



11 ST. PAUL PLACE

750 N. SAINT PAUL STREET | DALLAS, TX 75201



STORIES

**22**

BUILDING SIZE

**273,217 SF**

YEAR BUILT

**1983**

GARAGE PARKING RATIO

**3:1,000**

TYPICAL FLOOR SPACE

**13,784 SF**

RENOVATED

**2017**





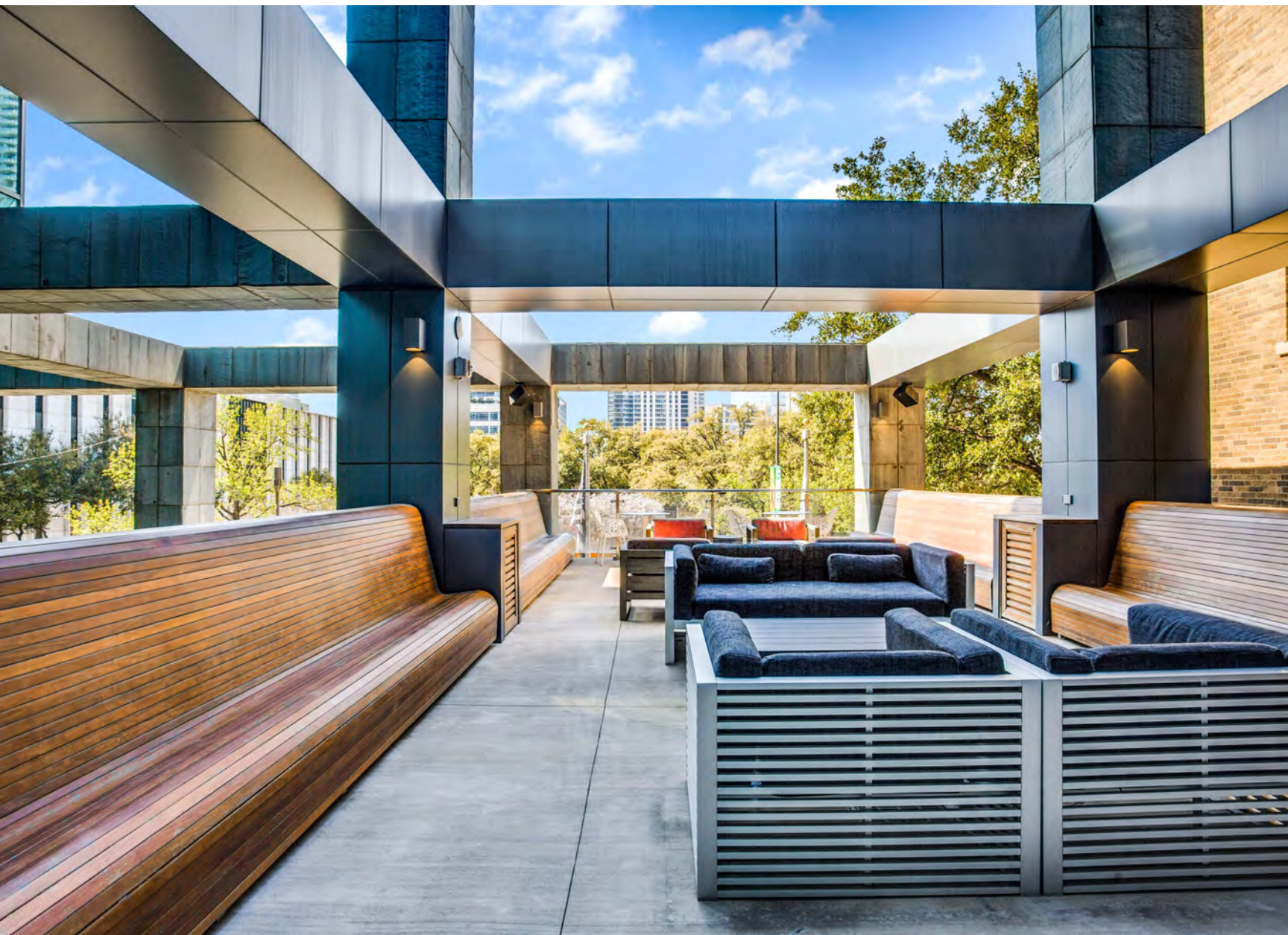


# ST. PAUL PLACE

Situated at the southeast corner of North Saint Paul Street and Ross Avenue, Saint Paul Place is conveniently located within the largest contiguous urban arts districts in the nation, the Dallas Arts District.

