

NOW LEASING

DECORATIVE CENTER

WHERE DESIGN MEETS LUXURY

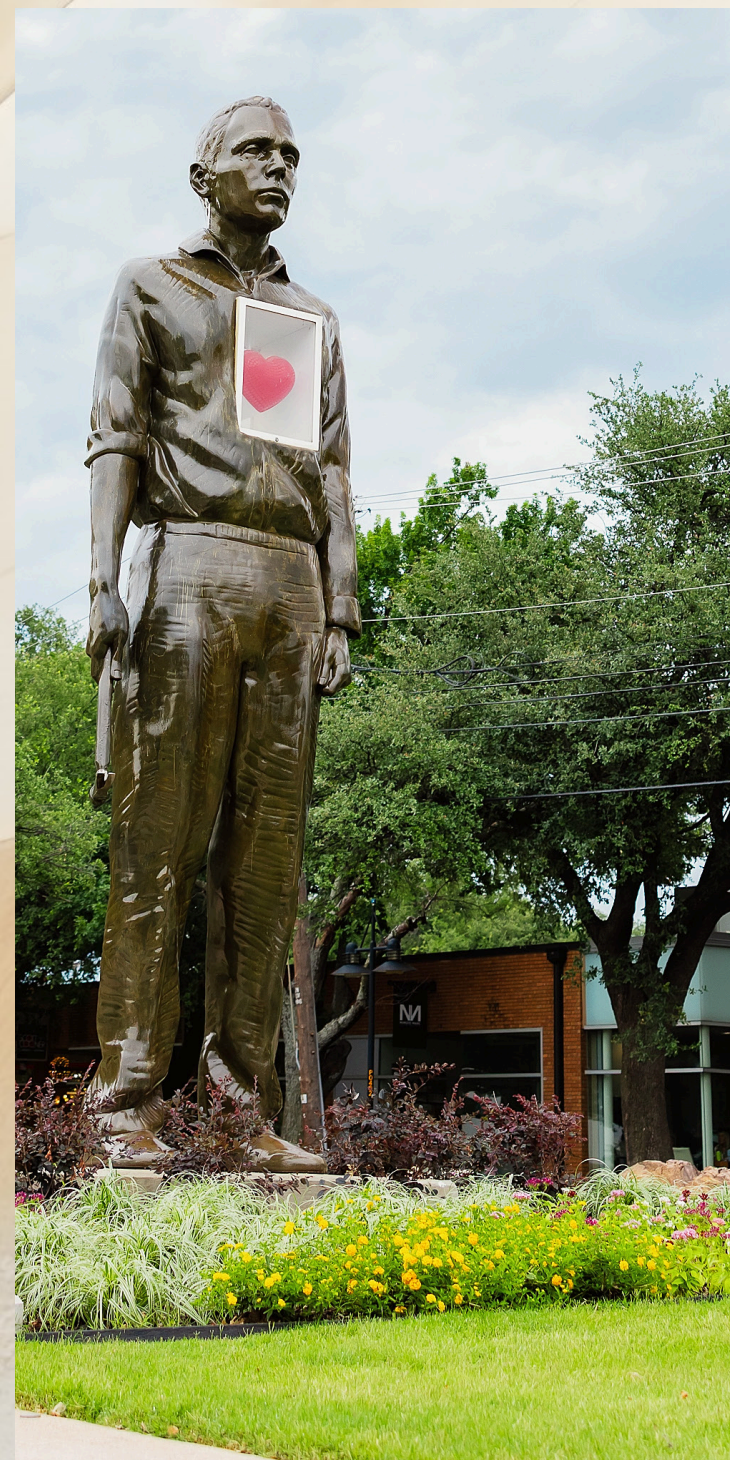
