



One Arts Plaza | 1722 Routh Street, Dallas, TX 75201



ONE ARTS PLAZA

One Arts is the address where **creativity** and **productivity** flourish.

Boasting flexible office space, state-of-the-art amenities and a lively outdoor plaza, One Arts mixes **timeless elegance** with **modern conveniences** benefitting the way business is done today.

BUILDING HIGHLIGHTS

Mixed-Use Office Development

516,048 Total RSF

39,000 RSF per Floor

17 Floors of Office Space

3.0/1,000 Parking Ratio

24-Hour Security

13'9" Ceiling Height

Floor-to-Ceiling Glass

On-Site Property Management

Strong Local Ownership

Surface Guest Parking

Valet Services Available

ON-SITE AMENITIES

100-Person Conference Center

Tenant Lounge on 7th Floor

Complimentary Coffee Bar

Fitness Center & Classes

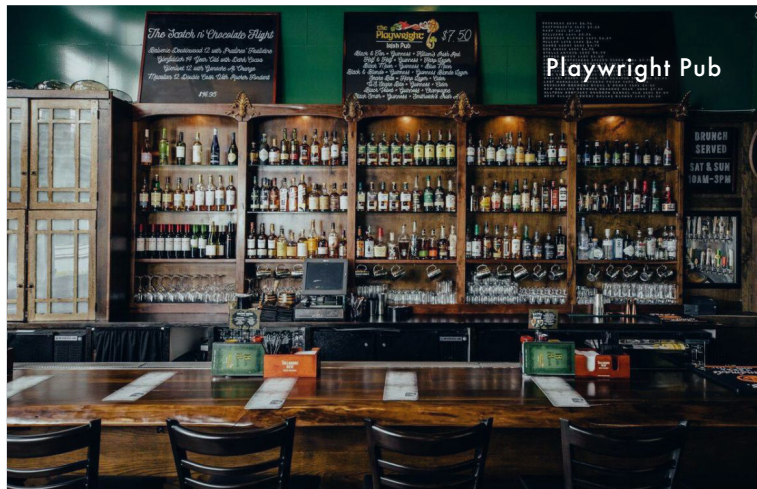
Dynamic Fountains

Digital Art Installations

On-Site 7-Eleven

Three On-Site Restaurants

Including award-winning Japanese soba house Tei-An



AMENITIES



THE ARTS DISTRICT



Wyly Theatre

STEPS AWAY FROM...

