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# It's business unusual.

Work/Shop provides all the benefits of Class A office space and places it in a setting ripe with amenities that enrich the professional experience. This mixed-use, family-friendly environment will not only feature tech-forward office space, but many high-end and local retail amenities—all connected with activated greenspace. It's not work, it's business unusual.



# We're putting the places together.

- ① Stage
- ② Drive-thru
- ③ Play berms
- ④ Covered Dining
- ⑤ Picnic Court
- ⑥ Water Feature
- ⑦ Paseo
- ⑧ Signature Shade Structure
- ⑨ Patio



## WORK/SHOP

True to its mixed-use designation, the site plan maximizes exposure to Belt Line Road while fully integrating retail and outdoor amenities. Tenants and visitors will find Work/Shop not only accessible but a great place to hang out and socialize.

**12 acres**  
SITE PLAN

**135,000 sf**  
TOTAL OFFICE SPACE

**1,000 ft**  
GOLF COURSE VIEWS TO THE EAST

**4/1000**  
PARKING RATIO

**81,500 sf**  
TOTAL RETAIL SPACE

**1,000 ft**  
BELTLINE ROAD FRONTAGE

# Get out in the office.



## OFFICE

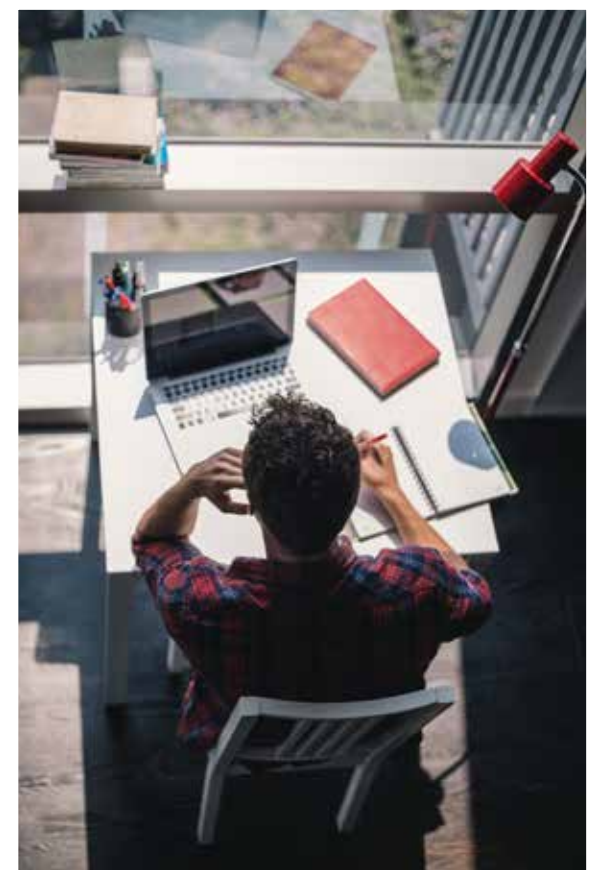
While Work/Shop offers two distinct things, the entire campus will function as a cohesive unit. Tenants will be able to use outdoor spaces and restaurants for meetings and casual conversations. Each tenant space has a Class A office space designation and is completely customizable. The balance of personalized space with well planned amenities will offer professional respite while engaging tenants outside of work.

67,500 sf

NORTH OFFICE BUILDING, 3 STORIES

67,500 sf

SOUTH OFFICE BUILDING, 3 STORIES



# Set up shop

the way you work.

## CUSTOMIZABLE SPACES

Common areas will be refreshed to feel like a private extension of the overall campus environment. Abundant natural light and golf course views will lend energy to creativity, focus, and wellness. Move-in ready and contemporary spec suites are available in addition to fully customized build-outs to suit any company culture. Casual lounge and meeting spaces will be provided for conversations that require a little more privacy than a coffee shop.



Let's do  
~~this over~~  
~~email~~  
lunch.



## RETAIL

Experiential retail, thoughtfully selected food offerings, and connected outdoor leisure space will encourage visitors to stay awhile. Patrons will also be able to grab a quick healthy bite or coffee if time is of the essence.





## EXISTING

Current tenants include established fine dining restaurants including Mesero, IVY Kitchen and Coal Vines. Mesero's patio overlooks The Clubs of Prestonwood's 18 hole fairway. Independent movie theater LOOK Cinema is also on-site and features a full menu and recliners.

**48,669 sf**

LOOK CINEMAS

**6,000 sf**

IVY KITCHEN

**4,147 sf**

COAL VINES

**5,182 sf**

MESERO'S



## NEW

A variety of retail spaces are available facing Belt Line Road as well as inside the primary courtyard. From freestanding food & beverage to traditional retail spaces, each new Work/Shop offering benefits from the connected spaces and lively courtyard.