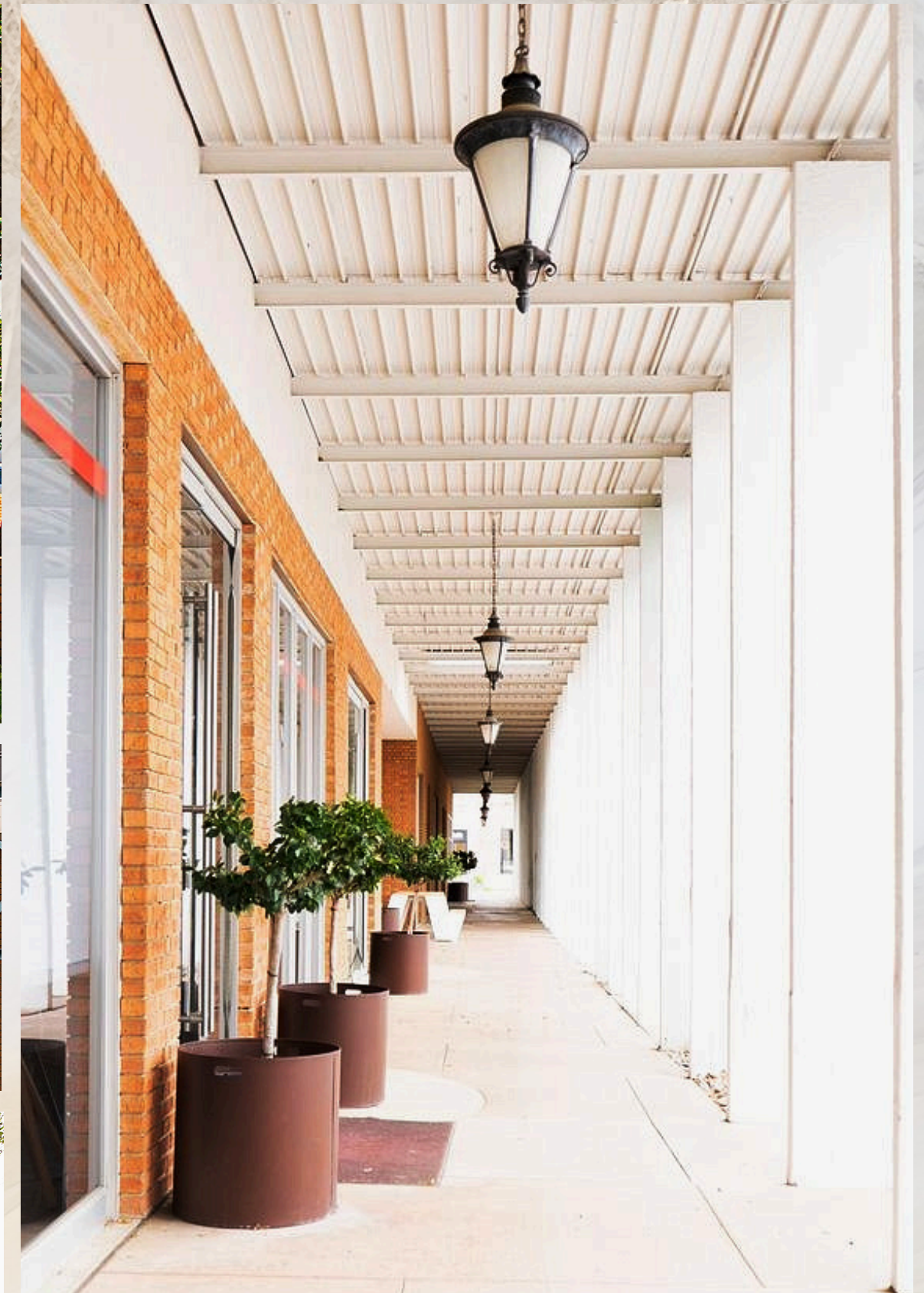
1617 HI LINE DRIVE