Two city blocks south of the Woodall Rodgers Freeway ensures quick ingress and egress to and from the building, while pedestrian access to the many hotels, restaurants, parks, performance & visual art centers and residential housing in this iconic neighborhood afford office tenants a community unlike any other.

Combined with the on-site amenities, friendly concierge style security, and move-in ready creative office spaces, Saint Paul Place embodies the live, work, and play experience.



# Ideal Location

The entrances and exits to and from Woodall Rogers Freeway allow tenants to quickly access Interstate 35 and US-75 from the building.

UPTOWN



5 minutes

HIGHLAND PARK



12 minutes

PRESTON HOLLOW



14 minutes

LOVE FIELD



18 minutes

LAKE HIGHLANDS

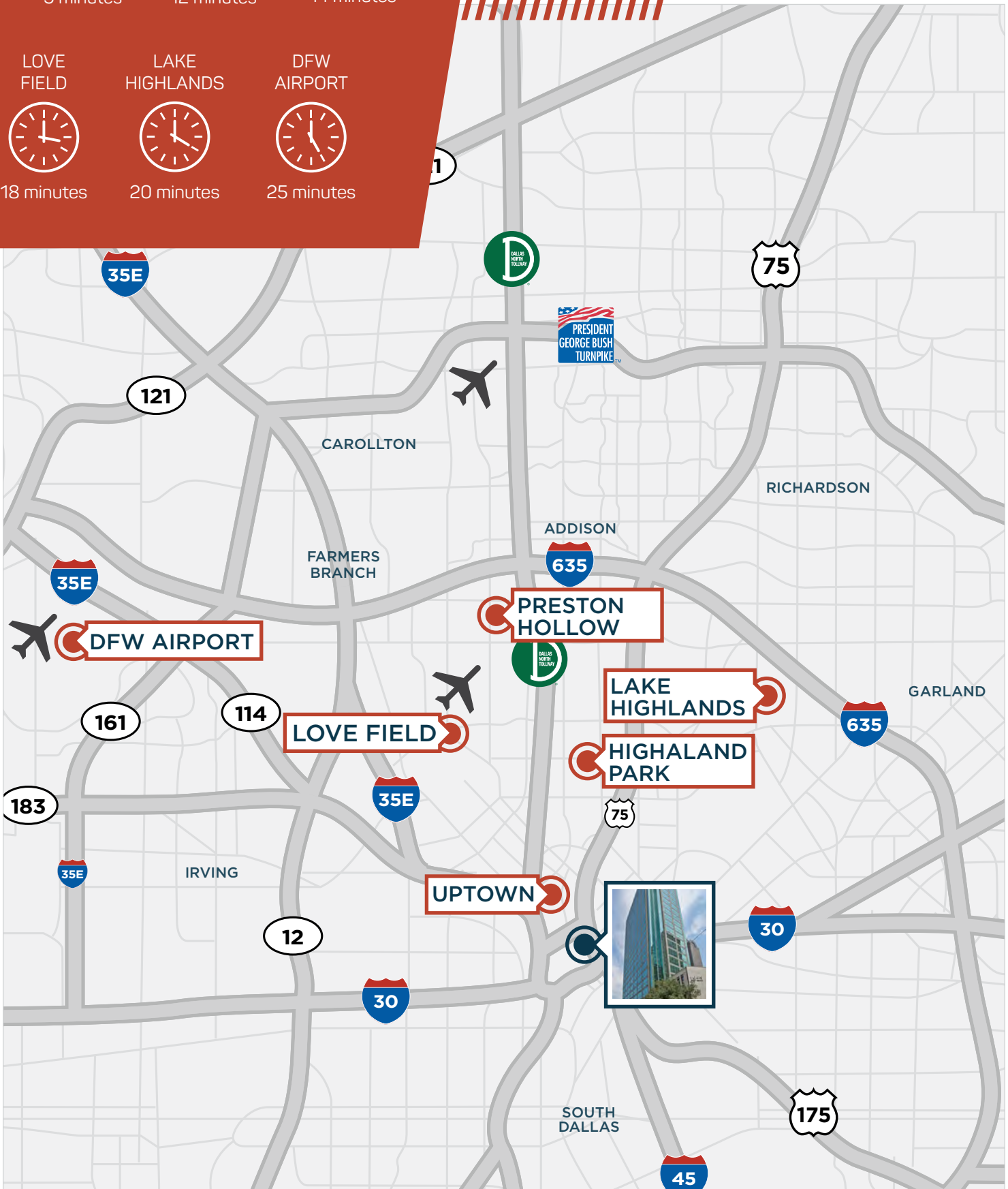


20 minutes

DFW AIRPORT



25 minutes







# Gateway to the Arts District

Today the Arts District is the largest connected urban arts district in the nation. It is the main hub for culture, arts, events and activity in Dallas.



**19**  
Blocks

**68**  
Acres

**4 BUILDINGS**  
By Pritzker Prize-winning architects

**2 MILLION**  
Visitors annually

**250+**  
Musical Shows

**190+**  
Symphony Concerts

