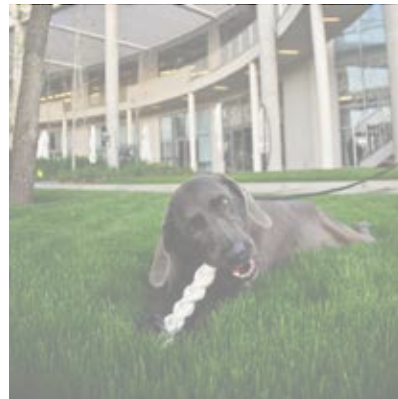
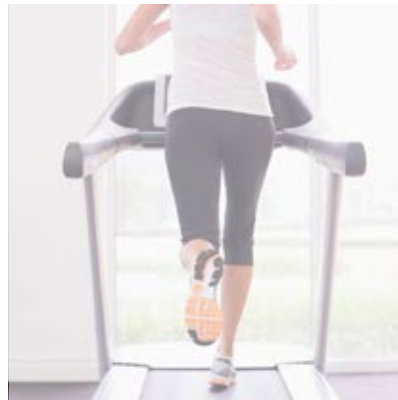
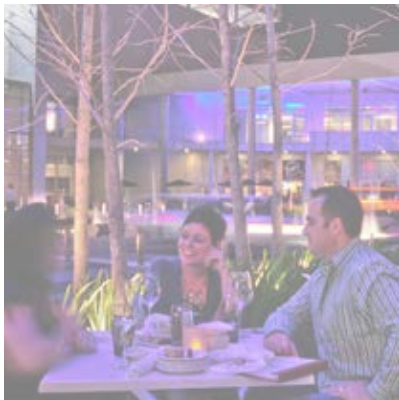
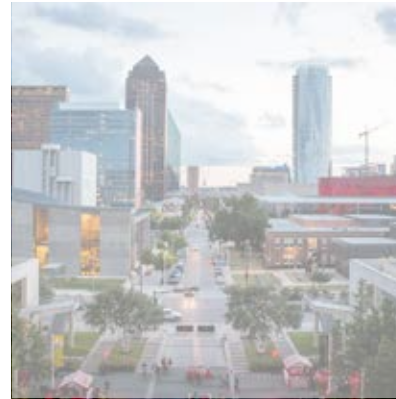
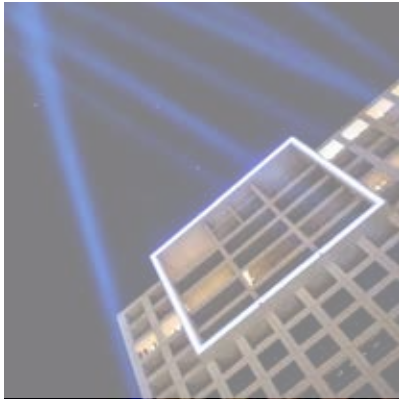