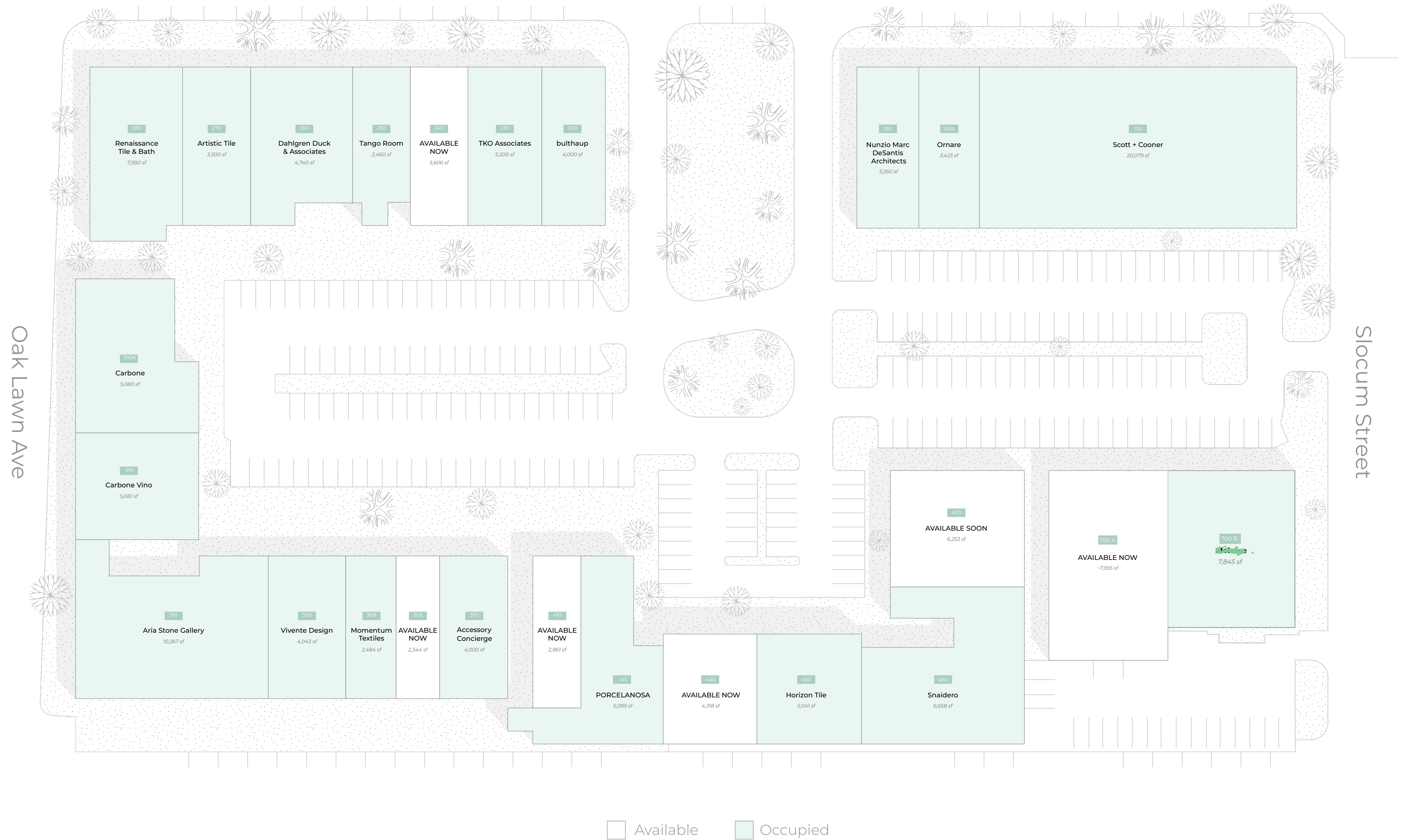
Dallas, TX 75207



DECORATIVE CENTER



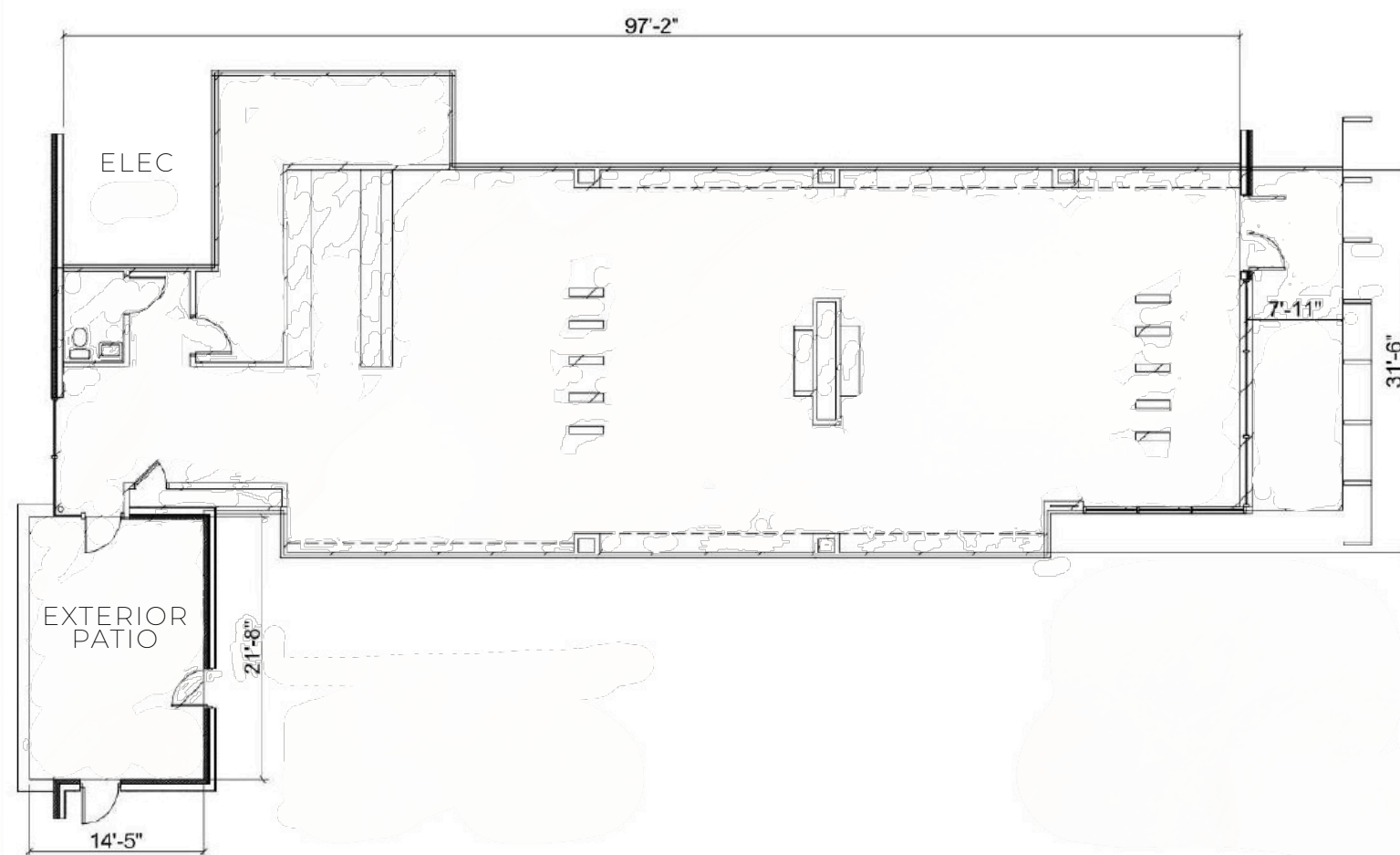
Hi Line Dr



FLOOR PLANS

SUITE 240

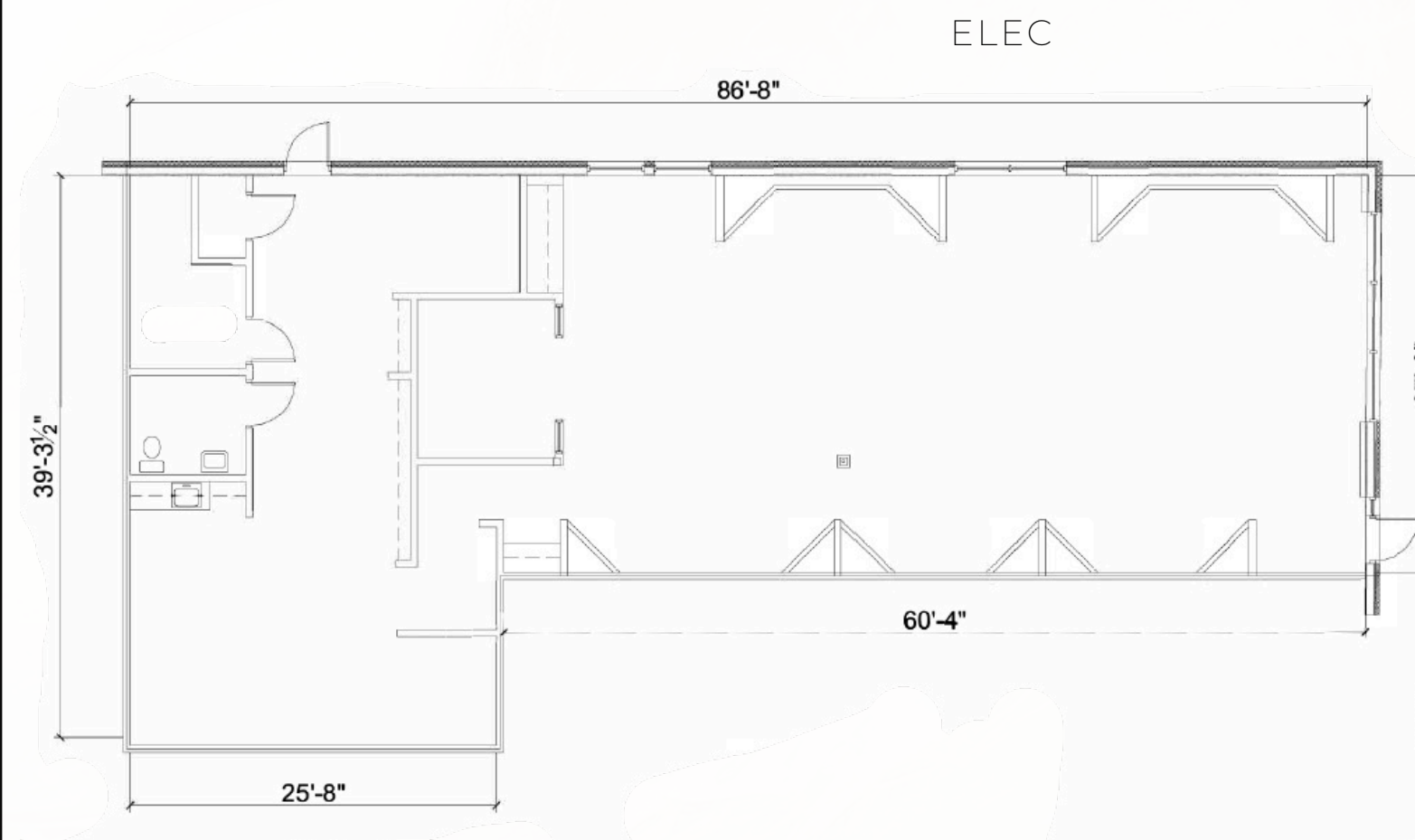
3,606 SF



Tucked beside the renowned Tango Room steakhouse, Suite 240 enjoys steady pedestrian flow and a richly atmospheric setting. Located in the quieter, more refined