

PLAZA OF THE AMERICAS

DALLAS, TX | 600 N. PEARL STREET



- Iconic office and hotel building located in the heart of the Dallas CBD
- 1M SF of office space
- Atrium Levels: 132,157 SF of restaurant | retail | fitness | entertainment | medical space
- 416-room Dallas Marriott City Center Hotel
- Additional employees coming soon [FDIC]—Dallas Workers' Return to Office up 25%, ranking #1 for major cities
- Close proximity to The Arts District, Uptown Dallas and other popular attractions
- Take advantage of existing restaurant, retail and fitness infrastructure
- Willing to get creative on deal terms

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2024 Population	35,628	183,673	383,472
2024 Daytime Population	141,772	331,595	567,391
2024 Total Households	23,218	101,885	179,099
2024 Average HH Income	\$143,840	\$130,892	\$134,311

TRAFFIC COUNTS:

N. Pearl Street: 11,531 VPD

AVAILABILITY:
PLEASE CONTACT BROKER
FOR DETAILS

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TRAFFIC GENERATORS



DALLAS
MUSEUM
OF ART



Nasher
Sculpture
Center



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AREA FUN FACTS

- The Downtown Dallas population has increased by almost 100% since 2010
- In the works:
 - 14 multifamily projects
 - 5 office projects
 - 2 hotels
 - Adjacent to Plaza of the Americas, Swiss Firm Empira Group's 35-story apartment building with 370 units is slated to begin construction in 2024
- 19 hotels have been built in the last 10 years
- 52 hotels currently exist in the Downtown | Uptown | CBD
- Downtown Dallas is in need of fitness centers with only 2 current gyms
- Dallas ranks #2 in office occupancy rate among the U.S.
- Additional employees coming soon [FDIC] — Dallas Workers' Return to Office up 25%, ranking #1 among major U.S. cities



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THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

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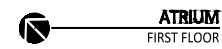
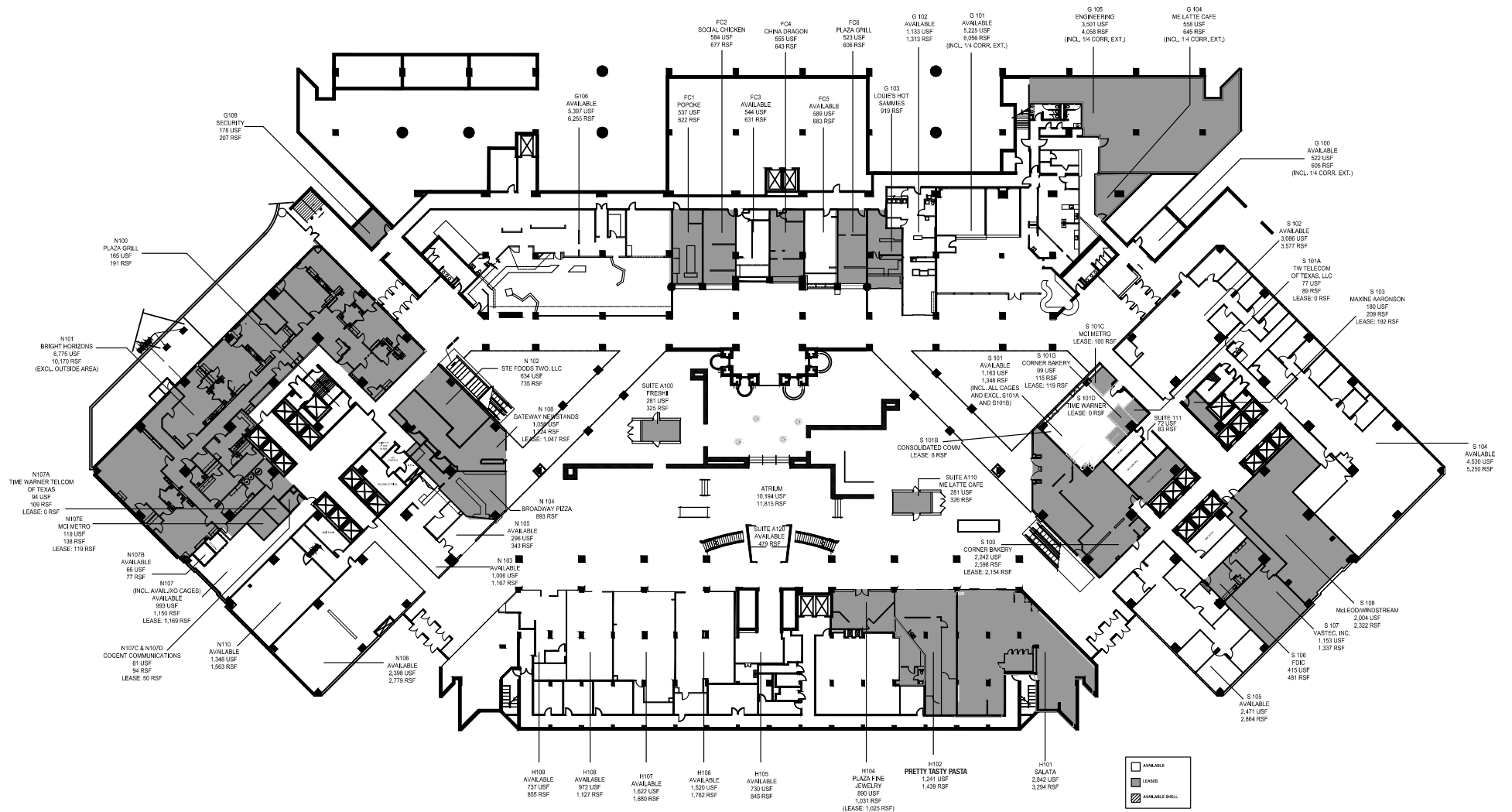
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AVAILABLE SPACES	SQUARE FEET
A120	479
FC3	631
FC5	683
G100	605
G101	6,056
G102	1,313
G106	6,255
G202	493
G203	3,989
G204	1,315
G205	1,235
H105	845
H106	1,762
H107	1,880
H108	1,127
H109	855