One Arts Plaza

1722 Routh Street,
Dallas, TX 75201

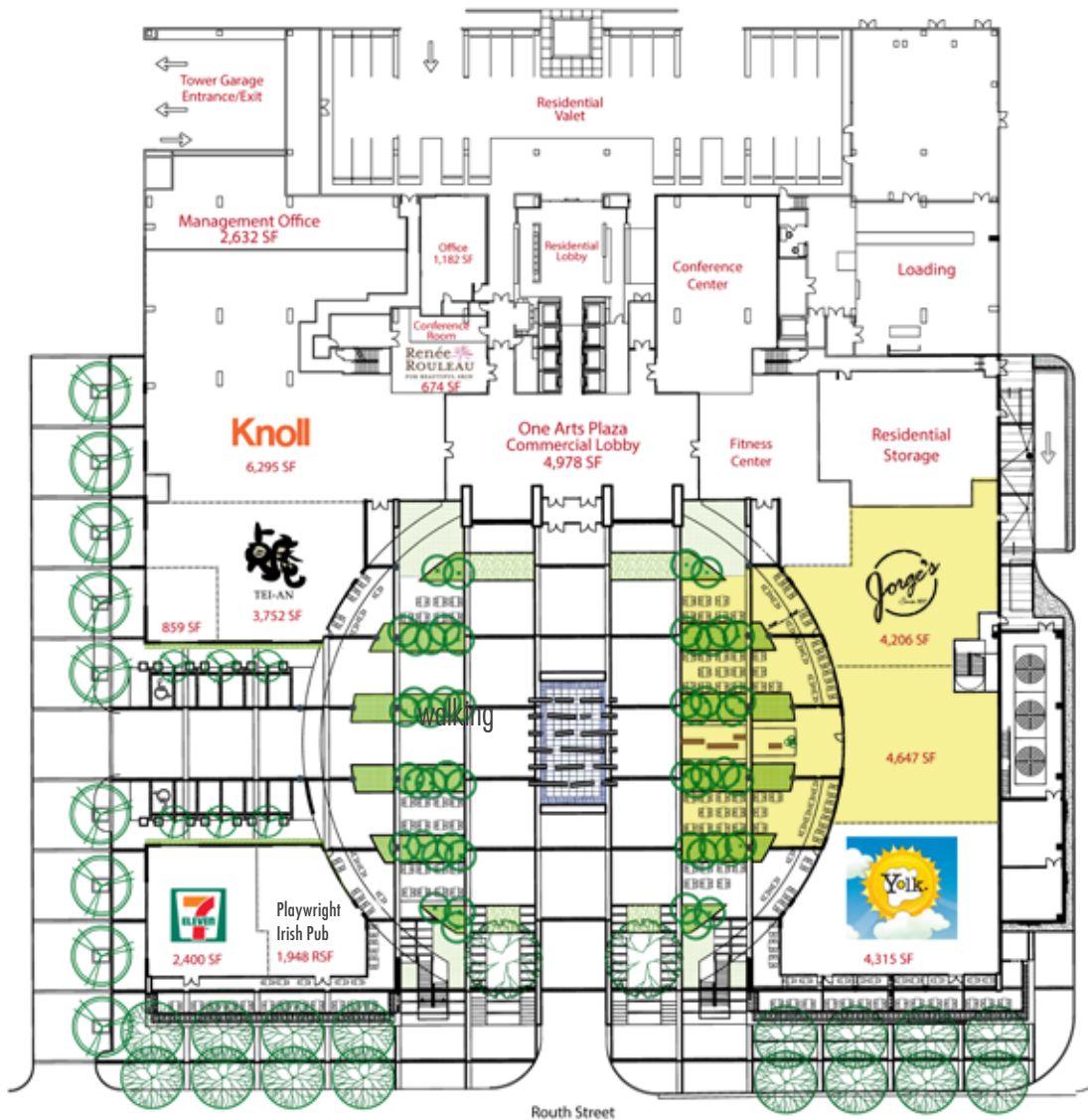

inroads



DALLAS FINEST IN ONE LOCATION

Redefine the way your company does business at One Arts Plaza. The contemporary building, located in the heart of the Dallas Art District, seamlessly blends upscale residences with a vibrant workplace and an inviting outdoor plaza offering multiple dining options.





Available



PROJECT OVERVIEW

- 4,206 SF 2nd generation restaurant space available
- 4,647 SF 2nd generation restaurant space available
- 8,853 SF of contiguous restaurant space

Each restaurant space features first-class patio dining in the plaza area. Located in the vibrant Dallas Arts District, One Arts is walking distance from cultural centers such as the AT&T Performing Arts Center, Dallas Museum of Art, Dallas Symphony Orchestra, Nasher Sculpture Center, Trammell Crow Center, the Trammell & Margret Collection of Asian Art, Klyde Warren Park, the Hall Arts Hotel & Residence and the new KPMG office tower.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	32,854	177,499	364,500
Daytime Population	114,933	253,117	364,963
Average HH Income	\$88,080	\$65,219	\$61,079
Median Age	33.7	35.6	35.6

