ARTS PLAZA

TWO ARTS + THREE ARTS



ELEVATING THE DALLAS SKYLINE

TWO ARTS PLAZA
STYLE, SUBSTANCE AND SPIRIT

In the country's largest urban arts district studded with world-class architecture, Two Arts Plaza proudly takes its place boasting soaring glass and crisp geometry to carve a unique space on the Dallas skyline. In the spacious lobby, rich textures of stone and wood are enhanced by vast natural light and an impressive skyline view.

LOCATION HIGHLIGHTS

- High-profile address in the most vibrant part of the city
- Superior visibility & access from I-75 Woodall Rodgers Freeway
- Walkable neighborhood close to retail, event venues & Klyde Warren Park

TWO ARTS PLAZA - BUILDING HIGHLIGHTS

- 395,800 GSF building total
- 35,000 GSF average floor
- 13 Stories
- 24 months to deliver
- 15' floor to floor
- Valet and surface parking for visitors, gated garage parking for tenants
- One-acre park with meeting spaces, WI-FI, & restaurants
- Private terraces with unobstructed views of Downtown and Uptown
- State of the art Fitness Center
- Sophisticated Conference Center
- Rooftop garden patio on parking garage
- Top-ranked restaurants both on-site and nearby
- New construction featuring cutting-edge technology





THREE ARTS PLAZA
ELEVATING THE DALLAS SKYLINE

Three Arts Plaza will be a striking new addition to the Dallas Arts District, designed to feel both iconic and inviting. Perfectly positioned at the edge of downtown, it will serve as a focal point that will redefine the Dallas skyline. With its prominent placement and elegant presence, Three Arts Plaza is set to become a landmark where the city's creative energy meets its urban momentum.

THREE ARTS PLAZA - BUILDING HIGHLIGHTS

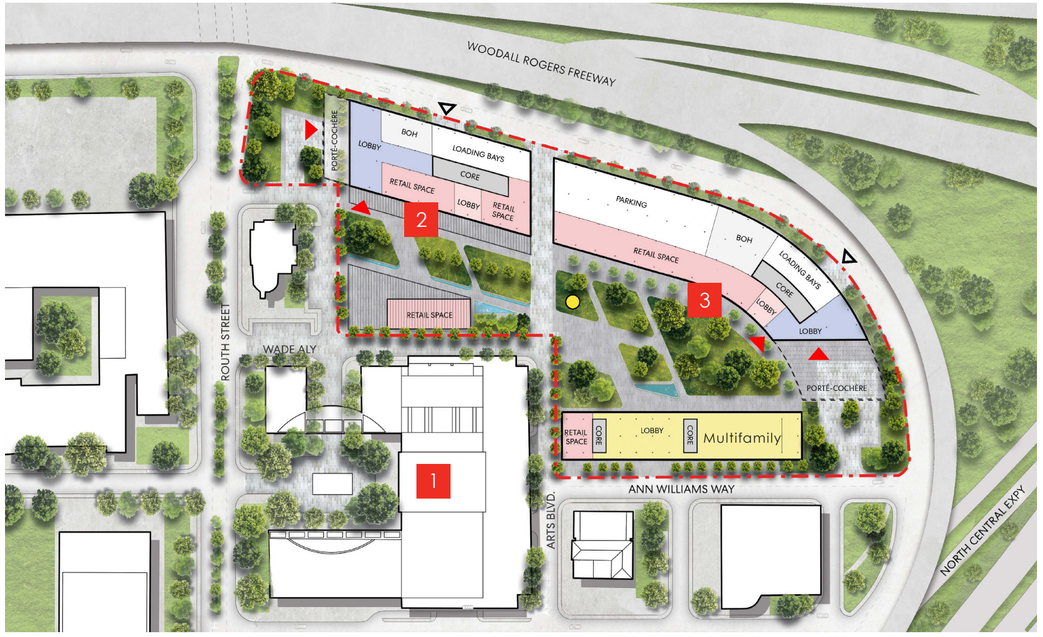
- 371,000 GSF building total
- 35,000 GSF average floor
- 13 Stories
- 30,200 SF of retail on ground floor
- 108 units of luxury multifamily
- 24 months to deliver
- 15' floor to floor
- Valet and surface parking for visitors, gated garage parking for tenants
- One-acre park with meeting spaces, WI-FI, & restaurants
- Private terraces with unobstructed views of Downtown and Uptown



SITE PLAN

The Arts Plaza master plan has been thoughtfully designed by Dallas' best.