# Step into my

# greenspace.



## AMENITIES

Retail and offices will be held together by dynamic greenspace where tenants and patrons can gather, meet, and relax.

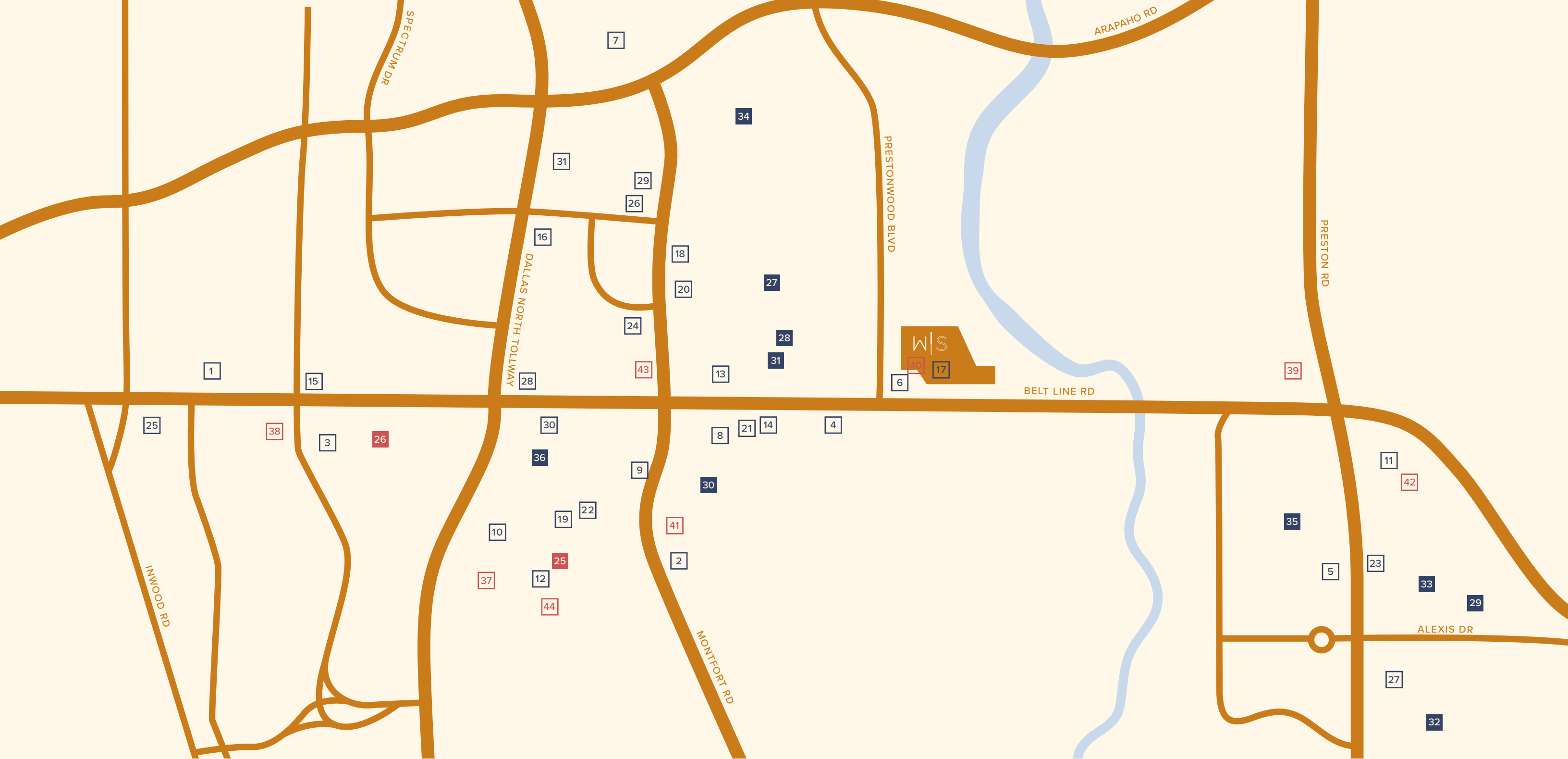
The offices will feature a ground-floor bar and lounge designed to accommodate any number or types of groups. Invite a large party or schedule an intimate meeting over lunch or dinner. At Work/Shop, amenity spaces work for you.

## 30,000 sq ft

OF PLAZA, GREENSPACE, PAVERS  
AND LANDSCAPING

Greenspace is at a premium in most professional Dallas settings and Work/Shop is committed to prioritizing greenery throughout. Parks will activate areas connecting offices to retail and patrons will find that Work/Shop is a great place to bring kids.