rear portion of the Center, where views of Carbone's greenery and glow add ambiance, the space offers a boutique feel with thoughtful proportions. It's a perfect canvas for a materials showroom, curated furnishings concept, or gallery aiming to marry visibility with vibe.

SUITE 410

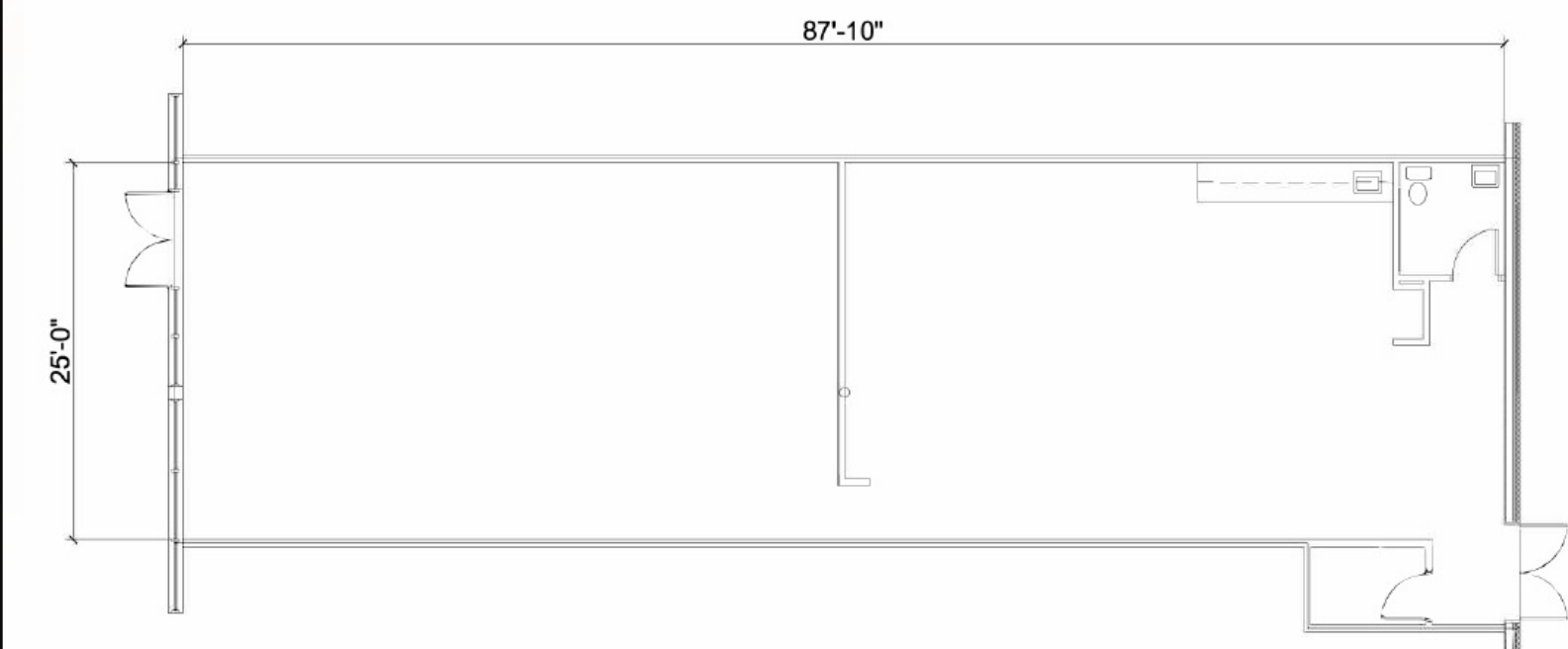
2,861 SF



Long and light-filled, Suite 410 features a narrow showroom layout that draws in soft illumination from a neighboring walkway. Its linear configuration creates a warm and inviting environment suited for product display and client interaction. Positioned across from The Seam along shaded brick paths, this suite blends charm, intimacy, and a strategic location within one of Dallas's most design-driven corridors.

