



ONE
ARTS



DEFINING CULTURE

Elevate your company culture with a space that has it all. One Arts is the address where **creativity** and **productivity flourish**. Located in the heart of the **Dallas Arts District**, One Arts is just a short stroll from world-class museums, performance spaces, Klyde Warren Park, Downtown, Uptown and Deep Ellum.



Moody Performance Hall



Winspear Opera House



Wyly Theater

A nighttime photograph of a city skyline with several skyscrapers, some with illuminated windows. In the foreground, there is a reflecting pool that mirrors the buildings and the sky. The scene is lit with a mix of natural twilight and artificial city lights.

THE ARTS
DISTRICT



Wyly Theater

Dallas City Performance Hall

Crow Collection of Asian Art

Dallas Museum of Art

Nasher Sculpture Center

Meyerson Symphony Center

Winspear Opera House

Klyde Warren Park

Booker T. Washington High School



HOTELS

Hall Arts Hotel

JW Marriott

The Adolphus

Dallas Marriott City

Center

The Fairmont Dallas

Hotel Crescent Court

Hotel ZaZa

Hyatt Regency Dallas

The Joule Hotel

Magnolia Hotel

Omni Dallas Hotel

The Ritz-Carlton

The Stoneleigh

Sheraton Dallas

The Thompson

The Statler

SHOPPING

Neiman Marcus
Stanley Korshak
The Crescent Shops
Uptown Plaza
Target
Whole Foods
West End Marketplace
West Village
The Quad
Deep Ellum Shops
Knox-Henderson



RESTAURANTS

DOWNTOWN

AT&T Discovery District
Brass Ram
Chop House Burger
Dakota Steakhouse
The Exchange Hall
Monarch
National Anthem
Pho Colonial
Press Box Grill
Sushiya
The French Room
Zodiac Room

DEEP ELLUM

Pecan Lodge
Angry Dog
Cane Rosso
Local
Monkey King Noodle
Pecan Lodge
St. Pete's Dancing Marlin
Swig
Terry Black's Barbecue
Twisted Root
Uncle Uber's
Vidorra Cocina

ART DISTRICT

Tei-An
Playwright Pub
Yolk
Ellie's Restaurant
Musume
Akai Sushi
400 Gradi
Klyde Warren Food Trucks
La Stella Cucina
La Madeleine
Mi Cocina
Mendocino Farms
Nus-ret Steakhouse
Roti Grill
The Artisan
Sloane's Corner
Starbucks

UPTOWN

Avanti
Capital Grille
Cava
Del Frisco's Grille
Doc B's
Dolce Rivera
East Hampton
Elephant East
Fearing's
Harwood Arms
Haywire Uptown
Sixty Vines
Jakes Uptown
Mercat Bistro
Meso Maya
Morton's Steak
Nick & Sam's Grill
Ocean Prime
Perry's Steakhouse
Saint Ann
Happiest Hour
Te Deseo
Truluck's
Yardbird

WALK- ABILITY



RETAIL

Everything you need in one location including restaurants that rank among Dallas's finest. Whether you're fueling up at **breakfast**, having a power **lunch**, taking the client to **dinner** or hosting **happy hour**, you'll find plenty of options to satisfy your appetite.



Playwright Pub



Tei An



Yolc



ONE
ARTS

UPTOWN

BRYAN
PLACE

HARDWOOD
DISTRICT

ARTS
DISTRICT

DESIGN
DISTRICT

VICTORY
PARK

DOWNTOWN
CENTRAL BUSINESS
DISTRICT

DART RAIL
STATION

DEEP
ELLUM

TRINITY
GROVES

CEDARS

I-35 E

I-75

I-75

WOODALL RODGERS FWY

I-30

I-45

I-30

MCKINNON ST.

HARRY HINES BLVD.

CEDAR SPRINGS RD.

MCKINNEY AVE.

MAPLE AVE.

ROSS AVE.

LIVE OAK ST.

GASTON AVE.

MARGARET HUNT HILL BRIDGE

SINGLETON BLVD

COMMERCE ST.

YOUNG ST.

ELM ST.
MAIN ST.
COMMERCE ST.