- Wyly Theatre
- Moody 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



Moody Performance Hall



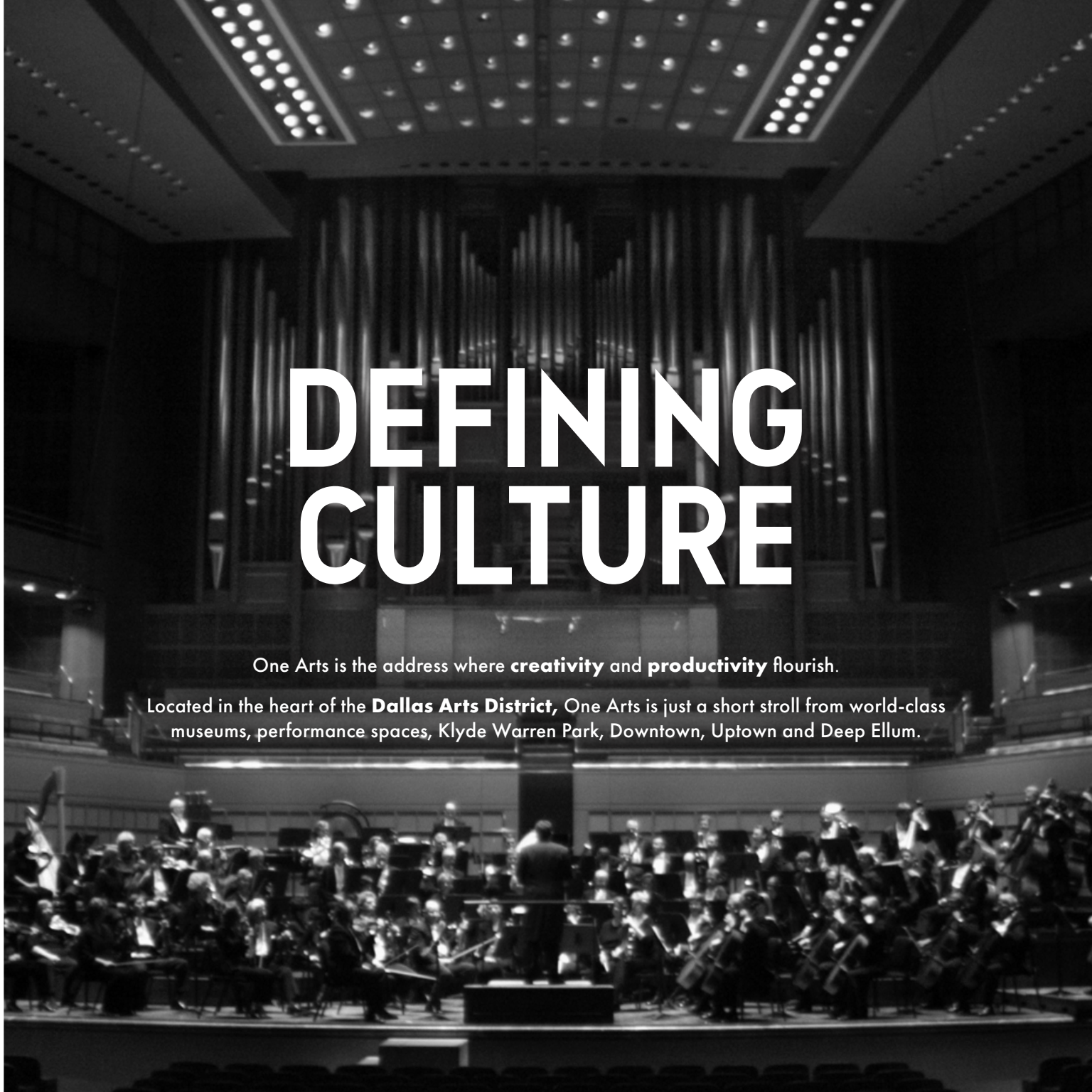
Klyde Warren Park



Nasher Sculpture Center



Winspear Opera House



DEFINING CULTURE

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.



WALKABLE LIFESTYLE

Office at the intersection of culture and commerce.

Perfectly located in the heart of the Dallas Arts District, One Arts offers everything you could need within walking distance. Whether you're fueling up at breakfast, having a power lunch, taking clients to dinner or hosting happy hour, you'll find plenty of options to satisfy your appetite.



RESTAURANTS

ARTS DISTRICT

- 400 Gradi
- The Artisan
- Ellie's Restaurant
- Flora Cantina
- Klyde Warren Food Trucks
- La Madeleine
- La Stella Cucina
- Mendocino Farms
- Mi Cocina
- Musume
- Nusr-Et Steakhouse
- Pizza Leila
- Playwright Pub*

- Sloane's Corner
- Starbucks
- Tei-An*
- Yolk*
- *On-Site

DOWNTOWN

- AT&T Discovery District
- Brass Ram
- Chop House Burger
- Dakota Steakhouse
- The Exchange Hall
- The French Room
- Monarch
- National Anthem

- Press Box Grill
- Sushiya
- Zodiac Room

DEEP ELLUM

- Angry Dog
- Cane Rosso
- Cheba Hut
- Local
- Monkey King Noodle
- Pecan Lodge
- St. Pete's Dancing Marlin
- Terry Black's Barbecue
- Twisted Root

- Uncle Uber's
- Vidorra Cocina

UPTOWN

- Avanti
- Capital Grille
- Cava
- Del Frisco's Grille
- Doc B's
- Dolce Rivera
- East Hampton
- Elephant East
- Fearing's
- Harwood Arms

- Haywire Uptown
- Jakes Uptown
- Mercat Bistro
- Meso Maya
- Morton's Steak
- Nick & Sam's Grill
- Ocean Prime
- Perry's Steakhouse
- Saint Ann
- Sixty Vines
- Happiest Hour
- Te Deseo
- Truluck's
- Yardbird

HOTELS

- Hall Arts Hotel
- JW Marriott
- The Adolphus
- Dallas Marriott Downtown
- The Fairmont Dallas

