

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
2023 Population	35,989	182,414	381,024
2023 Daytime Population	137,115	334,761	577,346
2023 Total Households	23,301	100,482	176,840
2023 Average HH Income	\$132,631	\$119,415	\$124,759

TRAFFIC COUNTS:

N. Pearl Street: 11,531 VPD

AVAILABILITY:
PLEASE CONTACT BROKER
FOR DETAILS

FOR LEASE:
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TRAFFIC GENERATORS



DALLAS
MUSEUM
OF ART



Nasher
Sculpture
Center



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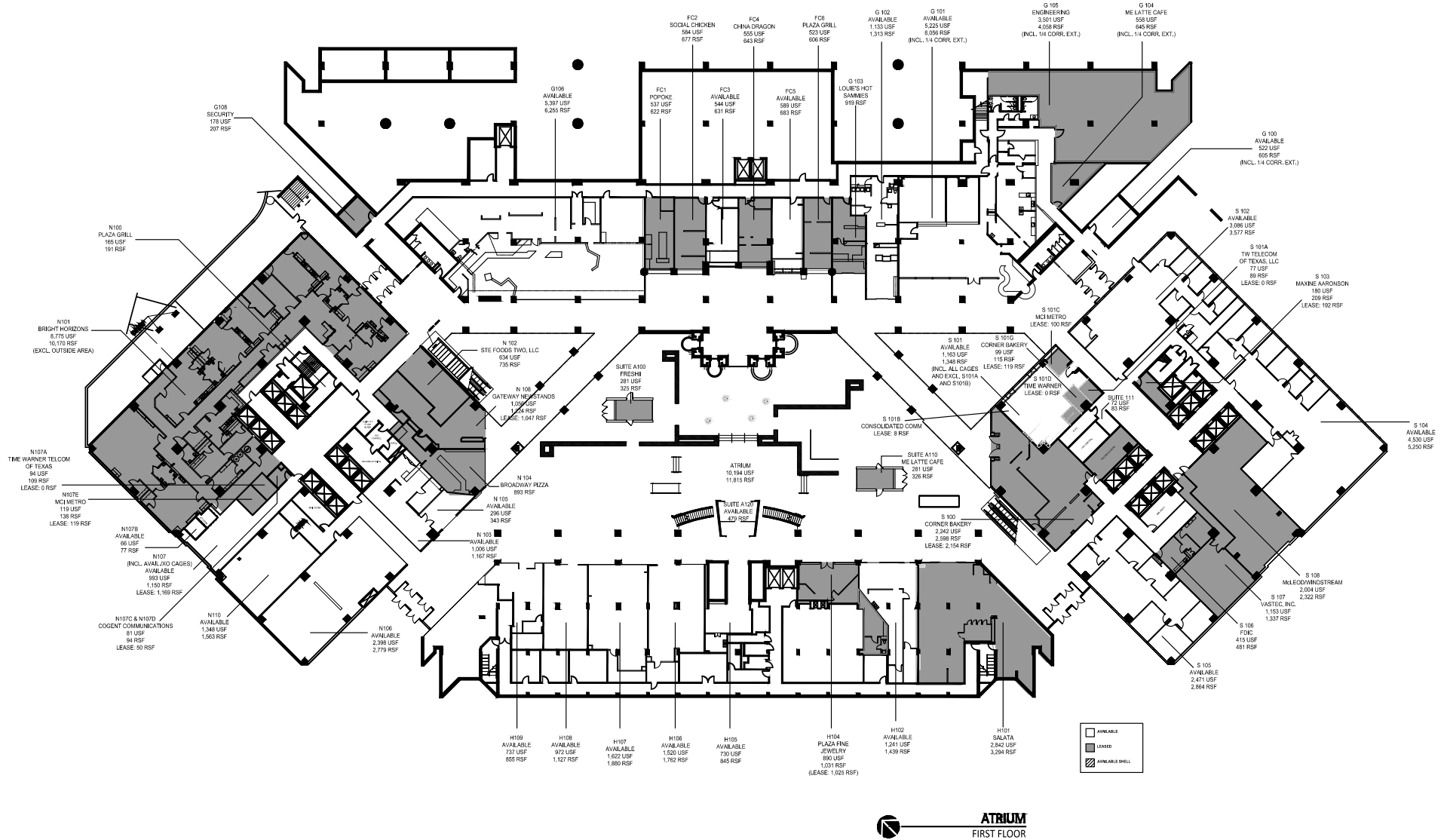
AREA FUN FACTS

