

ONE MAIN

building profile

Located in the heart of the Main Street district of Dallas' CBD

33 story building totaling approximately 1,000,000 RSF

Clean, efficient floor plates

LEED Silver Certified interior space available

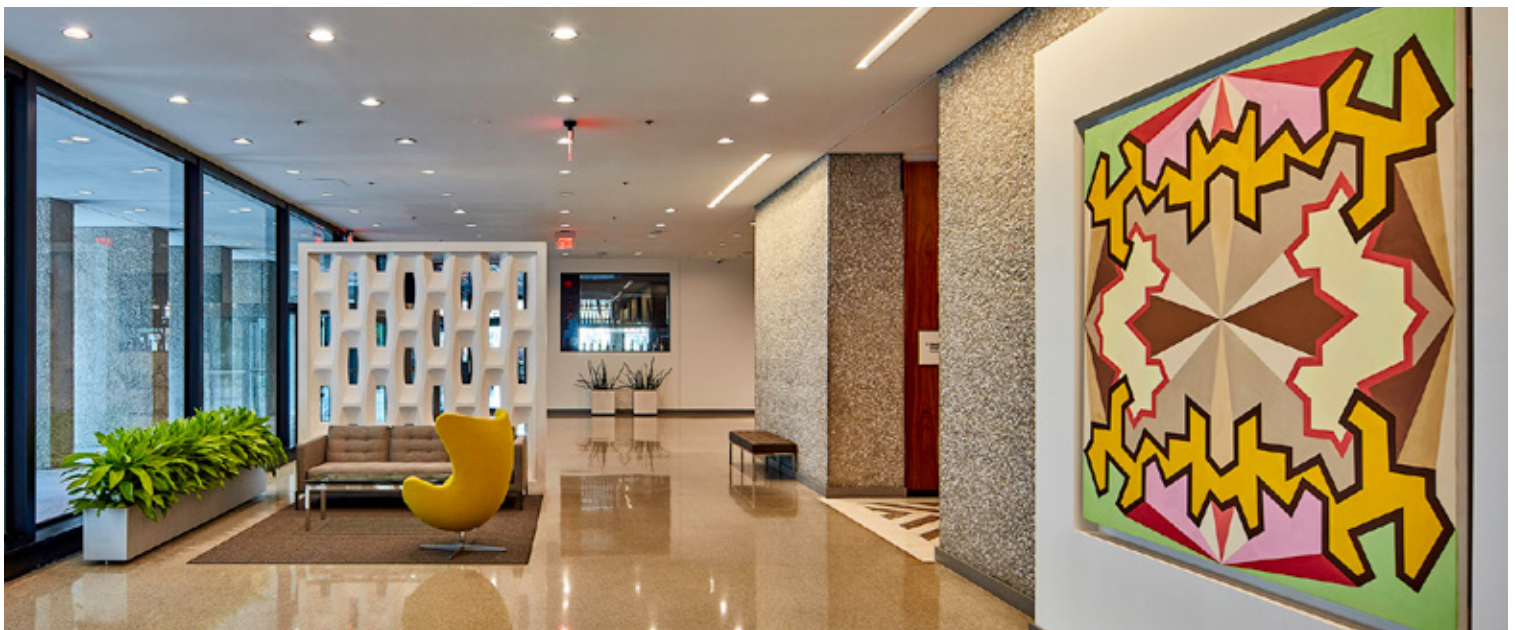
Walking distance to more than 30 restaurants

Covered access to DART Light Rail (Akard & West End)

24 hour on-site, uniformed security guards

Listed on National Register of Historic Places

Full service conference center





on-site amenities

In addition to the Westin Hotel, tenants have access to:

Full service conference center

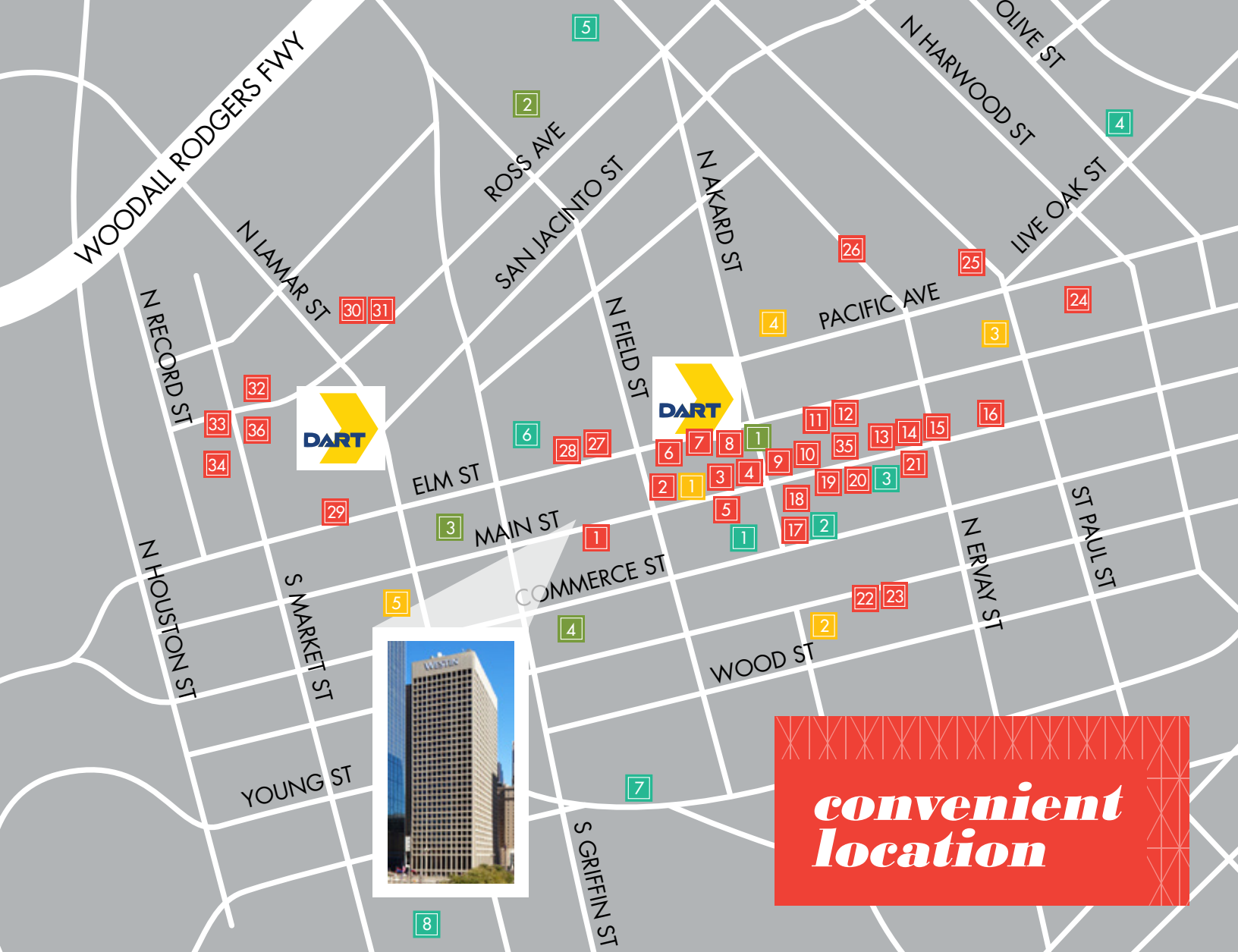
2 Full services restaurants

Starbucks

Multiple quick-service dining options

Car wash





RESTAURANTS

1. Wing Bucket
2. Ravenna Urban Italian
3. Union Park
4. Jason's Deli
5. City Tavern
6. Suchiya
7. Fluellen Cupcakes
8. Jimmy John's
9. Chop House Burger
10. Dallas Fish Market
11. The Woolworth
12. Campisi's Restaurant
13. Porta Di Roma
14. Pho Colonial
15. Press Box Grill
16. Dallas Chop House
17. Einstein Bros Bagels
18. Flying Horse Café
19. Iron Cactus
20. CBD Provisions
21. Zodiac Room
22. Bar None Café
23. Urban Orchard Market
24. Stupid Good Coffee