SUITE 305

2,344 SF

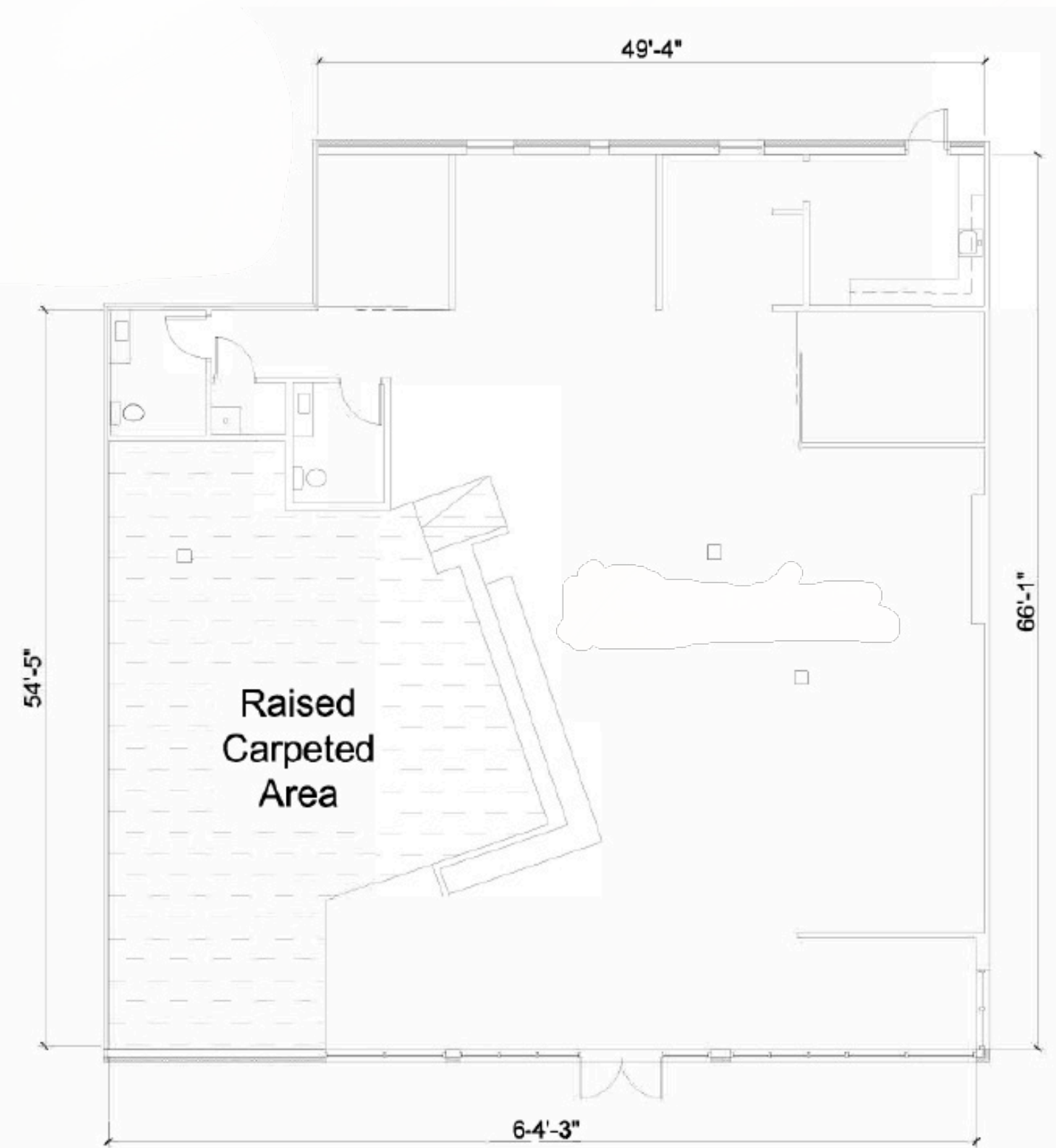


Suite 305 offers a practical and efficient footprint with clean sightlines and flexible display walls. Located steps from The Seam and surrounded by prominent design brands, the suite benefits from steady circulation and easy accessibility. A well-balanced layout makes it an ideal fit for furnishings, textiles, accessories, or a boutique showroom seeking maximum visibility with minimal build-out needs.