**125+**  
Theatre Plays

**100+**  
Art Exhibits



# In Walking Distance

Footsteps away from full-service & fast-casual restaurants

YMCA &  
FAIRMONT  
HOTEL



2 minutes

DART  
LINE  
STATION



2 minutes

KLYDE  
WARREN  
PARK



3 minutes

AT&T  
PERFORMING  
ARTS CENTER



5 minutes



400 GRADI

400 GRADI

Airy, sophisticated eatery turning out Neapolitan pizzas and other traditional Italian fare.



ZERO GRADI

Hand-churned traditional Italian gelato ready to be scooped up and enjoyed.



ROYAL BLUE GROCERY

An urban market offering coffee, prepped daily grab-and-go foods, groceries and convenience items.



MENDOCINO FARMS

Elevated dining offering chef-driven, thoughtfully crafted sandwiches, salads, appetizers, and desserts.



SOUTHPAWS ORGANIC GRILL

Fast-casual grill focused on healthy lifestyles inspired by natural, sustainably-raised food.



ROTI MODERN MEDITERRANEAN

Fast-casual Mediterranean eatery serving custom pita sandwiches and build-your-own salads.



SLOANE'S CORNER

Casual-but-chic eatery for American bistro fare at breakfast, lunch, dinner and happy hour.



CORRIENTES 348 ARGENTINIAN STEAKHOUSE

Authentic Argentinian cuisine at lunch or dinner.