RESTAURANTS

25. Beyond the Box
26. The Hospitality Sweet
27. Starbucks
28. Potbelly Sandwich Shop
29. Urban Blend
30. Tiff's Treats
31. 1001 Wine & Spirits
32. YO Ranch Steakhouse
33. Hoffbrau Steaks
34. Corner Bakery Café
35. Ellen's Southern Kitchen

ON-SITE AMENITIES

1. Chef Wang
2. Salata
3. One Main Sundry
4. Grill & Vine (restaurant)
5. NOLA Brasserie
6. One Main Perc (coffee shop)
Proudly serving Starbucks coffee
7. Westin Hotel & Conference Center

FITNESS

1. Downtown Dallas Pilates
2. 24 Hour Fitness
3. Elevation Fitness Club
4. Trophy Fitness Club
5. The Texas Club

FINANCIAL SERVICES

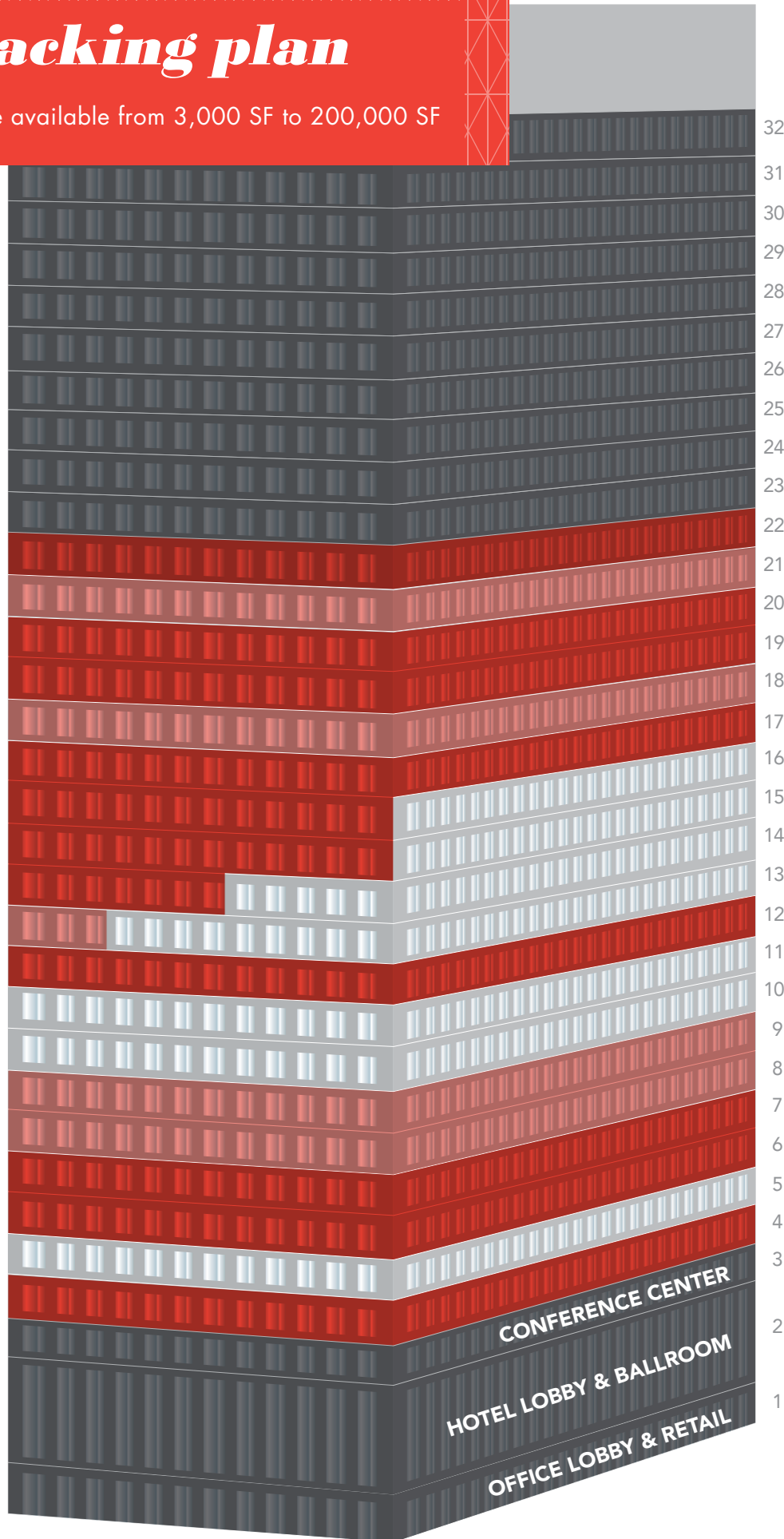
1. Chase
2. Wells Fargo Bank
3. Bank of America
4. Texas Federal Credit Union