Two Arts Plaza and Three Arts Plaza contribute to the developing urban landscape of design distinction by the unification of architecture, lifestyles, conveniences, and its prominent location at the eastern terminus of the Arts District and downtown Dallas.

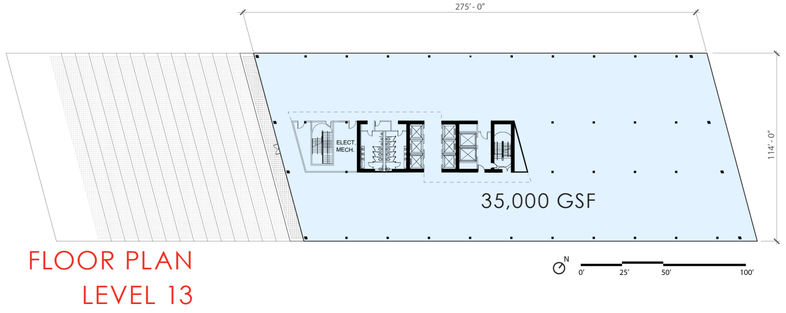


766,800 SF of Office Space (2 Buildings) 30,200 SF of Retail Space

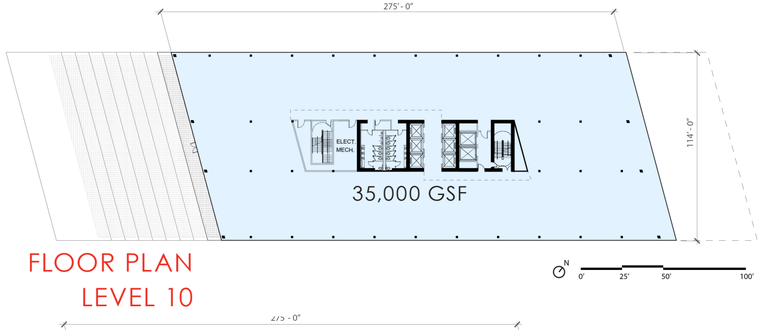
108 Units of Luxury Multifamily 172,000 SF of Green Space

THE BEST FIT

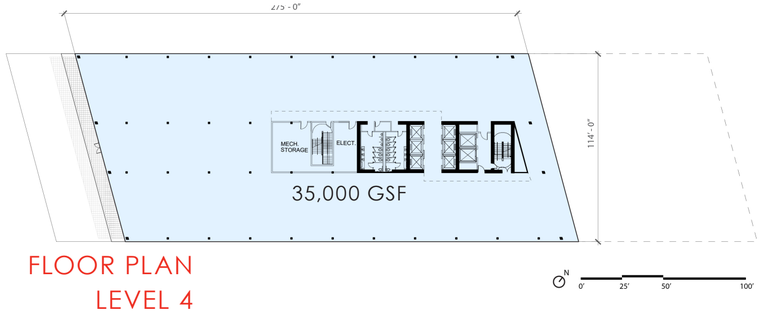
Two Arts Plaza offers a range of floor plan options to fit your needs. Floorplate efficiency caters to a multitude of corporate users seeking a modern and urban work environment.



FLOOR PLAN
LEVEL 13



FLOOR PLAN
LEVEL 10



FLOOR PLAN
LEVEL 4





CURATED CONVENIENCE

Arts Plaza boasts a highly-curated collection of both on-site and nearby amenities to maximize daily efficiencies.