## LOCATION

Vibrant Prestonwood Neighborhood in North Dallas offers tenants access to major roadways and the northern suburbs while providing a neighborhood feel with parks, amenities and many culinary and retail points of interest.

### EAT □

1. BJ's Restaurant & Brewhouse
2. Blue Mesa Grill
3. Buffalo Wild Wings
4. Chamberlain's Steak and Chop House
5. Chick-fil-A
6. Coal Vines
7. The Egg & I Restaurants
8. Flower Child
9. Flying Saucer Draught Emporium
10. Gloria's Latin Cuisine
11. The Hideaway

### DRINK ■

12. Hopdoddy's Burger Bar
13. Houlihan's
14. Houston's
15. Ida Claire
16. In-N-Out Burger
17. IVY Kitchen
18. McAlister's Deli
19. Neighborhood Services
20. Panda Express
21. Shake Shack (coming soon)
22. Sherlock's Baker St. Pub
23. Snappy Salads Beltline

### SHOP ■

24. Steak 'n Shake
25. Table 13
26. Taco Cabana
27. Torchy's Tacos
28. Velvet Taco (coming soon)
29. Whataburger
30. Zoës Kitchen
31. Zio Al's Pizza & Pasta
32. Mercy Wine Bar
33. Starbucks

### OTHER □

34. Best Buy
35. DSW
36. Hobby Lobby
37. Prestonwood Place
38. Prestonwood Town Center
39. T.J. Maxx
40. Trader Joe's
41. Walmart SuperCenter
42. WhatchamaCallit Boutique
43. Whole Foods Market
44. 24 Hour Fitness
45. Addison Improv Comedy Club
46. CVS
47. LOOK Cinemas
48. OrangeTheory Fitness
49. Princess Professional Salon & Spa
50. Walgreens
51. Village On The Parkway 9

# About the Team



## DEVELOPER

Triten Real Estate is a full-service, vertically integrated real estate development and operating company that pursues opportunities across Texas. Triten focuses on identifying unique investment opportunities where value can be created through a tailored experience focused on the changing trends in our industry. With a heavy focus on market research and innovation, Triten is active in development, value add repositioning, as well as undervalued assets where a mark-to-market arbitrage can be achieved.

The Triten team has over 50 years of experience, manages over 3 million square feet of property, supports over 200 tenant partners and has a portfolio of \$400 million dollars of gross asset value.



## OFFICE LEASING

Holt Lunsford Commercial (HLC) is a full-service, third-party commercial real estate company based in Dallas, Texas. As a leading commercial real estate provider in Dallas, Fort Worth and Houston, HLC oversees roughly 75 million square feet for private and institutional owners. The company's core lines of business include Project Leasing, Tenant Representation, Property and Facility Management, Accounting, Development Services and Construction Management, and Insurance Consulting.



## RETAIL LEASING

Mike Geisler and Ken Reimer founded Venture Commercial in 2000 to create a new standard of excellence for the DFW commercial real estate market. Today, Venture Commercial has a stellar client list and leads the DFW area in retail brokerage.

### THE VISION BEHIND VENTURE COMMERCIAL

Establish a commercial real estate brokerage where customers come first.

Attract the best brokers by emphasizing integrity, market knowledge, and teamwork.

## OFFICE LEASING



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## RETAIL LEASING



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## 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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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:
    - That the owner will accept a price less than the written asking price;
    - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
    - 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.

**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.

|   |                     |                                     |                     |
|---|---------------------|-------------------------------------|---------------------|
| <b>Venture Commercial Real Estate, LLC</b>              | <b>476641</b>       | <b>info@venturedfw.com</b>          | <b>214-378-1212</b> |
| Broker’s Licensed Name or Primary Assumed Business Name | License No.         | Email                               | Phone               |
| <b>Michael E. Geisler</b>                               | <b>350982</b>       | <b>mgeisler@venturedfw.com</b>      | <b>214-378-1212</b> |
| Designated Broker’s Name                                | License No.         | Email                               | Phone               |
| <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>                     | <b>XXXXXXXXXXXX</b> | <b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b> | <b>XXXXXXXXXXXX</b> |
| Agent’s Supervisor’s Name                               | License No.         | Email                               | Phone               |
| <b>Amy Pjetrovic</b>                                    | <b>550374</b>       | <b>apjetrovic@venturedfw.com</b>    | <b>214-378-1212</b> |
| Sales Agent/Associate’s Name                            | License No.         | Email                               | Phone               |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date