HOTELS

1. Adolphus Hotel
2. Magnolia Hotel
3. The Joule
4. Sheraton
5. The Fairmont
6. Homewood Suites
7. Aloft
8. Omni Hotel

stacking plan

space available from 3,000 SF to 200,000 SF



HOTEL

FLOORS 23-32

185,110 RSF

OFFICE

FLOORS 4-22

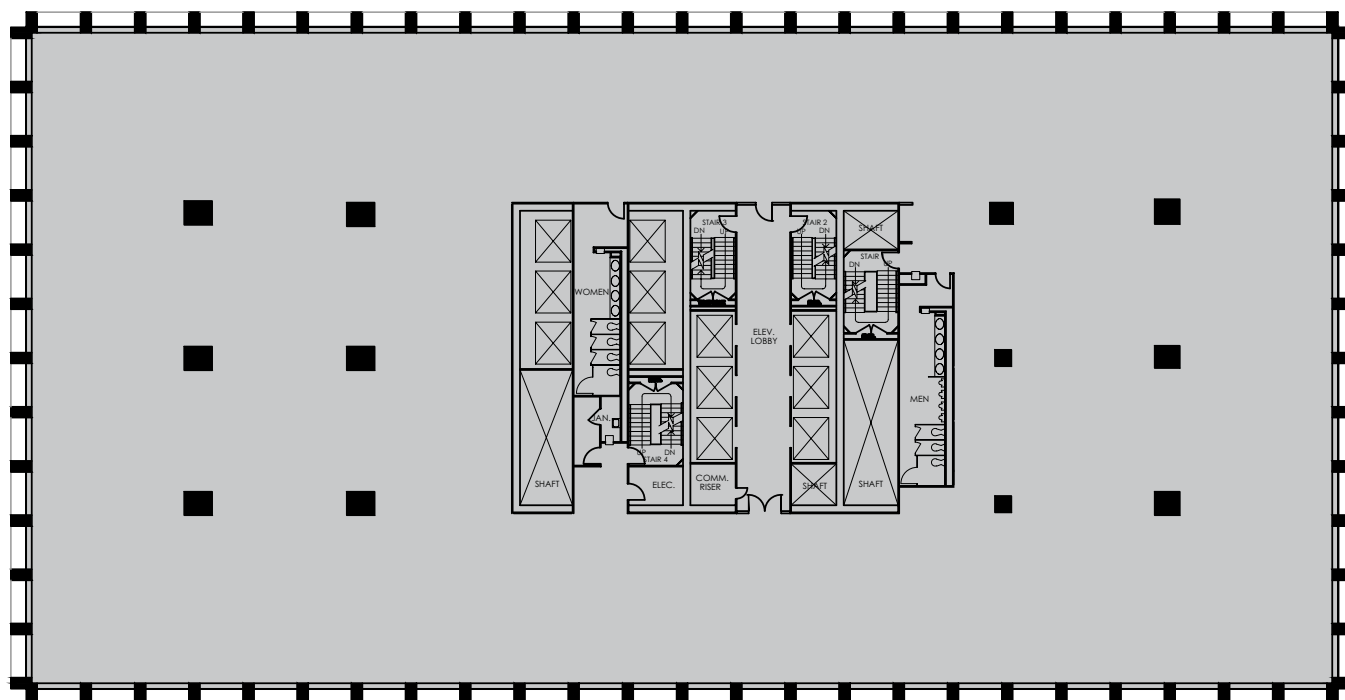
138,571 RSF

- LEASED
- AVAILABLE
- MOVE-IN READY



efficient

With a clean, rectangular 27,000 SF floor plate, we are ideal for both creative and traditional space