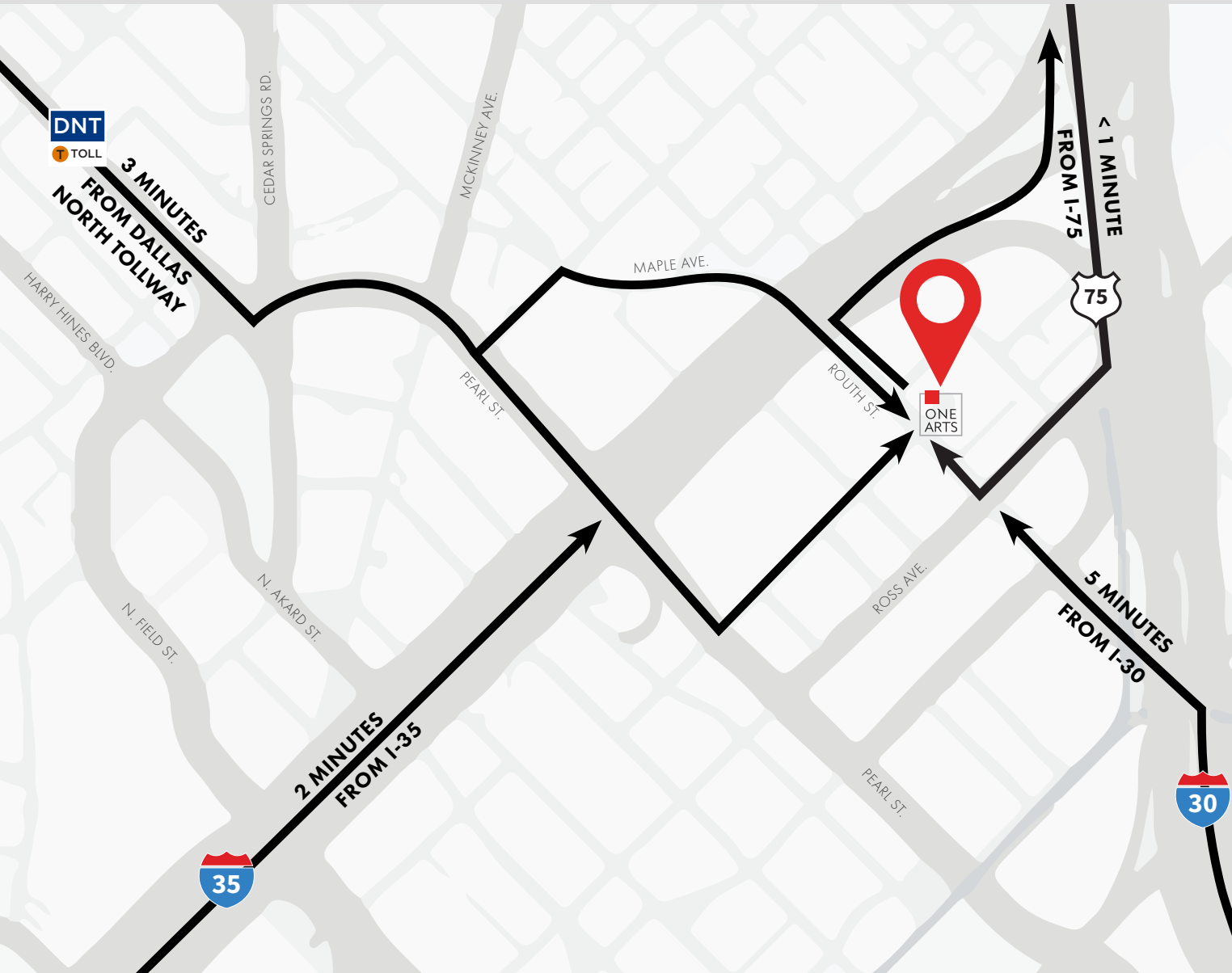
- Hotel Crescent Court
- Hotel ZaZa
- Hyatt Regency Dallas
- The Joule Hotel
- Magnolia Hotel

- Omni Dallas Hotel
- The Ritz-Carlton
- Sheraton Dallas
- The Statler
- The Thompson

SHOPPING

- Neiman Marcus
- Stanley Korshak
- The Crescent Shops
- West End Marketplace
- Deep Ellum Shops

- Target
- Whole Foods
- West Village
- The Quad
- Knox-Henderson



ULTIMATE ACCESS

Stay **connected** to the DFW metroplex and 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 **one to five minutes** from every major arterial highway in Dallas.

CONTACT

For leasing information, please contact Thirty-Four Commercial.


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oneartsplaza.com

BILLINGSLEY
COMPANY



The logo for One Arts Plaza, featuring a white square icon above the text "ONE ARTS" in a white, sans-serif font, all enclosed within a white square border.

ONE
ARTS

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