

2,050 - 5,555 SF Retail Spaces for Lease

High Visibility at S. Market & Wood Streets in Downtown Dallas

- Newly delivered \$66.8 million multi-phase, mixed use development next to the Dallas County Courthouse and just north of the \$3.7 billion Kay Bailey Hutchison Convention Center Dallas expansion.
- Artistically striking 12-story parking garage and retail building poised to support up to 15 future floors of hotel, office, or residential space.
- 18,000+ total square feet of ground level restaurant and retail space designed to enliven the pedestrian experience in the urban core of Dallas.
- 5 retail spaces available ranging from 2,050 to 5,555 square feet.
- Walkable landmarks include John F Kennedy Memorial, Dealy Plaza, The Sixth Floor Museum, Old Red Museum, Reunion Tower, The Dallas World Aquarium, Holocaust Museum and more.
- The neighboring 1,120-room Hyatt and 1,000-room Omni contribute to over 11,400 hotel rooms in the Downtown area.

Demographics	1 Mile	3 Miles	5 Miles
2023 Population - Current Estimate	20,489	169,254	382,445
2028 Population - 5-Year Projection	23,963	191,634	404,684
2023 Daytime Population	106,850	92,455	172,442
2023 Average Household Income	\$144,263	\$123,744	\$124,605
Median Age	33	33	34



Jack Gosnell

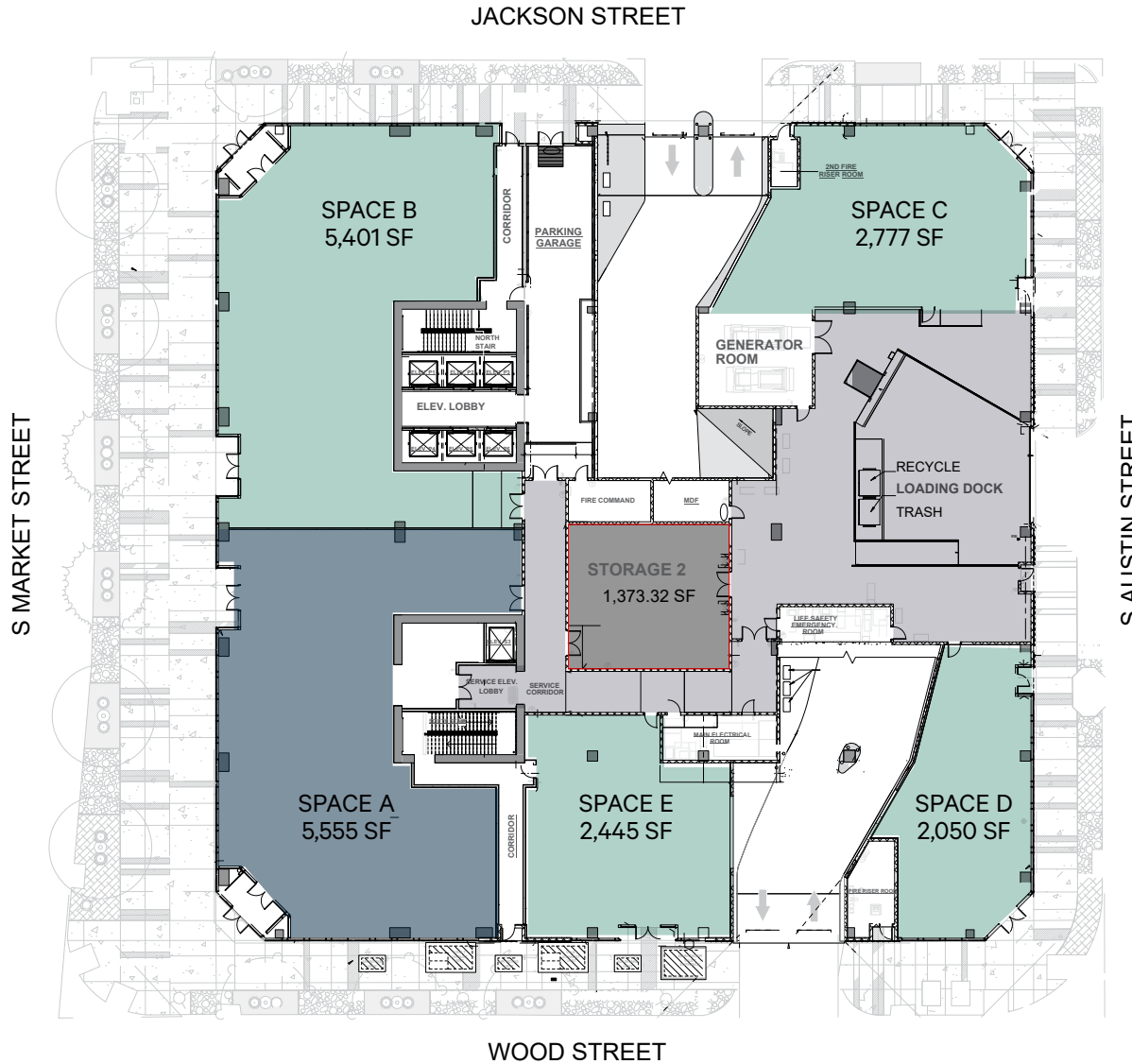
Senior Vice President
+1 214 252 1187
jack.gosnell@cbre.com

