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

FOR LEASE: PLEASE CONTACT BROKER FOR DETAILS

TRAFFIC GENERATORS



DALLAS MUSEUM **OF ART**





Nasher Sculpture Center









MUSUME 娘



FOR MORE INFORMATION, PLEASE CONTACT:

OLIVER STEINBERG 214.276.5333

THAD BECKNER 214.572.8457

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

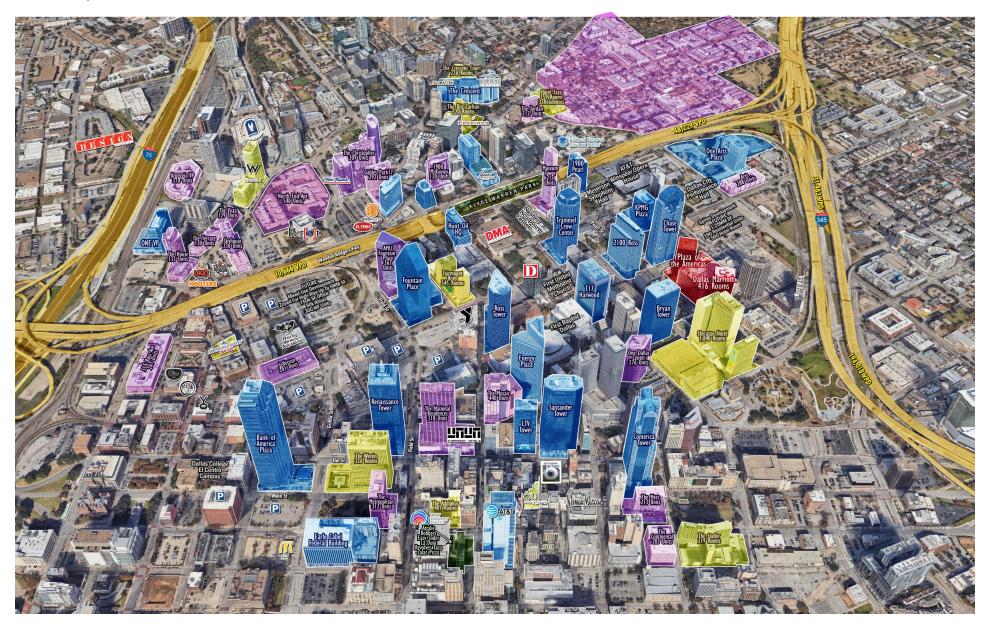






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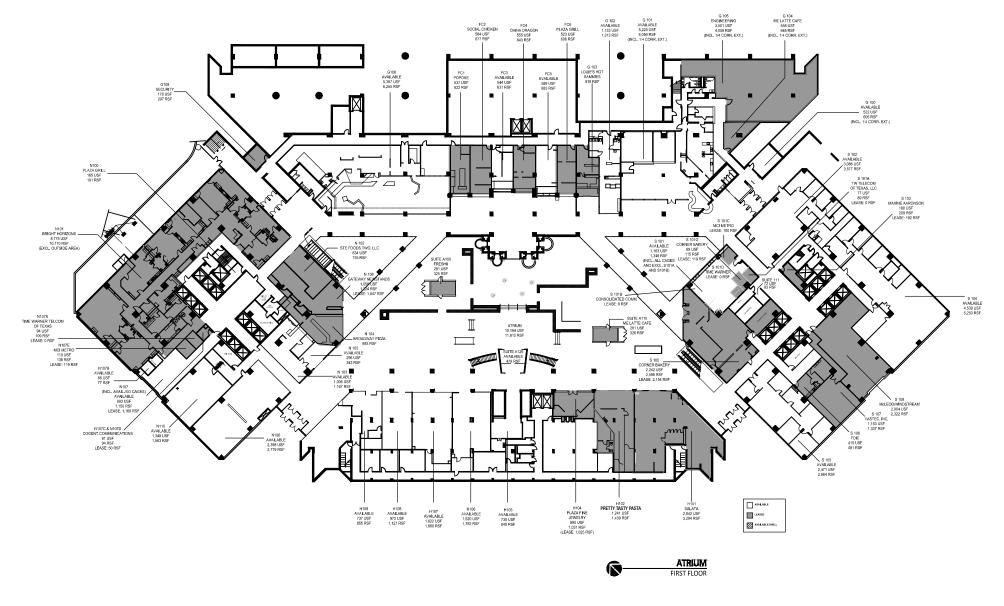
PLAZA OF THE AMERICAS