FLOOR PLANS

SUITE 440

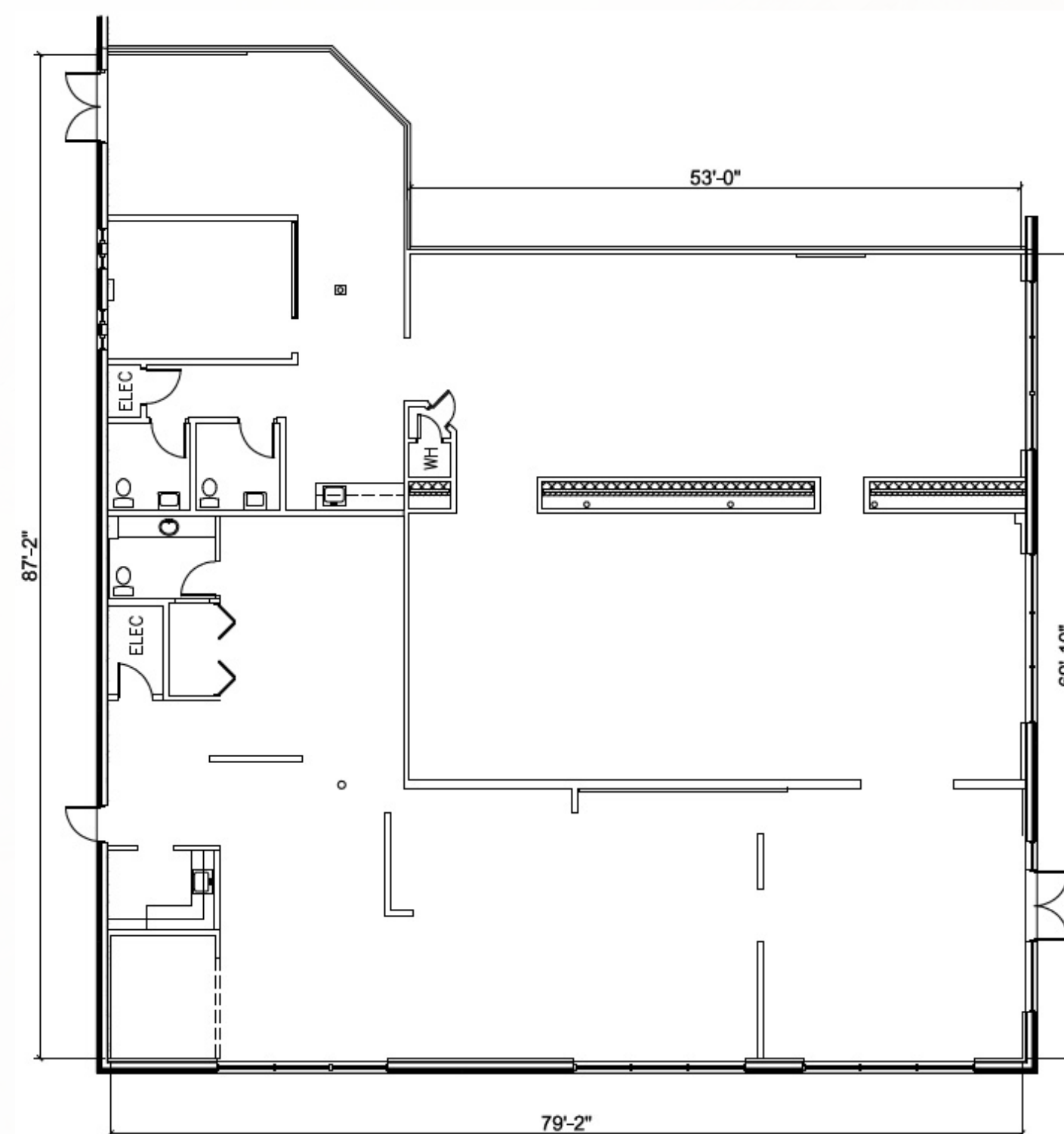
4,318 SF



With sleek frontage and a clean, modern footprint, Suite 440 sits directly across from The Seam and benefits from convenient storefront parking. Its well-proportioned layout lends itself to a versatile retail or showroom concept, while its prominent corner-like visibility makes it especially inviting to walk-in clients and designers. An ideal fit for a contemporary home, textile, or lifestyle brand looking to plug into the Center's energy.