DAKOTA'S STEAKHOUSE

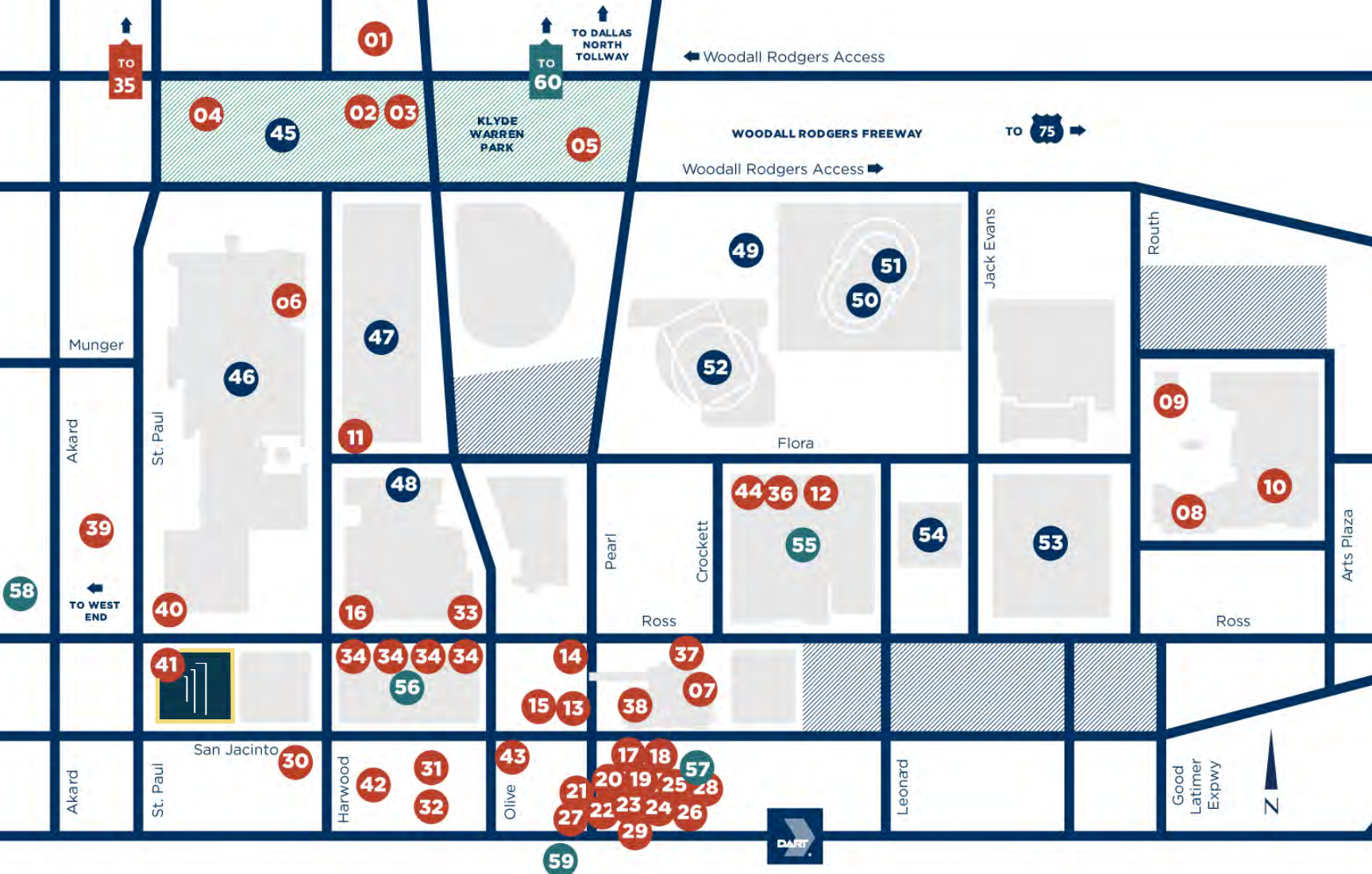
Offering fine-dining for over 30 years in its unique underground location.



SNAPPY SALADS

Order the exact salad you want, made in minutes with quality ingredients.