AVAILABLE SPACES	SQUARE FEET
H205	432
H206	509
N100	191
N105	1,510
N106	2,779
N107	1,169
N107B	77
N110	1,563
N211	1,301
S101B	100
S102	3,577
S104	5,250
S105	2,864
S203	1,293
S204	2,392
X_RET	265

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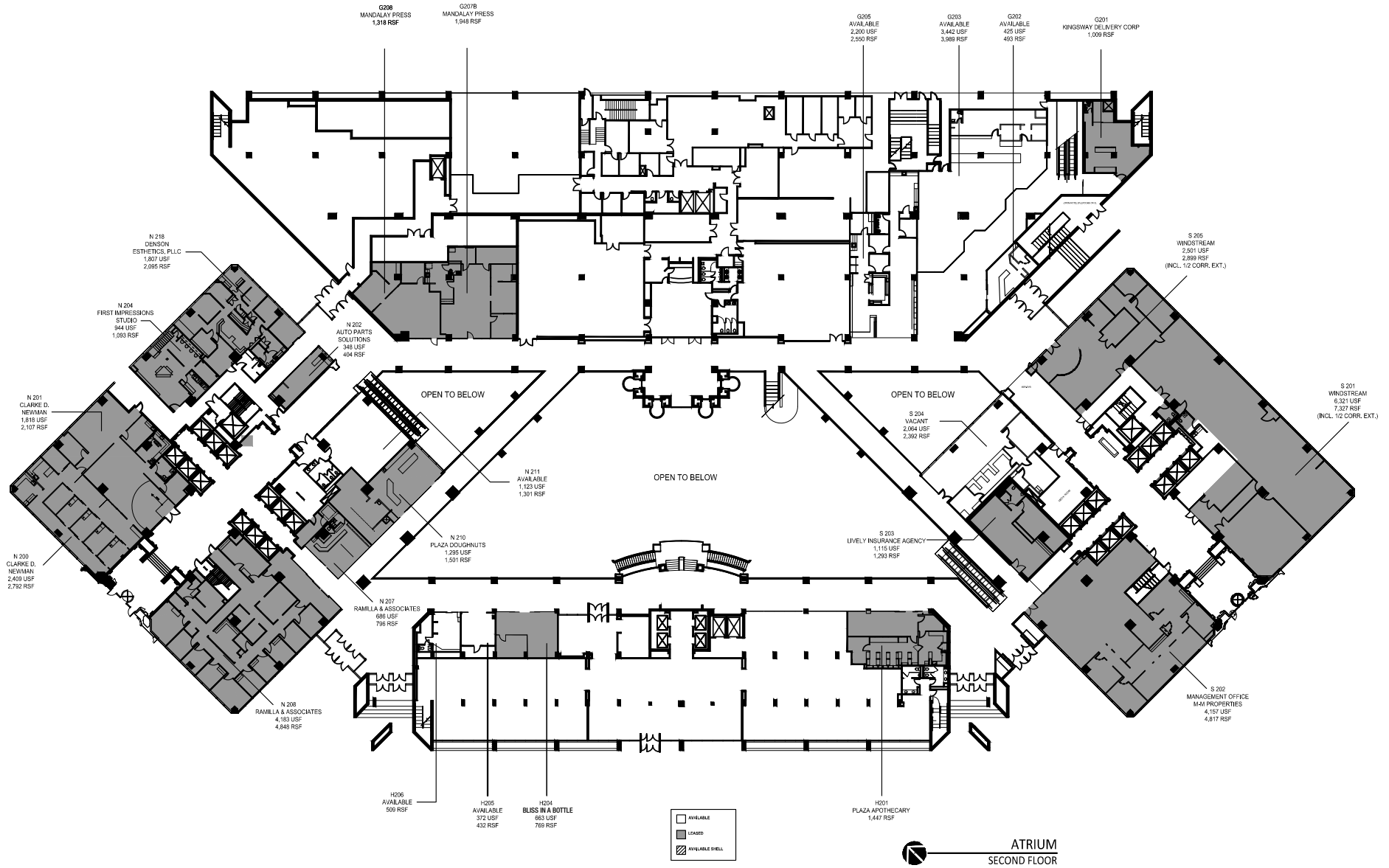
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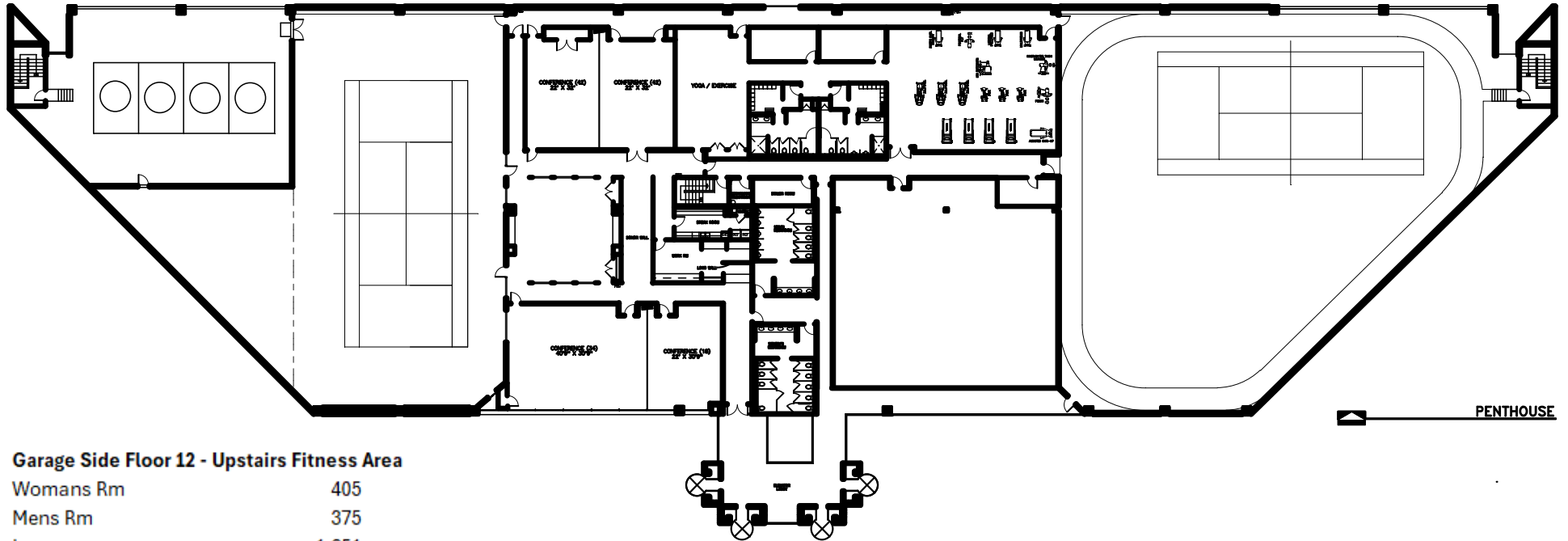
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INDOOR AND OUTDOOR FITNESS AND RECREATION AREA