SUITE 470

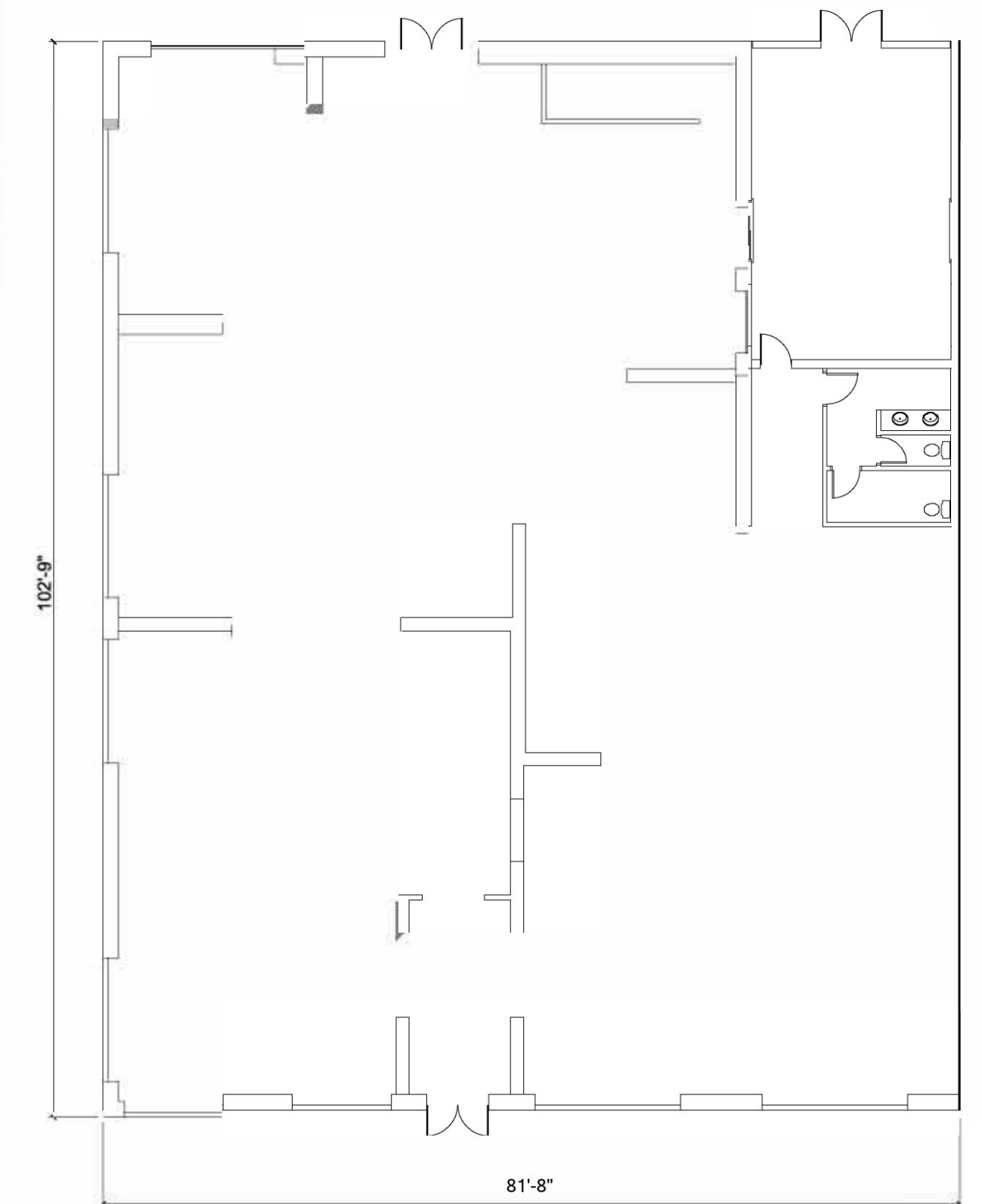
6,253 SF



Suite 470 offers 6,235 SF of flexible, well-proportioned space ideal for retail or showroom use. Positioned near The Seam and surrounded by strong design-driven neighbors, the suite combines an open floorplate with multiple offices, strong sightlines, and direct restroom access. Its frontage and depth make merchandising intuitive, creating a versatile footprint for a range of display or workspace needs.

SUITE 700 A

~7,955 SF



Suite 700A occupies a premier position at the Center's main entrance, making it one of the first spaces visitors encounter. Offering prominent street visibility across from The Seam and private rear parking, the suite provides presence, scale, and accessibility. Open, adaptable, and highly visible, this flagship location is well-suited for a bold retail or showroom brand seeking marquee placement adjacent to Melrose and the incoming restaurant.

DALLAS DESIGN DISTRICT

Unlock Opportunity in the Dallas Design District

Join a curated collection of best-in-class showrooms, galleries, and lifestyle brands in one of the most dynamic design destinations in the country. The Dallas Design District offers a rare mix of legacy prestige and modern momentum — where historic warehouses meet cutting-edge design, and a growing community of top-tier tenants thrives.

HN Capital Partners is re imagining the District with a long-term vision focused on quality, place-making, and sustained investment. We are thoughtful about our tenant mix, deliberate in our leasing strategy, and committed to creating a destination that supports creativity, commerce, and culture. With a limited number of showrooms currently available, now is the time to join a neighborhood that values both tradition and transformation.

Spaces range from 2,000 to 20,000+ square feet, with flexible terms and tailored buildout options available. Whether you're an established brand or an emerging name in design, we'd love to talk about how you can grow in the Design District.





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