## More Nearby Amenities

### RESTAURANTS—

- 01. MIRIAM COCINA LATINA
- 02. SAVOR GASTROPUB
- 03. RELISH
- 04. STEEL CITY POPS
- 05. FOOD TRUCKS  
AT KLYDE WARREN PARK
- 06. SOCCA CAFE - DMA CAFE
- 07. STARBUCKS
- 08. YOLK
- 09. TEI-AN
- 10. JORGE'S TEX MEX CAFE
- 11. NASHER CAFE  
BY WOLFGANG PUCK
- 12. FLORA STREET CAFE  
BY STEPHAN PYLES
- 13. LA MADELEINE  
FRENCH BAKERY & CAFÉ
- 14. TORTACO MESON MEZCAL
- 15. SUBWAY
- 16. ROYAL BLUE GROCERY
- 17. CORNER BAKERY CAFE
- 18. FRESHII
- 19. BUDA JUICE
- 20. THREE BIRDS
- 21. SMOOTHIE KING
- 22. SUSHI ONE
- 23. CHINA DRAGON
- 24. HIGHER GROUNDS
- 25. BROADWAY PIZZA
- 26. ZIGGY'S PIZZA & BBQ
- 27. TACO BELL
- 28. MCDONALD'S
- 29. KTOWN ASIAN FUSION
- 30. SNAPPY SALADS
- 31. QUIZNOS
- 32. DICKEY'S BARBECUE PIT
- 33. SLOANE'S CORNER
- 34. ROTI MEDITERRANEAN
- 34. SOUTHPAWS
- 34. GRADI 400
- 35. VILLAGE BURGER BAR
- 36. MUSUME
- 37. NEW CONCEPT **Coming 2020**
- 38. CASUAL CAFE
- 39. CORRIENTES 348 STEAKHOUSE
- 40. BURGDWAGS

### ATTRACTIONS—

- 44. KLYDE WARREN PARK
- 45. DALLAS MUSEUM OF ART
- 46. NASHER SCULPTURE CENTER
- 47. CROW COLLECTION OF ASIAN ART
- 48. ANNETTE STRAUSS SQUARE
- 49. AT&T PERFORMING ARTS CENTER
- 50. WINSPEAR OPERA HOUSE
- 51. MEYERSON SYMPHONY CENTER
- 52. MOODY PERFORMANCE HALL
- 53. WYLY THEATRE

### HOTELS IN WALKING DISTANCE—

- 54. HALL ARTS HOTEL **Coming 2020**
- 55. 2000 ROSS HOTEL **Coming 2020**
- 56. DALLAS MARRIOTT CITY CENTER
- 57. FAIRMONT HOTEL
- 58. SHERATON DALLAS HOTEL
- 59. THE RITZ-CARLTON, DALLAS



# Ingress / Egress Map

Alternate transit options:



