



1700
PACIFIC

wellington
REALTY

www.1700pacific.com

Building Features



1700 Pacific is a 49-story Class A office building containing over 1,340,000 rentable square feet of office and retail space, in the Dallas Central Business District. The building's facade is constructed of flame finished Carmen Red granite mounted on a thick precast backing with light blue, full tempered, dual pane windows in prefinished aluminum frame. The building's design offers flexible alternatives for prospective tenants with floor plate sizes ranging from

Floors: 49 story class A office building	Owner: Olymbec USA LLC
Size: 1,340,481 total RSF	On-site Mgmt: Lincoln Property Company
Year Built: 1983	Architect: WZMH Architects
Ceiling Heights: 11'2" exposed; 8'6" suspended	Parking: 3 levels underground with 303 spaces, off-site garage connected through skybridge with 1,402 spaces
Elevators: 24 passenger, 2 garage, 2 freight	

Building amenities include:

- Flamed granite facade and main lobby
- Multiple floors of law firm space available for lease
- Efficient and flexible floor plates
- Pre-finished suites starting at 1,000 SF
- Efficient building operating systems
- New fully furnished tenant conference center
- 24-Hour, on-site security
- New state-of-the-art, 16,000 SF fitness center
- Located on the tunnel system
- One block from St. Paul DART light rail station with a DART bus stop on-site
- Chase banking center
- On-site restaurants: Starbucks, Poblanos, Subway, Taco Bell, A&W, Pizza Hut, Café Solace, Sushiyaa, Salata, Benny's Bagels
- Transit Scores: Walkability- 94, Public Transit- 90

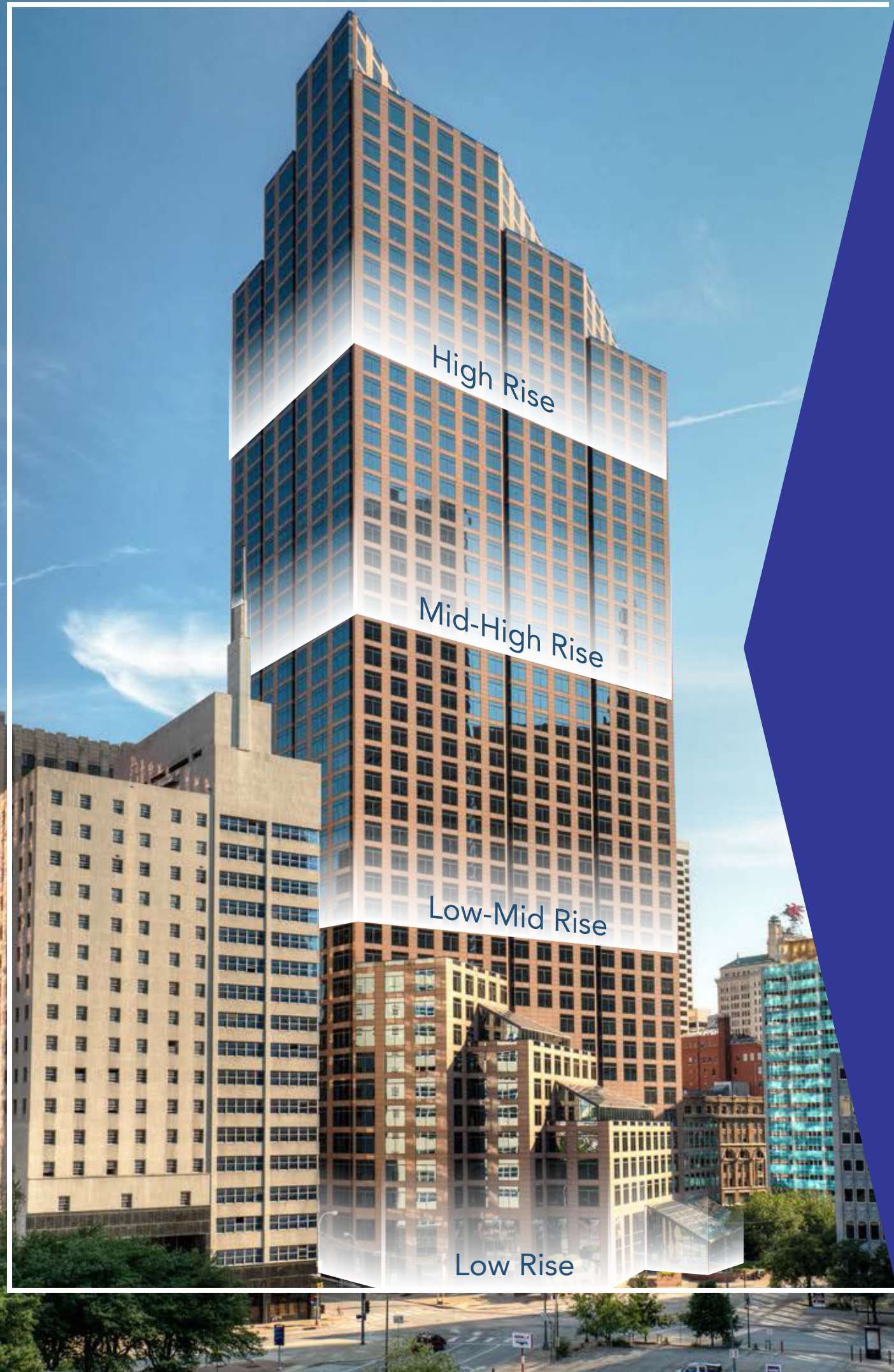
Prime Location

The building's main entrance is on Pacific Avenue at Ervay Street. Additional entrances are located along Pacific Avenue, Elm Street and St. Paul Street. The entrances open into a 42-foot high enclosed atrium, adjacent to the ground floor lobby.