fact sheet

LOCATION

Block bound by Main, Elm, Field and Griffin Streets in the heart of the Main Street district of the CBD. 1201 Main Street, Dallas, Texas 75202.

YEAR BUILT/ RENOVATED

Built in 1968, renovated in 2015.

ARCHITECT

Skidmore, Owings & Merrill

BUILDING SIZE

Approximately 1,000,000 RSF

NUMBER OF FLOORS

Office: twenty-one (21) stories

Hotel: twelve (12) stories

FLOOR SIZE

Approximately 29,000 RSF

BUILDING/ HVAC HOURS

Building: 6:00 am - 7:00 pm Monday-Friday

6:00 am - 1:00 pm Saturday

HVAC: 6:30 am - 6:30 pm Monday-Friday

6:30 am - 1:00 pm Saturday

AFTER HOURS HVAC

\$50.00/hour/floor

OPERATING EXPENSES

Estimated 2016 operating expenses \$7.13/RSF

ELECTRICITY

\$1.75 (est. for 2016)

PARKING

0.82/1,000 RSF ratio, \$7 - \$11 daily, \$135/month unreserved, \$175/month reserved

PUBLIC TRANSPORTATION

Covered access to DART Light Rail (Akard & West End stations)

BUILDING AMENITIES

Westin Hotel & conference center; Onsite building management & engineers; abundant retail (food service & sundries); Plaza level area with indoor & outdoor seating, connected to pedestrian tunnel system.

AREA AMENITIES

Adjacent to Belo Garden; close proximity to Woodall Rogers Deck Park, Perot Museum of Nature & Science, Pedestrian Tunnel System, Dallas Convention Center & Hotel, West End District, Dallas World Aquarium, Pegasus Plaza, Thanksgiving Plaza & the Arts District.

ROOF SPACE

The 29,000 SF rooftop has ample room for the installation of antennae and satellite dishes.

LIFE SAFETY

Notifier Life Safety System for Life Safety Support, with selective voice paging system.

ACCESS

24 hours a day, 7 days per week, 365 days a year

SECURITY

Onsite, uniformed security guards patrolling 24 hours per day, 7 days per week, 6 fully monitored security cameras, controlled access to loading dock, building security requires sign in and identification for after hours visitors.

ELEVATORS

Five low-rise, five mid-rise, five high-rise; three freight elevators; two parking garage elevators; floors 13 & 23 cross over, escalators between the Concourse, Plaza, 1st & 2nd levels.

COLUMN SPACING

29' to 31.5' feet between interior columns

CEILING HEIGHT

12'6" slab to slab clear height

SPRINKLERS

Tenants have the ability to tie into the building loop to run their own pre-action system.

ELECTRICAL POWER

The building has ample 480 volt, 3 phase electric power for telecom tenants.

REMOTE ELECTRICAL OUTLETS

Designated areas for the installation of remote electrical outlets for connection of portable generators.

ONSITE GENERATOR FARM

The building has facilities in the onsite parking garage and in a designated area on the Plaza Level for tenants to install their own generator and fuel tank.

RISER SPACE

Tremendous riser capacity facilitated in four locked, separate, secure areas within the core of the building. Additionally, the Landlord has converted an existing stairwell into an easily accessible managed riser.