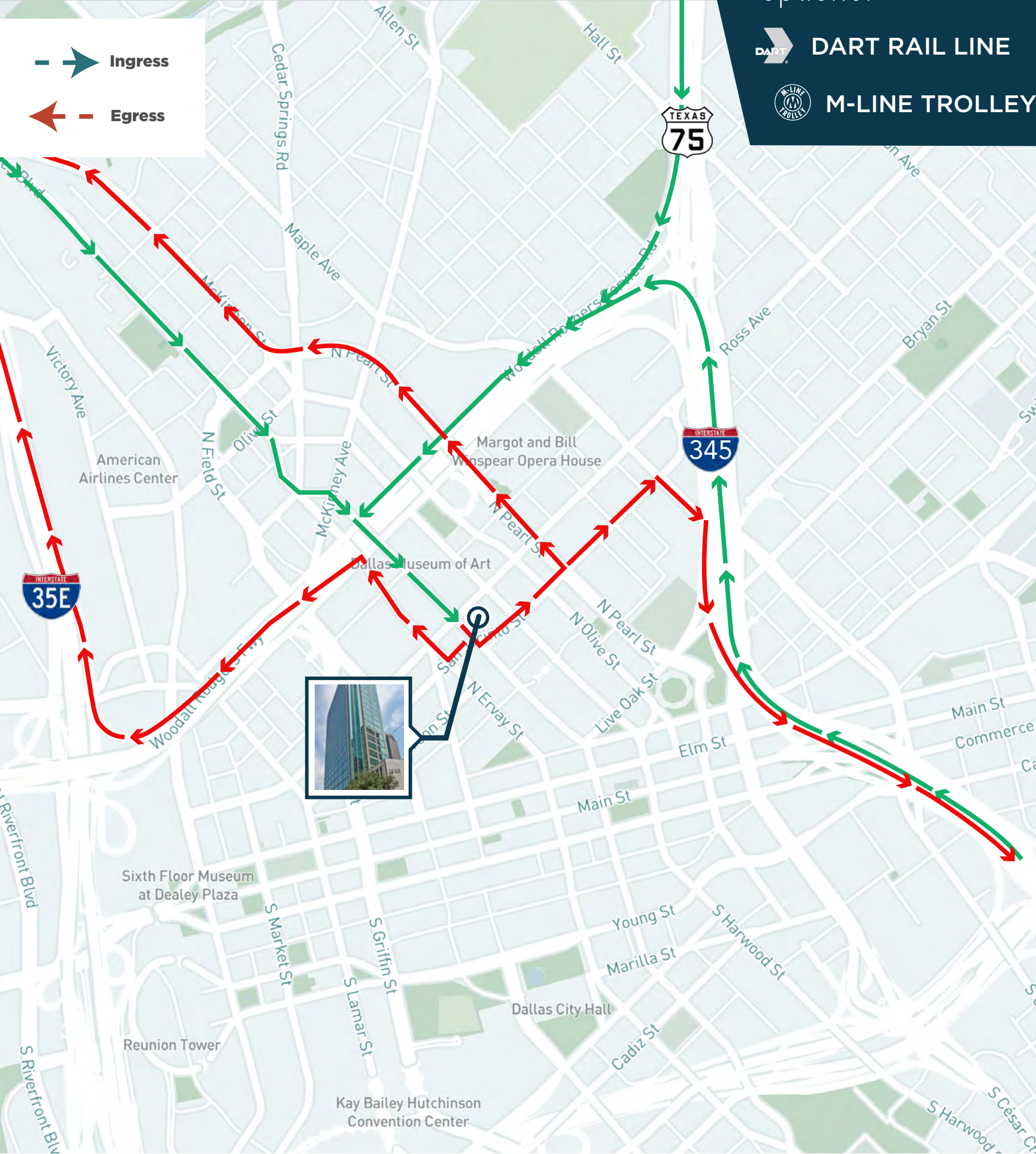
DART RAIL LINE



M-LINE TROLLEY

 Ingress

 Egress









# On-Site Amenities



Liberty Deli



Management On-site



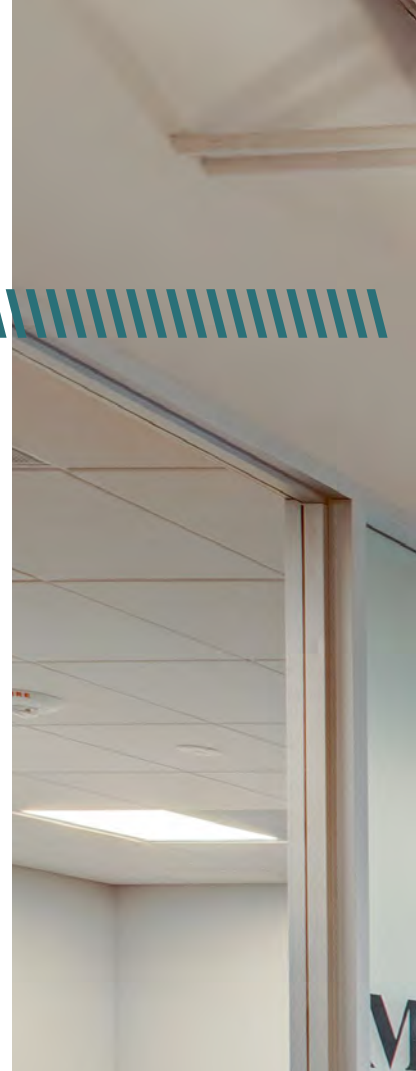
CENTRL Indoor/Outdoor Lounges



CENTRL Conferencing Space



Curated Art Collection in Lobby













## On-Site Liberty Deli

Located on the ground floor lobby, this fast-casual grill serves up breakfast and lunch, Monday through Friday. Additional offerings include coffee and lattes, grab-and-go snacks and drinks, and full-service catering is available upon request.