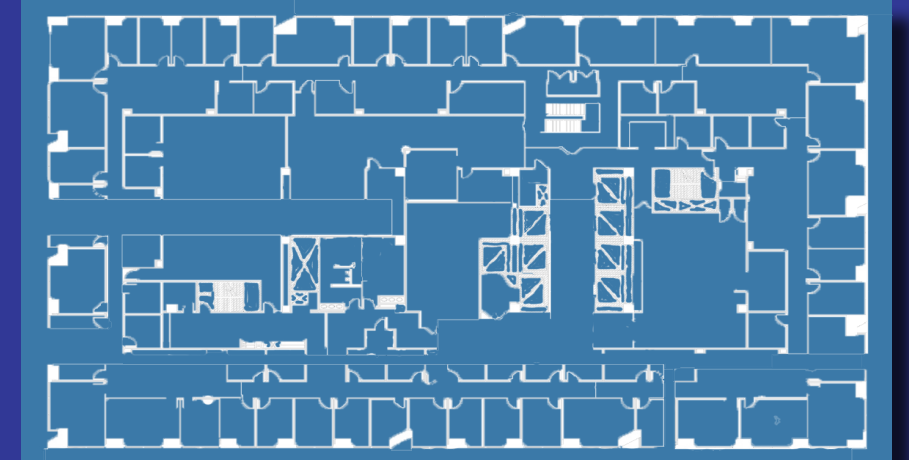
Parking is provided by a 303 space, three level, underground on-site garage and a 1,402 space off-site garage. Access to and from the offsite garage is provided by a climate controlled skybridge.



Typical Floorplate



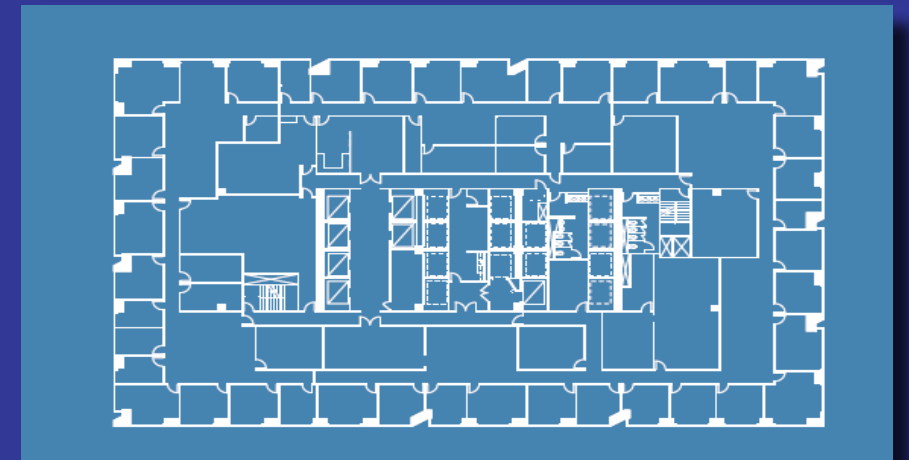
High Rise
27,423 SF



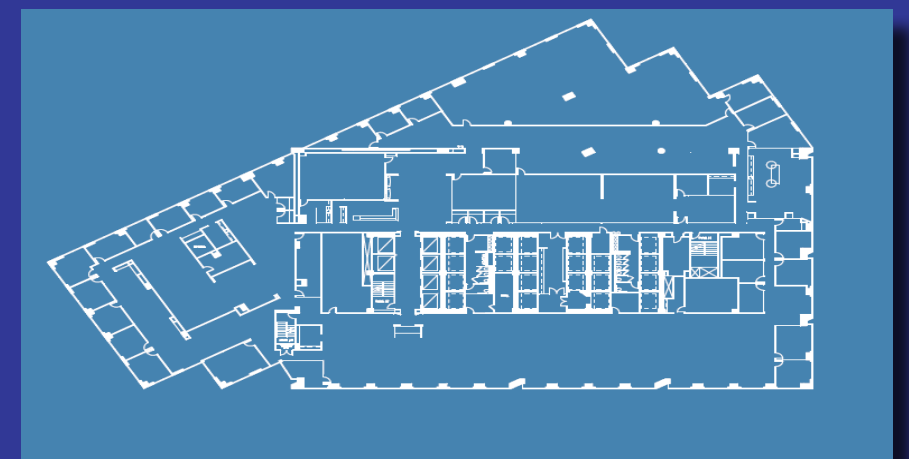
Mid-High Rise
26,635 SF



Low-Mid Rise
24,851 - 27,419 SF



Low Rise
34,106 - 44,288 SF



Pre-Finished Suites



1700 Pacific has pre-finished suites on the 2nd, 10th, 12th, 18th, 22nd, 23rd, 24th, 26th, 36th, 37th, 38th, 44th, 45th, 46th and 47th floors which are available for immediate occupancy. The suites range from 1,000 square feet and up and include exceptional finishes such as new floor and wall coverings, break rooms with new millwork and plumbing, glass conference rooms and entry doors, beautifully refurbished restrooms, elevator lobbies with wood wall coverings, granite and carpet flooring. The move-in ready suites give prospects an opportunity to tour, sign a lease and move in immediately.



For more information,
please contact:
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