Garage Side Floor 12 - Upstairs Fitness Area

Womans Rm	405
Mens Rm	375
Lounge	1,651
Fitness Center	1,759
Hallway	289
Yoga Studio	746
Indoor Pickle Ball Courts	2,316
Lounge and Arcade	1,651
Mens Bathroom	474
Womans Bathroom	483
Total Indoor sf	10,149
Outdoor Courts	12,753
Other Outdoor Space	6,075
Total sf	28,977

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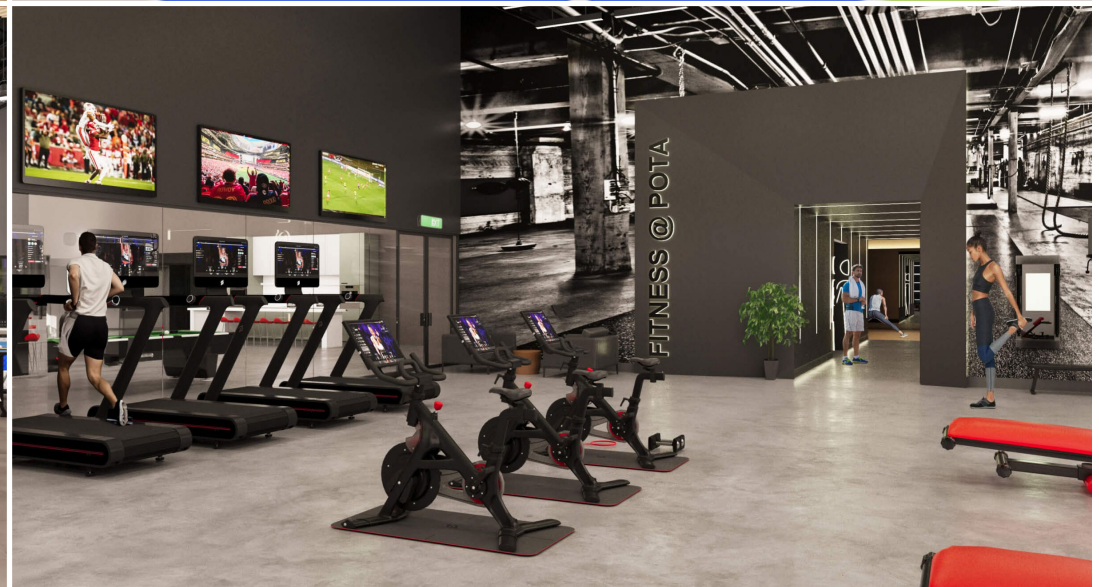
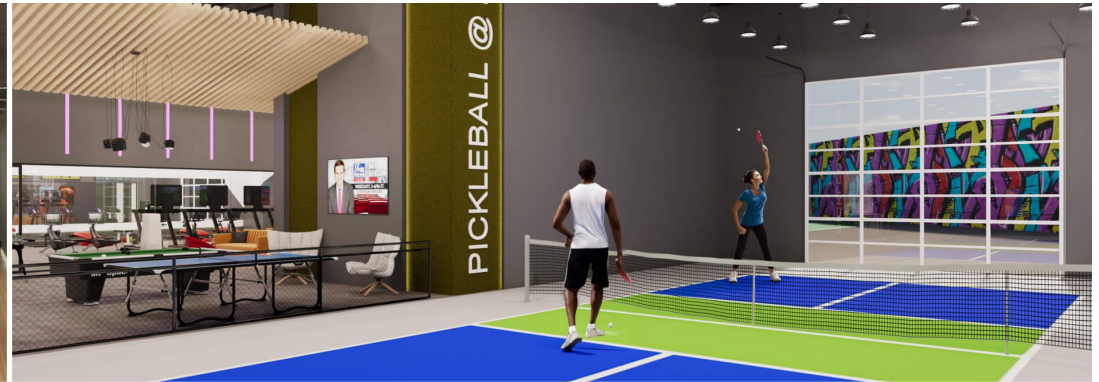
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where work + play meet

POTA

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POTA is embarking on a major multi-million dollar amenity upgrade project including: indoor & outdoor pickle-ball courts, movie theater, yoga & wellness studio, personal-care services, activations, and events.



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