TRAFFIC COUNT

Ross Avenue	32,372 VPD
Routh Street	7,278 VPD



1,000

Employees at the One Arts Plaza



10,958

Residential Units within a 1/2-mile radius*



19

Blocks of Reowned Performing and Visual Arts



3.5M

Annual Visitors to the Arts District



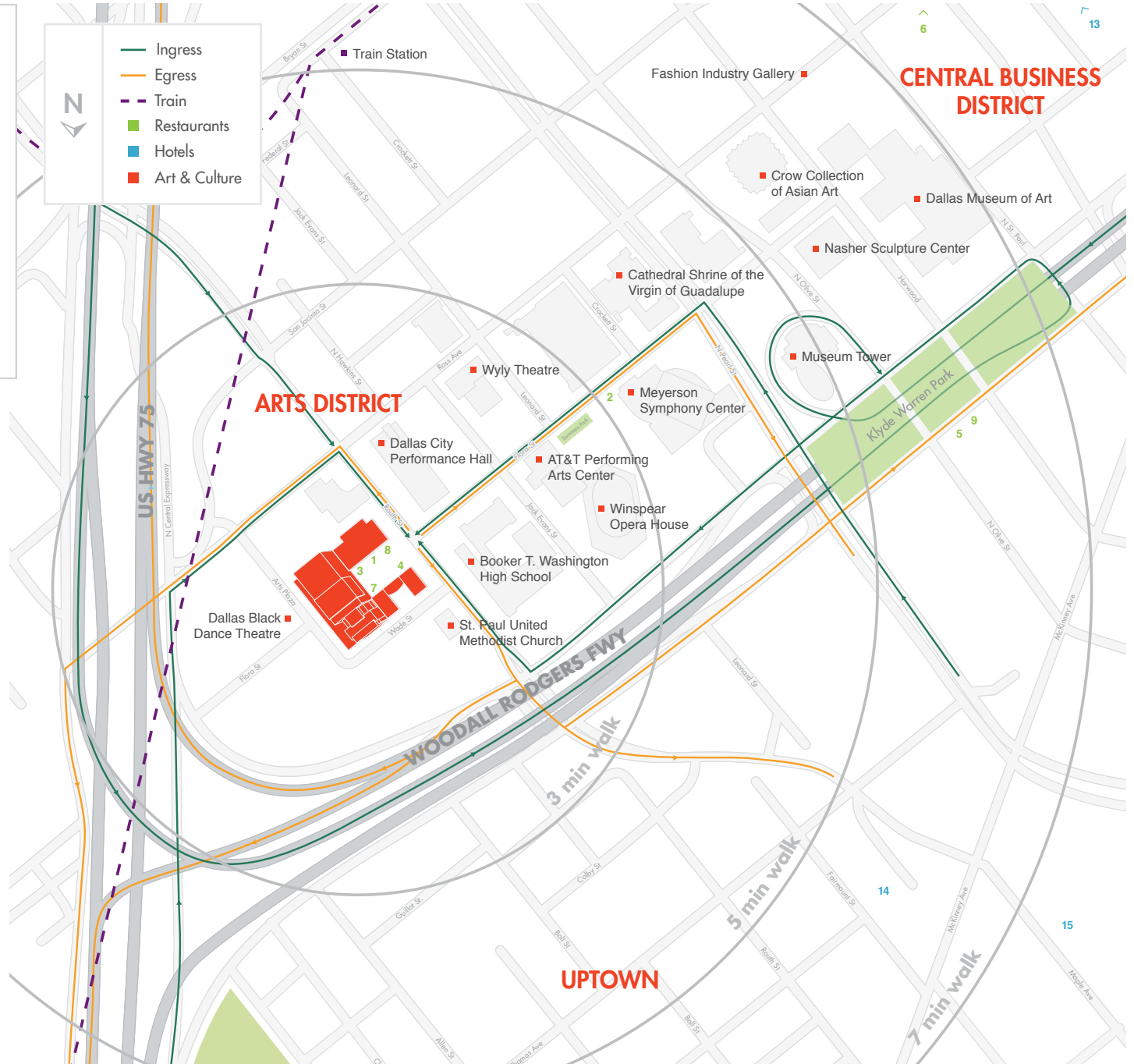
1,701

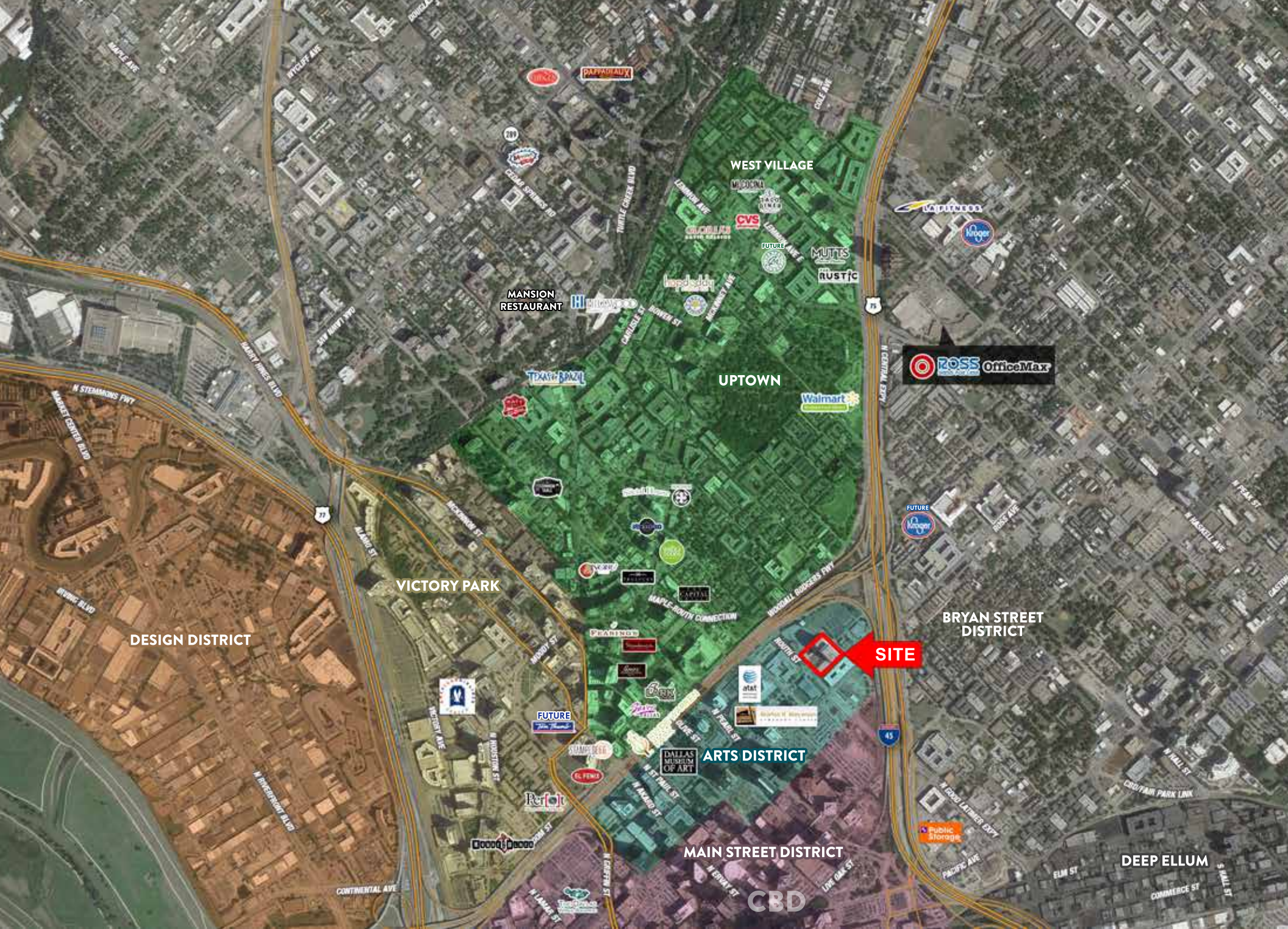
Parking Spaces



10

Acres within the heart of Downtown







One Arts Plaza is anchored by EnLink Midstream which is one of the largest midstream oil and gas companies in the industry.

Tei-An continues to be one of the Dallas-Ft. Worth Metroplex's top restaurants receiving numerous awards and most recently being listed as one of the "38 Essential DFW Restaurants" by Eater.

Playwright Irish Pub will be a new tenant opening soon.



IN THE HEART OF THE CITY

Restaurants

Tei-An
 Jorge's Tex-Mex Café
 Yolk
 Flora St. Café
 Gourmet Food Trucks
 Pearly Cup Coffee
 Chick-fil-A
 La Madeline
 Power House Deli
 Pyramid Restaurant & Bar
 San Salvaje
 Savor Gastropub
 Starbucks
 Subway

Uptown

Avanti Ristorante
 Bread Winners
 Capital Grille