ON-SITE AMENITIES

Two New Food & Beverage Operators
Existing on-site: Tei-An, Yolk, Playwright Pub and 7-Eleven
Fitness Center
Conference Center
Tenant Lounge
Rooftop Garden Patio
Terraces with unobstructed views of Downtown Dallas

RESTAURANTS

ARTS DISTRICT:

Tei-An
Playwright Pub
Yolk
Ellie's Restaurant
Musume
400 Gradi
La Madeleine
Mi Cocina
Mendocino Farms
Pyramid Restaurant/ Bar
Roti Grill
The Artisan
Sloane's Corner
Starbucks

UPTOWN:

Avanti
East Hampton
Bread Winners
Capital Grille
Cava
Chipotle
Del Frisco's Grille
Doc B's
Fearing's
Haywire Uptown
Sixty Vines
Jakes Uptown
Mercat Bistro
Miriam Cocina
Meso Maya
Nick & Sam's Grill
Ocean Prime
Perry's Steakhouse
Saint Ann
Happiest Hour
Te Deseo
Truluck's
Yardbird
ShakeShack
Whole Foods
The Henry
Leela's Wine Bar

DOWNTOWN:

Chop House Burger
Dakota Steakhouse
The Exchange Hall
Monarch
National Anthem
Chick-fil-A
Salata
The French Room
Zodiac Room
Otto's Coffee
City Hall Bistro
Sassetta
Brass Ram
Kessaku

DEEP ELLUM:

Pecan Lodge
Cane Rosso
Monkey King
Angry Dog
Viddora
Stirr
Local Deep Ellum
Ebb and Flow
Buzzbrews
Twisted Root
Harper's
Terry Black's
La Neta
Komodo

HOTELS:

The Adolphus
Aloft Downtown
Dallas Marriott City Center
The Fairmont Dallas
Hotel Crescent Court
Hôtel St. Germain
Hotel ZaZa
Hilton Garden Inn
Hyatt Regency Dallas
The Joule Hotel
Magnolia Hotel
NYLO Dallas
Omni Dallas Hotel
The Ritz-Carlton
Rosewood Mansion
The Stoneleigh
Sheraton Dallas
The Thompson
W Dallas Victory
The Statler



STATE OF THE ART — WITH STYLE

Renzo Piano, Sir Norman Foster, Rem Koolhaas, Edward Larrabee Barnes, I.M. Pei – the best architects in the world have designed the buildings in the Dallas' Arts District. Two Arts offers state-of-the-art office space and a stunning restaurant set in a sculptural one-acre park. Part of a flourishing live-work-play community, this dynamic mixed-use development will enhance how you feel about your work environment.

A FEW OF OUR ARTS DISTRICT NEIGHBORS

AT&T PERFORMING ARTS CENTER
A multi-venue center for music, opera, theater, and dance – consists of Margot and Bill Winspear Opera House, Dee and Charles Wyly Theatre, Annette Strauss Artist Square, City Performance Hall, and Sammons Park.

DALLAS MUSEUM OF ART
The museum features an outstanding collection of more than 23,000 works of art from around the world, from ancient to modern times.

NASHER SCULPTURE CENTER
An outdoor "roofless" museum situated in downtown Dallas houses the 20th-century sculpture collection of Raymond and Patsy Nasher.

MEYERSON SYMPHONY CENTER
Home to the Dallas Symphony Orchestra, the Turtle Creek Chorale, the Dallas Wind Symphony, and the Greater Dallas Youth Orchestra.

CROW COLLECTION OF ASIAN ART
A permanent set of galleries dedicated to the arts and cultures of China, Japan, India and Southeast Asia.

KLYDE WARREN PARK
A 5.2-acre park, which is built on a deck over Woodall Rodgers Freeway between Pearl and St. Paul Streets, connects downtown Dallas and the Arts District to Uptown.

PEROT MUSEUM OF NATURE AND SCIENCE
Said to be a "world of wonder" by The Dallas Morning News, the Perot Museum offers permanent exhibits and programming, and hosts world-renowned traveling exhibitions. The Perot Museum draws international press and is a premier attraction for curious minds.

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