TELECOM/ DATA PROVIDERS

Verizon, Abovenet, AT&T, TW Telecom, Wiltel, Cogent, Qwest, Looking glass, 360 Networks, Level 3, TXU, BT Americas.

telecom

4 separate telecom risers

Significant capacity via a converted stairwell

Multiple fiber providers

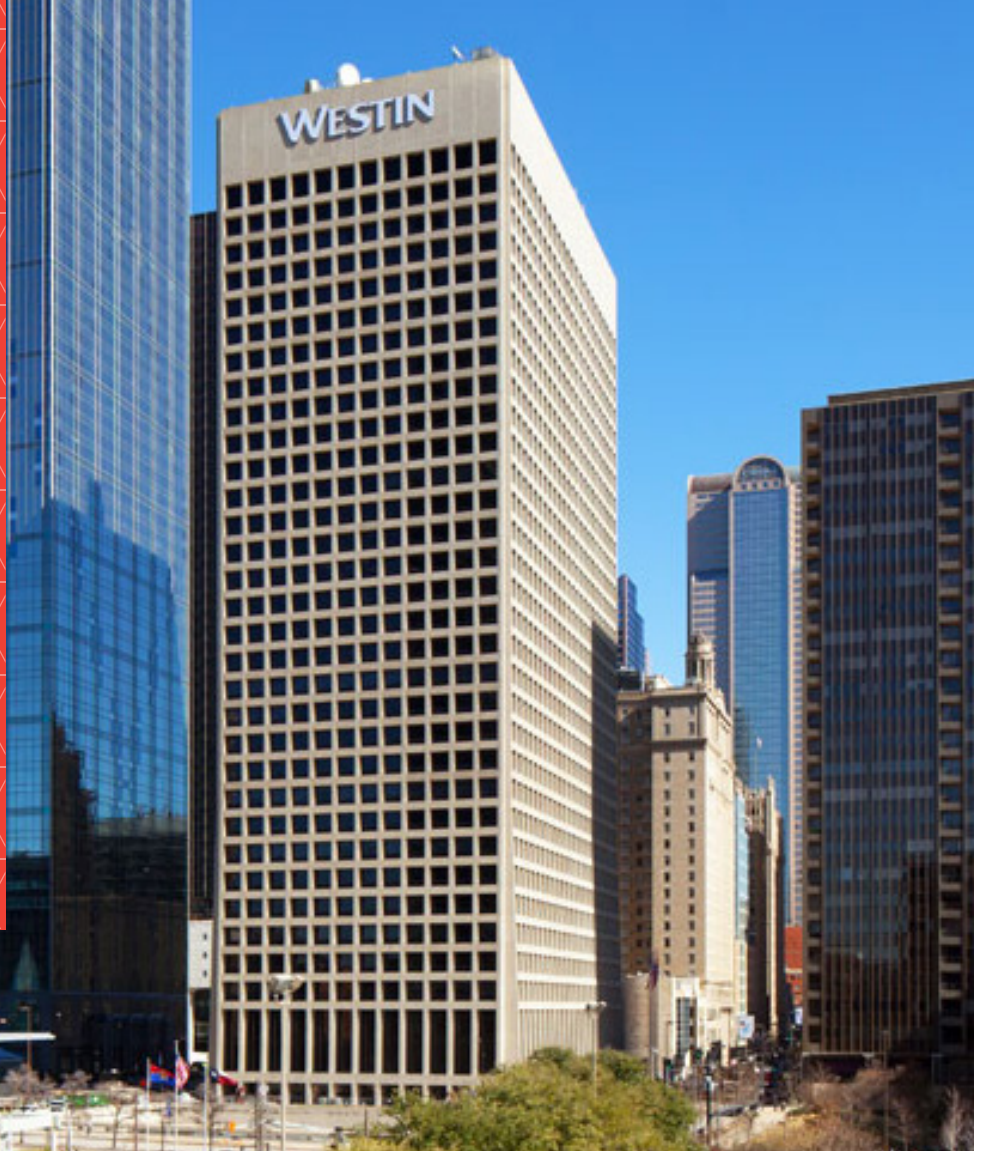
Ample roof top space for antennae

On-site generator farm

Floor loading from 125 to 250 lbs psf

Ample, redundant 480 volt, 3 phase electric power

CAT6 cabling on some floors



For leasing information, please contact:

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