Chipotle
 Del Frisco's Grille
 Fearing's
 Patrizio's
 Jakes Uptown
 Lark on the Park
 Mercat Bistro
 Meso Maya
 Morton's The Steakhouse
 Nick & Sam's Grill
 Ocean Prime
 Saint Ann
 Happiest Hour
 Stampede 66
 Truluck's
 Whole Foods

Downtown

Campisi's
 Chop House Burger
 Dallas Chop House
 Five Sixty at Reunion Tower
 Iron Cactus
 Jimmy John's
 Pho Colonial
 Press Box Grill
 Quiznos

Salata
 Sushiya
 Zodiac Room
 The French Room

Deep Ellum

Angry Dog
 Cane Rosso
 Monkey King Noodle Company
 St. Pete's Dancing
 Marlin
 Twisted Root

Hotels

The Adolphus
 Aloft Downtown
 Dallas Marriott City Center
 The Fairmont
 Hotel Crescent Court
 Homewood Suites
 Hotel Indigo
 Hôtel St. Germain
 Hotel ZaZa
 Hilton Garden Inn
 Hyatt Regency Dallas
 The Joule Hotel

Magnolia Hotel
 NYLO Dallas South Side
 Omni Dallas Hotel
 The Ritz-Carlton
 Rosewood Mansion on Turtle Creek
 The Statler
 The Stoneleigh
 Sheraton Dallas
 SpringHill Suites
 W Dallas Victory Hotel

Shopping

Forty Five Ten
 Neiman Marcus
 NorthPark Mall
 Stanley Korshak
 West End
 Marketplace
 West Village
 7-Eleven