ELM ST.

CESAR CHAVEZ BLVD

ROUTH ST.

PEARL ST.

N. FIELD ST.

An aerial night photograph of a modern architectural complex in downtown Dallas. The central focus is a large, circular structure with a vibrant red illuminated exterior. The building features a complex, grid-like roof structure. In the background, a tall skyscraper is visible, with a red rectangular highlight on its upper floors. The surrounding city is illuminated with various lights, and a highway with light trails is visible on the left side of the image.

LOCATION

Office at the intersection of culture and commerce. Working at One Arts offers the best of what downtown and uptown Dallas have to offer. Walk to the shops on McKinney Avenue, the food trucks at Klyde Warren Park or the multitude of restaurants and cultural attractions in the downtown Central Business District.

An aerial photograph of the Dallas skyline, featuring numerous skyscrapers and a complex highway interchange in the foreground. A dark rectangular box highlights a specific building in the center of the city. The word "ULTIMATE" is written in large, white, serif capital letters across the top half of the image, and the word "ACCESS" is written in the same style across the bottom half, overlapping the highlighted building.

ULTIMATE ACCESS

Spend less time in transit. One Arts Plaza is the only office building in Downtown that is just one stoplight away from both I-75 and I-35 and 1-5 minutes from every major arterial highway in Dallas.



**3 MINUTES
FROM DALLAS N. TOLLWAY**

CEDAR SPRINGS RD.

MCKINNEY AVE.

MAPLE AVE.

HARRY HINES BLVD.

PEARL ST.

ROUTH ST.

**< 1 MINUTE
FROM I-75**

**ONE
ARTS**

N. AKARD ST.

N. FIELD ST.

**2 MINUTES
FROM I-35**

ROSS AVE.

**5 MINUTES
FROM I-30**

PEARL ST.