- 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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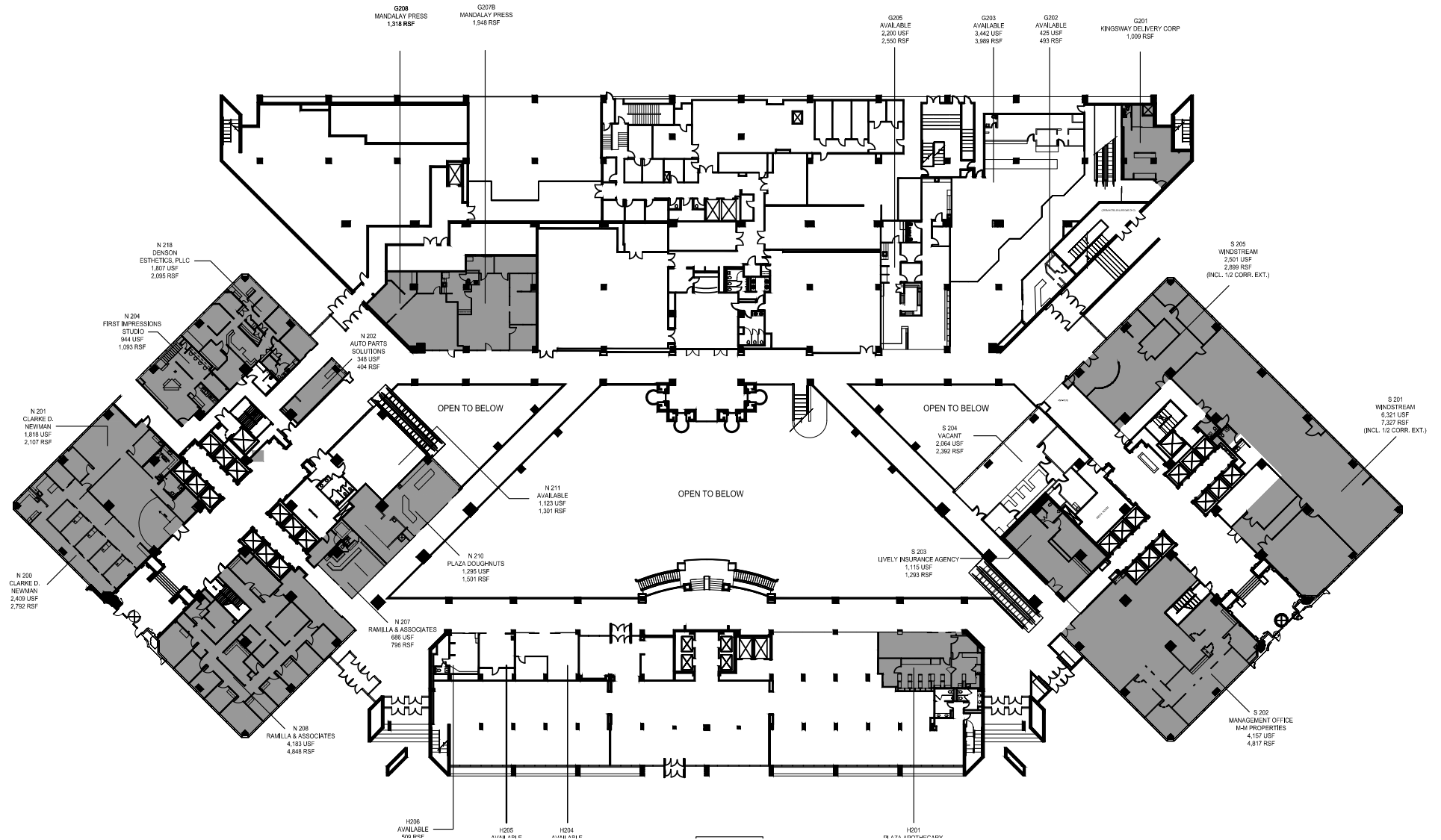
FOR MORE INFORMATION, PLEASE CONTACT:

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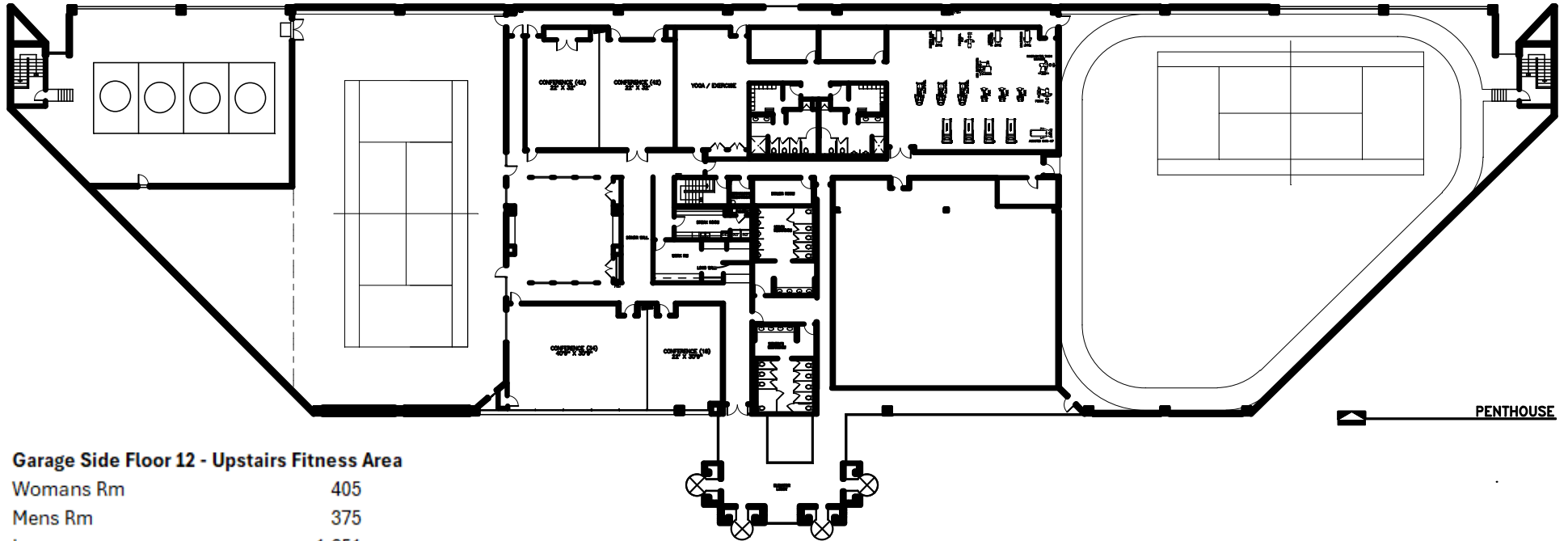
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INDOOR AND OUTDOOR FITNESS AND RECREATION AREA



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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THE **retail** CONNECTION

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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
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date