Elizabeth Herman Fulton

Vice President
+1 214 252 1143
elizabeth.herman@cbre.com

Marissa Stave

Associate
+1 214 252 1037
marissa.stave@cbre.com



**18,000+ SF AVAILABLE
GROUND FLOOR RETAIL**

(PARKING IN GARAGE ABOVE)

Lease Space A	5,555 SF
Lease Space B	5,401 SF
Lease Space C	2,777 SF
Lease Space D	2,050 SF
Lease Space E	2,445 SF

Jack Gosnell
Senior Vice President
+1 214 252 1187
jack.gosnell@cbre.com

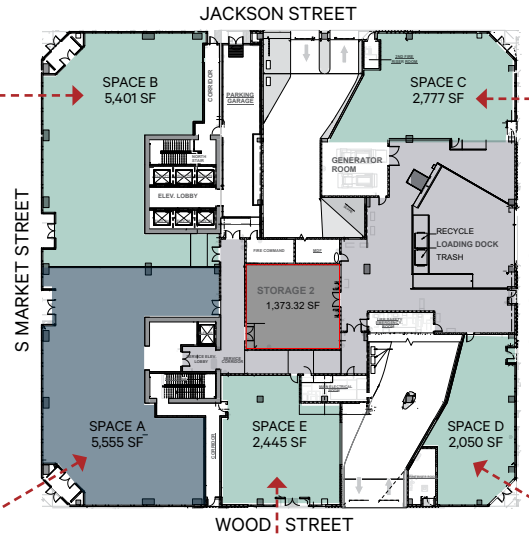
Elizabeth Herman Fulton
Vice President
+1 214 252 1143
elizabeth.herman@cbre.com

Marissa Stave
Associate
+1 214 252 1037
marissa.stave@cbre.com





SPACE B - 5,401 SF



SPACE C - 2,777 SF



SPACE A - 5,555 SF



SPACE E - 2,445 SF



SPACE D - 2,050 SF

Jack Gosnell
Senior Vice President
+1 214 252 1187
jack.gosnell@cbre.com

Elizabeth Herman Fulton
Vice President
+1 214 252 1143
elizabeth.herman@cbre.com

Marissa Stave
Associate
+1 214 252 1037
marissa.stave@cbre.com



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

Jack Gosnell
Senior Vice President
+1 214 252 1187
jack.gosnell@cbre.com

Elizabeth Herman Fulton
Vice President
+1 214 252 1143
elizabeth.herman@cbre.com

Marissa Stave
Associate
+1 214 252 1037
marissa.stave@cbre.com



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.



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.

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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

CBRE, Inc.	0299995	texaslicensing@cbre.com	(210) 507-1130
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jeremy McGown	620535	jeremy.mcgown@cbre.com	(214) 979-6100
Designated Broker of Firm	License No.	Email	Phone
Brooke Armstrong	521349	brooke.armstrong@cbre.com	(214) 979-6100
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Elizabeth H. Fulton	677118	elizabeth.herman@cbre.com	(214) 979-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date