DALLAS, TX | 600 N. PEARL STREET

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	







OPEN TO BELOW OPEN TO BELOW OPEN TO BELOW



BLISS IN A BOTTLE

H206 AVAILABLE 509 RSF

SECOND FLOOR

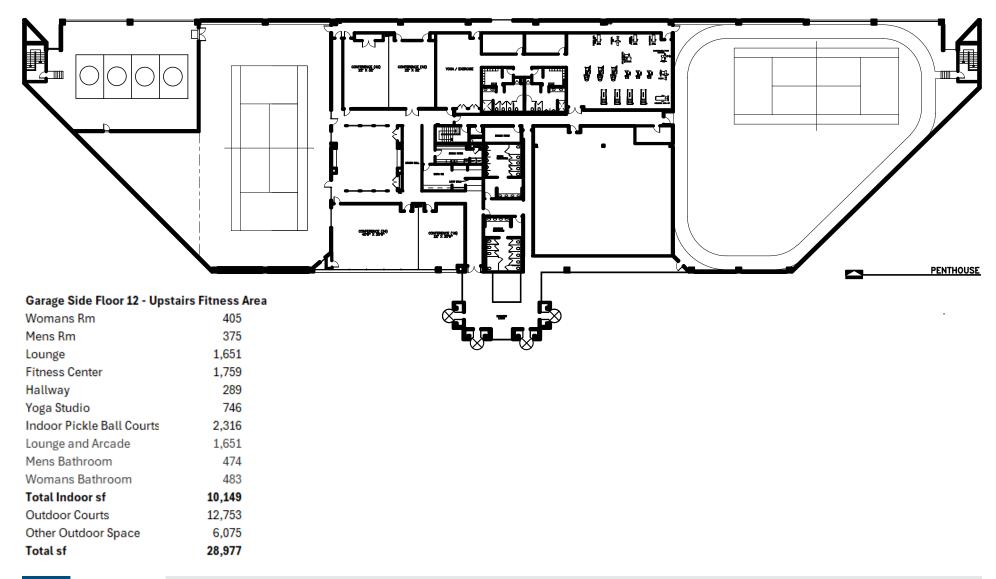
H201 PLAZA APOTHECARY 1,447 RSF

AVALABLE

LEASED

AVALABLE:

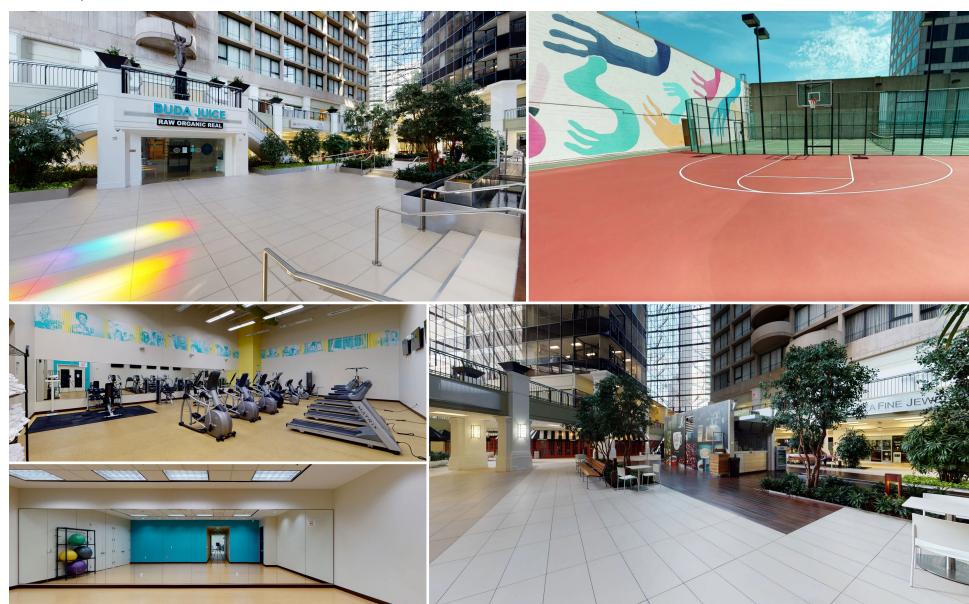
INDOOR AND OUTDOOR FITNESS AND RECREATION AREA





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where work + play meet



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.











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.

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.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

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:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- · Must not, unless specifically authorized in writing to do so by the party, disclose:
 - 1. that the owner will accept a price less than the written asking price;
 - 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buve	r/Tenant/Seller/Landlord Initials	Date	