# CENTRL

Located on the 2nd and 3rd floors of the building, CENTRL offers flexible lease terms for tenants interested in creative co-working space, meeting space for up to 30 people via the on-site conference rooms, and collaborative lounge space including an outdoor terrace. Other amenities include an office concierge, communal space filled with local coffee and beer and an event space.



**100MB Free Wifi**



**Communal Work Spaces**



**Dynamic Event Space**



**Conference Rooms**















# SPEC SUITES



**Move-In Ready**



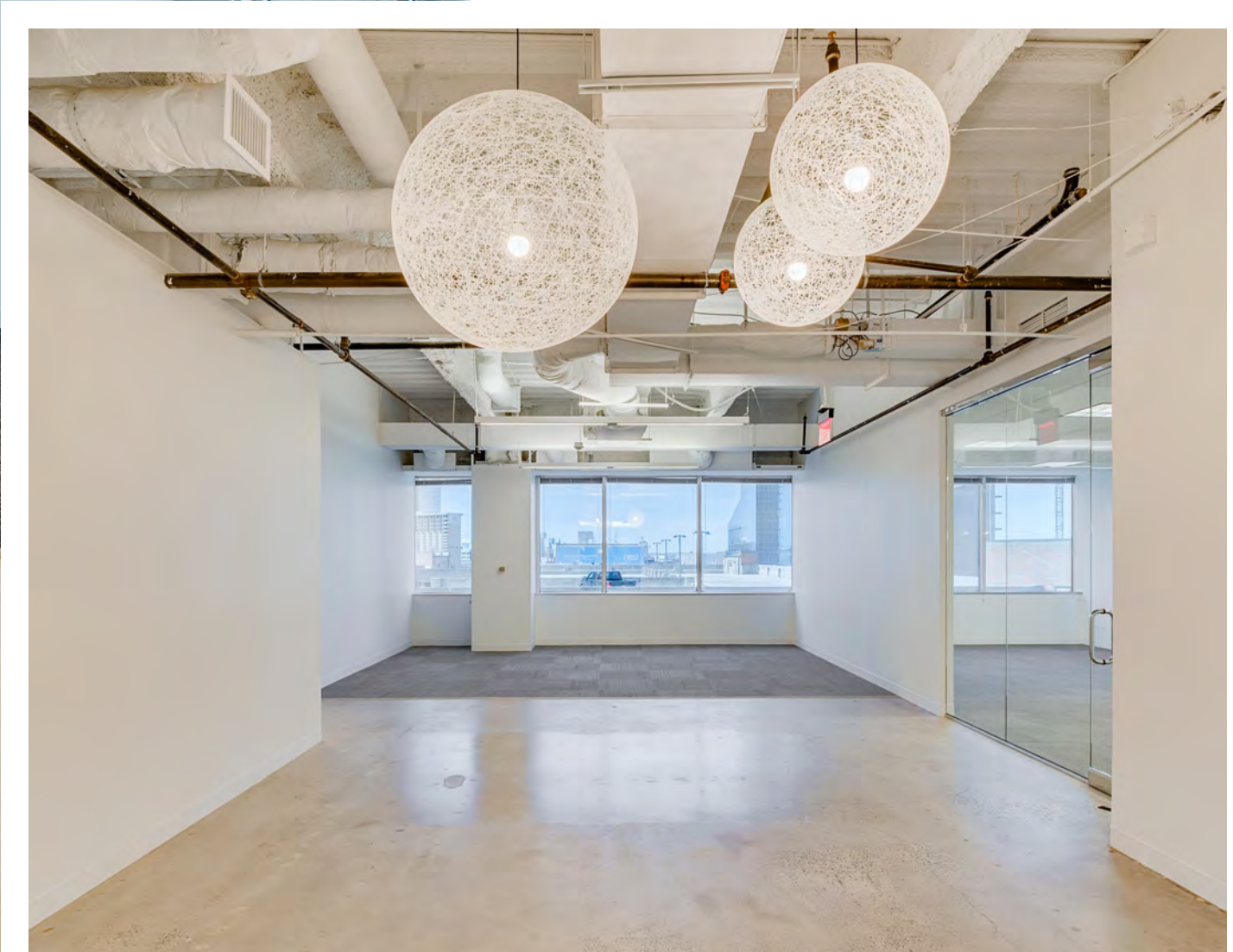
**Exposed Ceilings**



**Modern Creative Finishes**



**Abundant Natural Light**



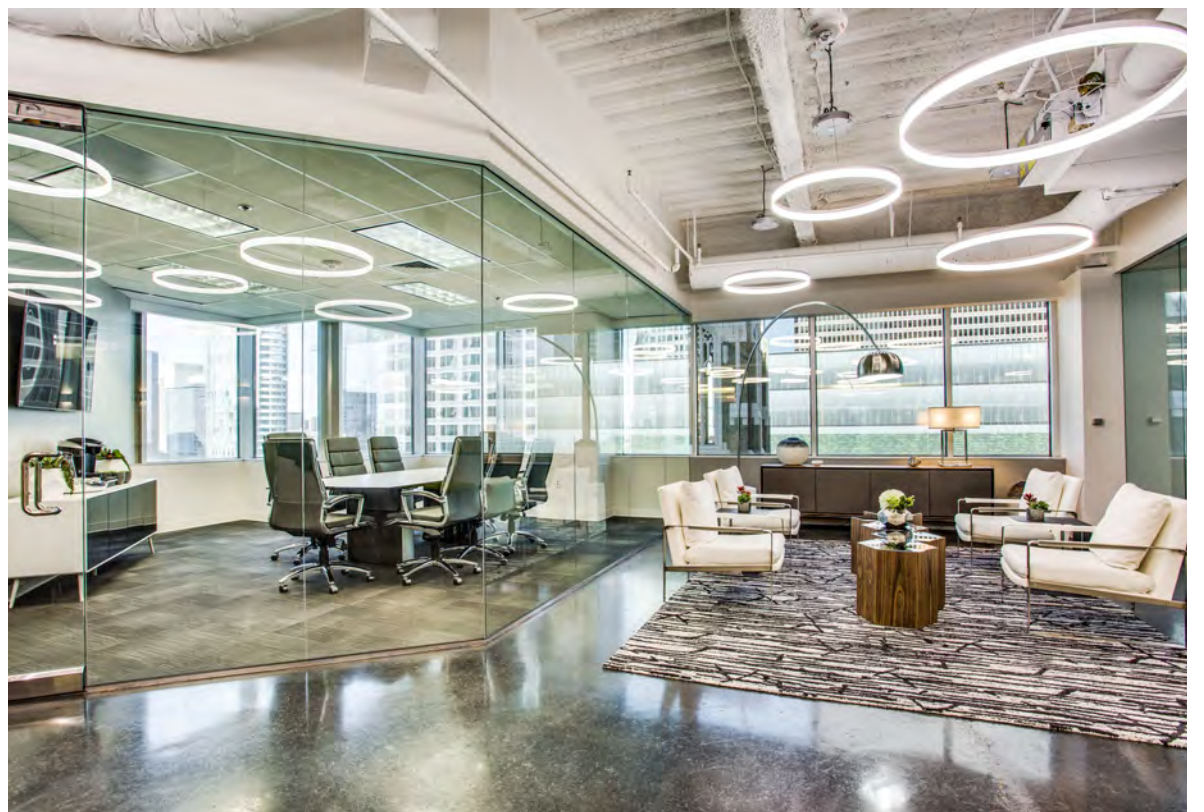








## SPEC SUITE INTERIORS







FOR MORE INFORMATION, CONTACT:

Chase Lopez, Sara Terry, or Rhett Miller at 214.267.0400

A PROPERTY OF

**HEITMAN**

 **QUADRANT**  
INVESTMENT PROPERTIES

LEASED & MANAGED BY

 **STREAM**