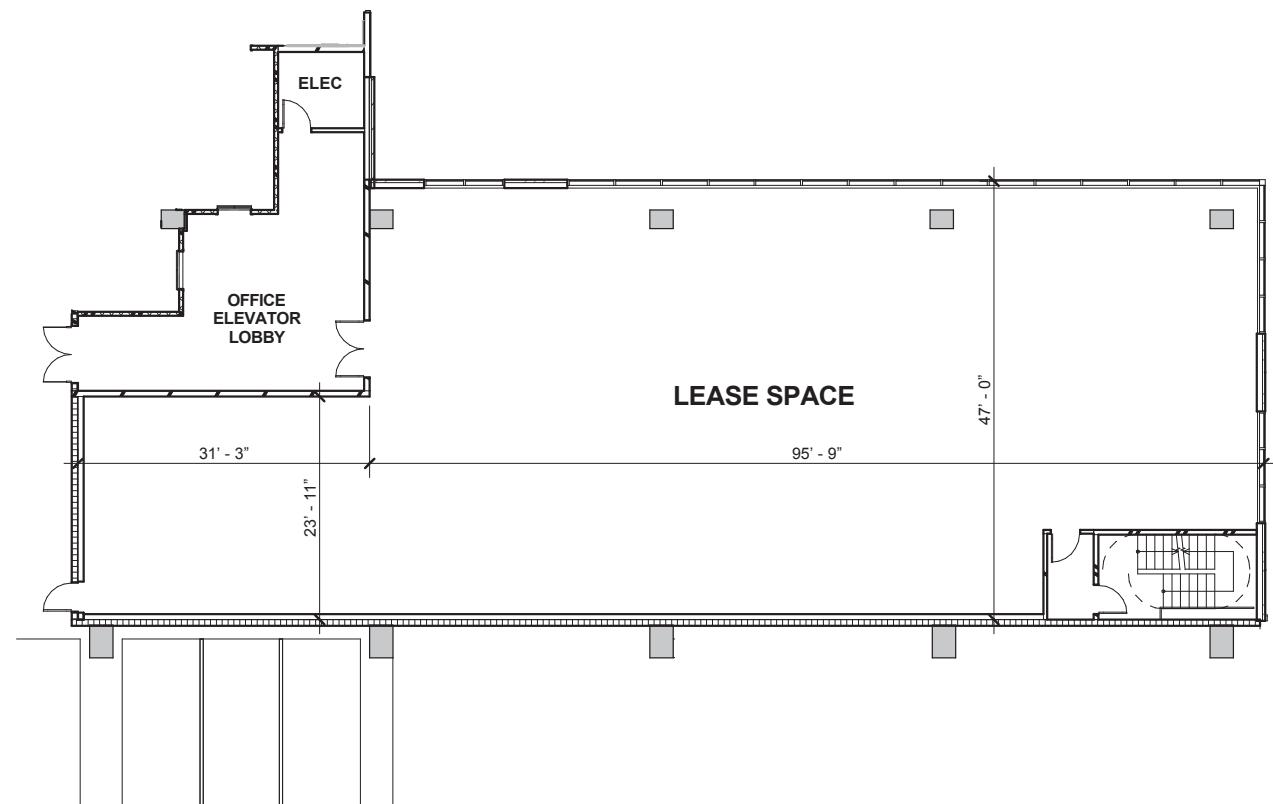
- +/- 29,232 SF
- Up to 40 Exterior Offices on the Glass
- 10' Finished Ceiling
- 9'6" Floor to Ceiling Vision Glass
- Panoramic Views of Uptown, the Margaret Hunt Hill Bridge and Downtown Dallas

## LOFT SPECS

- +/- 6,006 SF
- Located on Levels P4 & P6
- 20' Finished Ceiling
- 20' Floor to Ceiling Vision Glass
- Immediate Access from Parking Garage
- Private Balcony Located on Level P4



LOFT FLOORPLAN



MIXED-USE

# DEVELOPMENT

## AMENITIES

- 800,000 SF Mixed-Use Development
- 58,000 SF Tom Thumb – Urban Concept
- Starbucks, Prepared Speciality Foods, Beer & Wine Bar, Full Service Grocery & Pharmacy
- 6 Restaurants from White Table Cloth to Fast Casual that Include:  
The Henry, North Italia, Taco Lingo, Creamistry, Rush Bowls & Royal 38
- A Half-Acre Park Designed by OJB, a Top Texas Landscape Designer
- 309 Unit Street Lights Residential Tower – The Christopher



# URBAN

## CONVENIENCE

### TOM THUMB GROCERY STORE + STARBUCKS

- Drive Up and Go Grocery Delivery Service
- Pharmacy
- Grab and Go Options
- The Union Tap™ — Beer and Wine Bar
- Sushi Bar
- Butcher
- Floral
- Dedicated Parking





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THEUNIONDALLAS.COM



## FOR MORE INFORMATION

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