Coffee Bar



Conference Center

AMENITIES



Fitness Center



Tenant Lounge



75 seat conference room

Fitness Center

Fitness Classes

3 Restaurants

On-Site 7-Eleven

Plaza & Fountains

Art Installations

7th Floor Tenant Lounge

Complimentary Coffee Bar

DART Light Rail Station Nearby



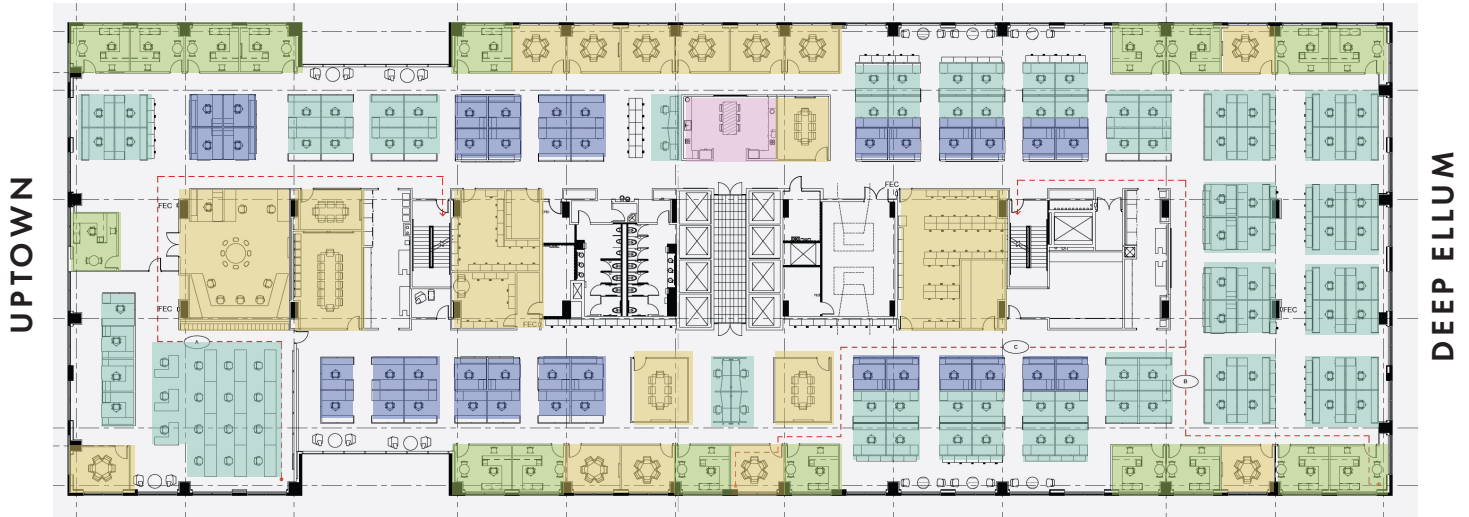
UNRIVALED

An aerial photograph of a city skyline at sunset. The sky is a mix of light blue and orange. In the foreground, a large, modern building with a white, grid-like roof structure is visible. At the center of this building is a prominent, bright red circular structure. The rest of the city is filled with various skyscrapers and buildings, some with glass facades reflecting the sunset. The overall scene is a vibrant and modern urban landscape.

VIEWS

FLOOR

OLD EAST DALLAS







ARTS DISTRICT

PLANS

LEGEND

-  Exterior Offices
-  Interior Offices
-  Workstations
-  Conference Rooms
-  Break rooms

11TH FLOOR

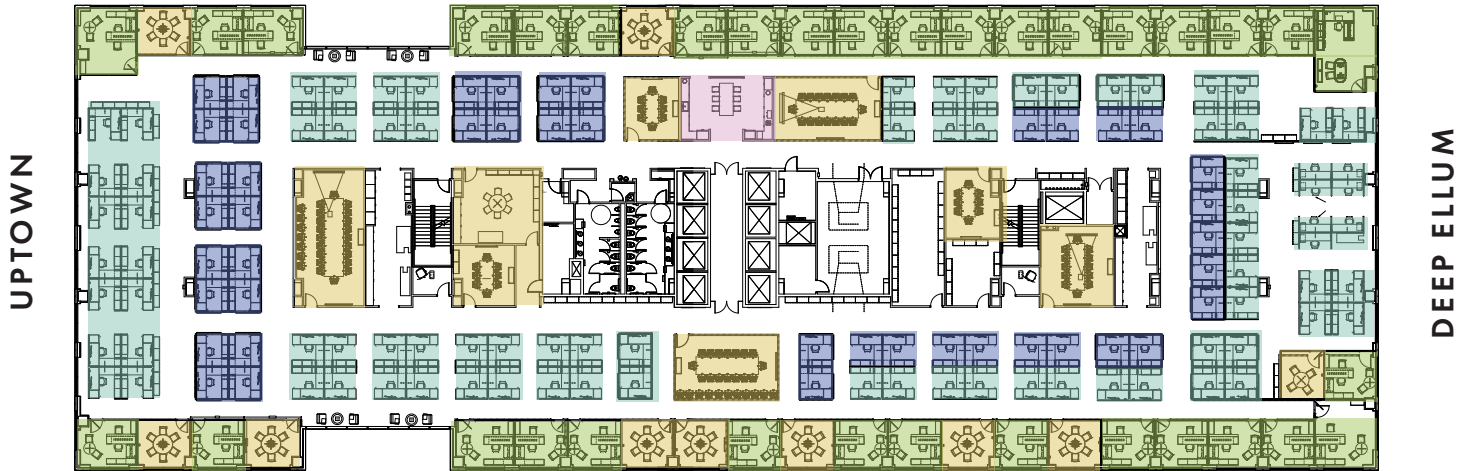
-  18 Exterior Offices
-  38 Interior Office
-  102 Workstations
-  21 Conference Rooms

11th FLOOR

39,238 RSF

FLOOR

OLD EAST DALLAS







ARTS DISTRICT

PLANS

LEGEND

-  Exterior Offices
-  Interior Offices
-  Workstations
-  Conference Rooms
-  Break rooms

12TH FLOOR

-  34 Exterior Offices
-  43 Interior Office
-  80 Workstations
-  18 Conference Rooms

12th FLOOR

39,238 RSF

CONTACT



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BILLINGSLEY
COMPANY





ONE
ARTS

ARTS
PERFORMING
ARTS
CENTER