



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

24/7 HVAC provided at no additional cost

More than 40 dining options within one block

Covered access to DART Light Rail (Akard Station)

24 hour on-site, uniformed security guards

Only high-rise office building listed on the National Register of Historic Places in Downtown Dallas

Access to 31,000 SF of Westin conferencing space



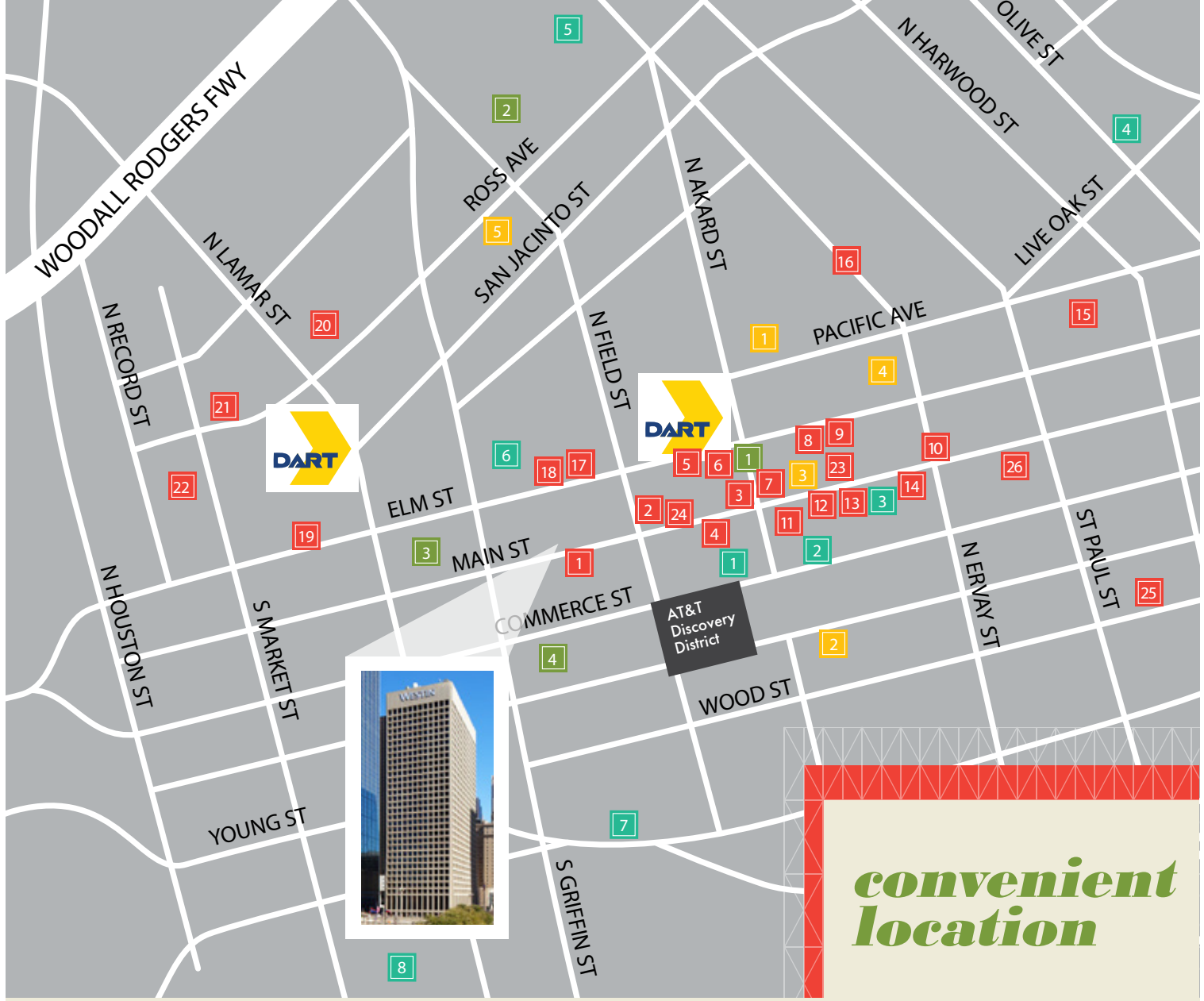


on-site amenities

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

- 31,000 SF of Westin conferencing space
- 2 full service restaurants
- One Main Perc serving Starbucks
- Multiple quick-service dining options
- Car wash
- 24/7 HVAC at no additional charge





RESTAURANTS

1. Wing Bucket
2. Ravenna Urban Italian
3. Jason's Deli
4. City Tavern
5. Fluellen Cupcakes
6. Jimmy John's
7. Chop House Burger
8. The Woolworth
9. Campisi's Restaurant
10. Press Box Grill
11. Flying Horse Café
12. Iron Cactus
13. CBD Provisions
14. Zodiac Room
15. Stupid Good Coffee
16. The Hospitality Sweet
17. Starbucks
18. Potbelly Sandwich Shop
19. Urban Blend
20. Tiff's Treats
21. YO Ranch Steakhouse
22. Corner Bakery Café
23. Ellen's Southern Kitchen
24. Frankie's Downtown
25. Overeasy
26. The Crafty Irishman

AT&T DISCOVERY DISTRICT

- Hawthorn
- The Exchange
- Second Floor
- Double Tap
- Hard Shake
- Ichi Ni San
- Ounce
- Press Waffle Co.
- Revolver Taco Lounge
- Saturday Morning Ice Cream
- Baboushi
- Bobbers
- The Dock
- Monkey King Noodle
- La Duni
- Zalat
- Rise & Thyme

FITNESS

1. Trophy Fitness Club
2. Cowboys Fit
3. F45 Training
4. Alphastetic Competitors
5. YMCA

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

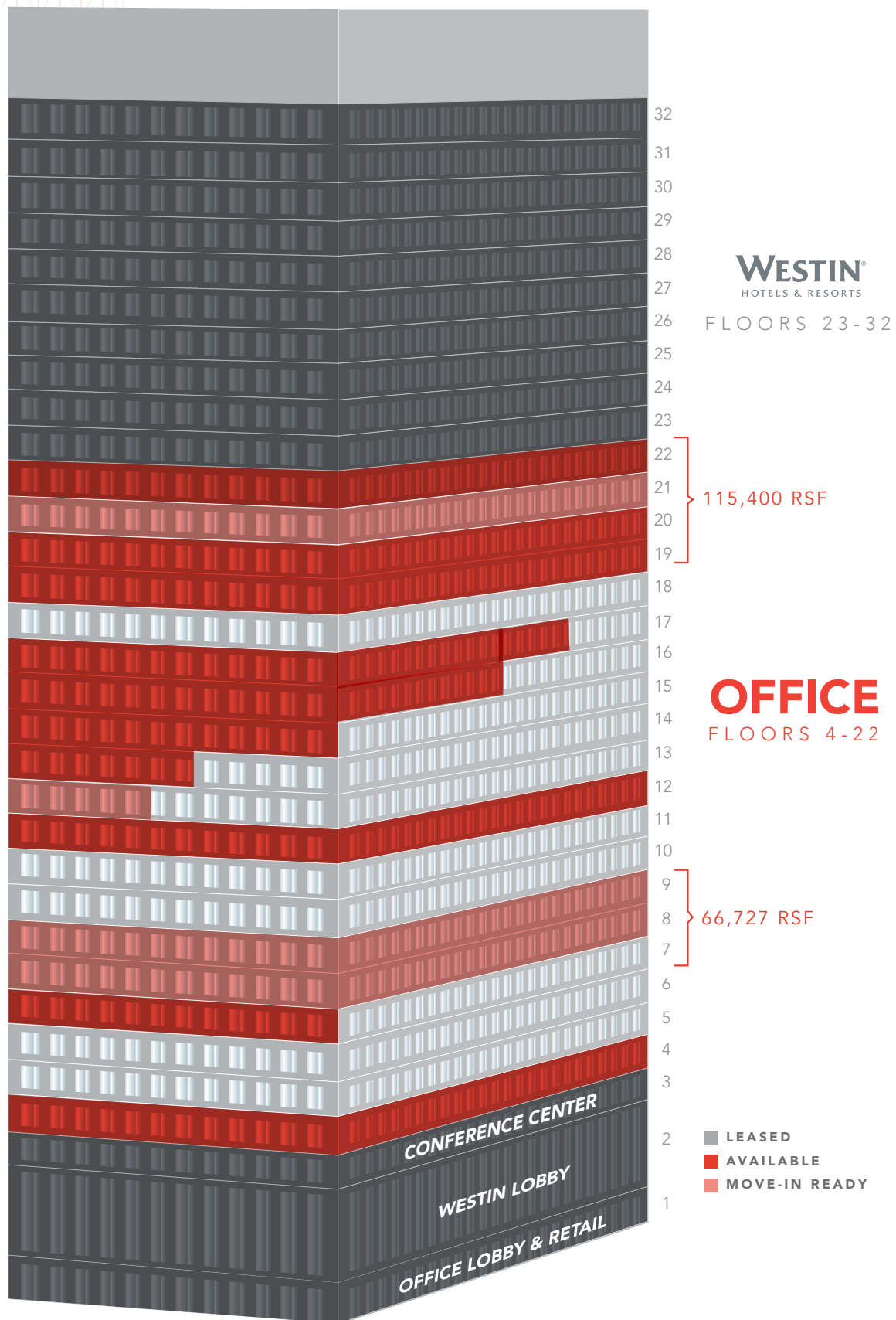
FINANCIAL SERVICES

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

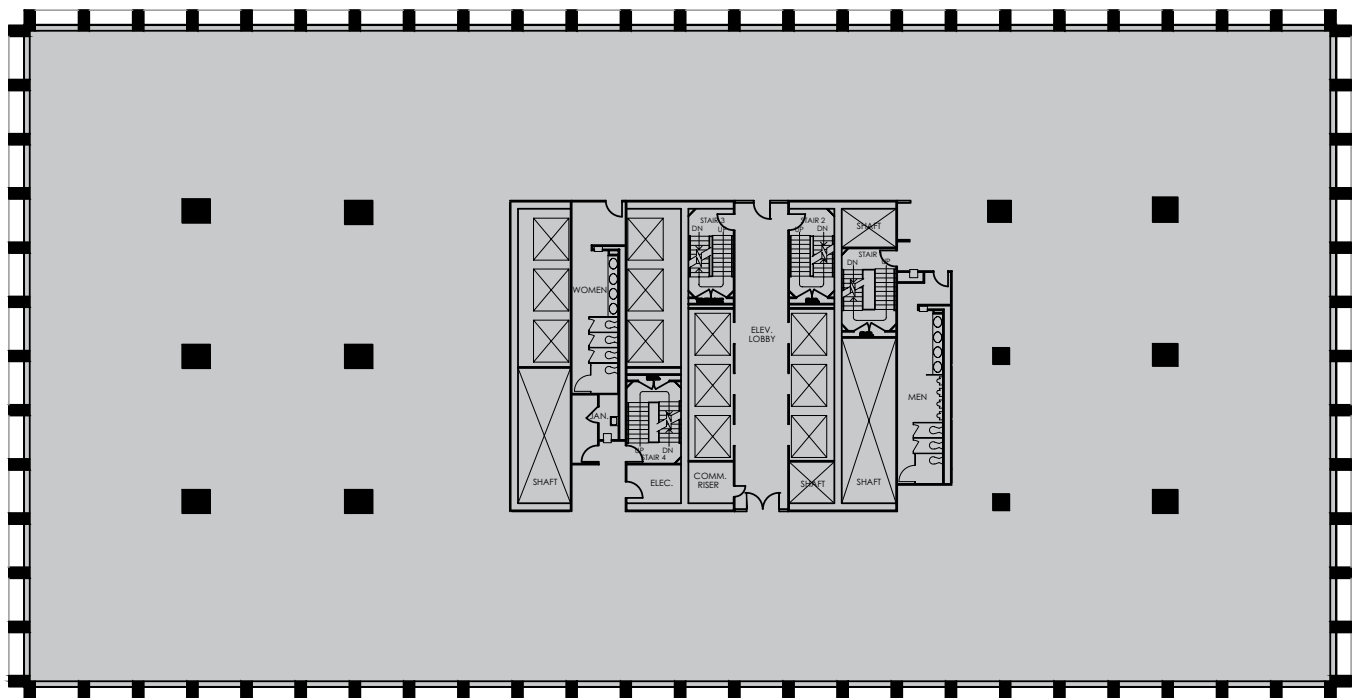
stacking plan





efficient

With clean, 29,000 RSF rectangular floor plates, One Main is ideal for both creative and traditional space users.



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

7:00 A.M. to 8:00 P.M. Monday-Friday
8:00 A.M. to 1:00 P.M. Saturday

AFTER HOURS HVAC

24/7 HVAC service at no additional cost to Tenants

OPERATING EXPENSES

2022 budgeted operating expenses \$6.96/RSF

ELECTRICITY

2022 budgeted electricity \$2.44/RSF

PARKING

1.0/1,000 RSF
\$145/month unreserved
\$200/month reserved
Visitor parking \$3-\$15
Valet parking available

PUBLIC TRANSPORTATION

Covered access to DART Light Rail (Akard station)

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

AT&T Discovery District, Main Street District, close proximity to Klyde Warren Park, Perot Museum of Nature & Science, Pedestrian Tunnel System, Dallas Convention Center & Hotel, West End District, the Arts District, and numerous parks.

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

11' 7" 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

Birch, SBC/AT&T, Verizon Business, Logix, Texas Networks, Several Companies, Cogent, Zayo.

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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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.

11-2-2015



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 sponsored by a broker 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 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. 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.

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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:

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Caroline Leary	700931	caroline.leary@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

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