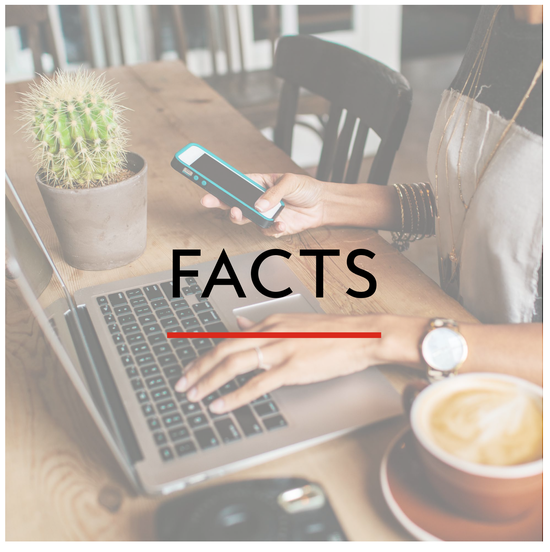
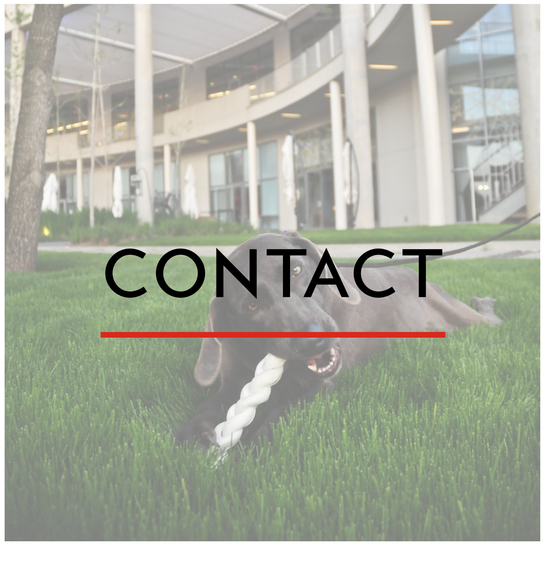
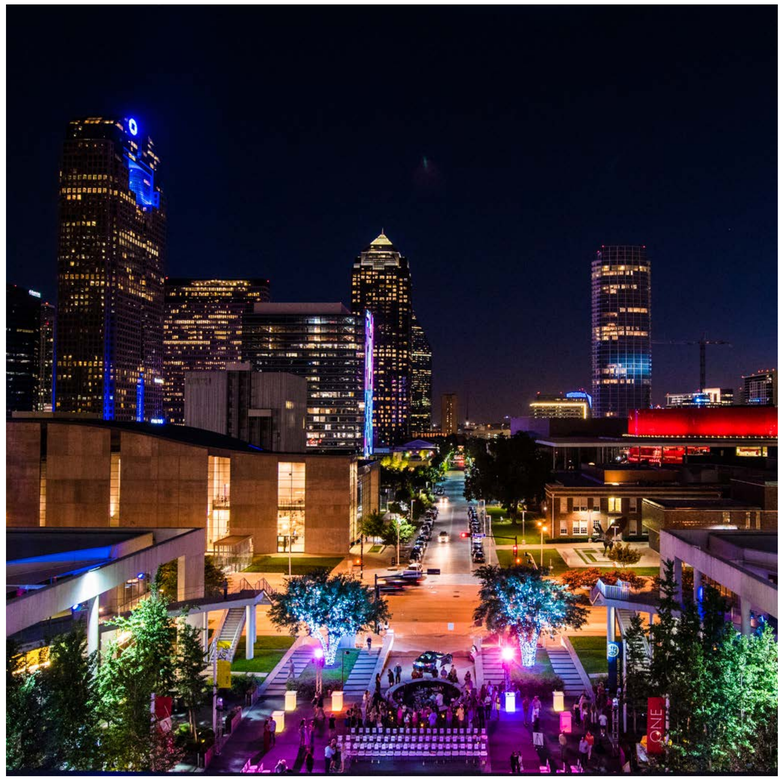
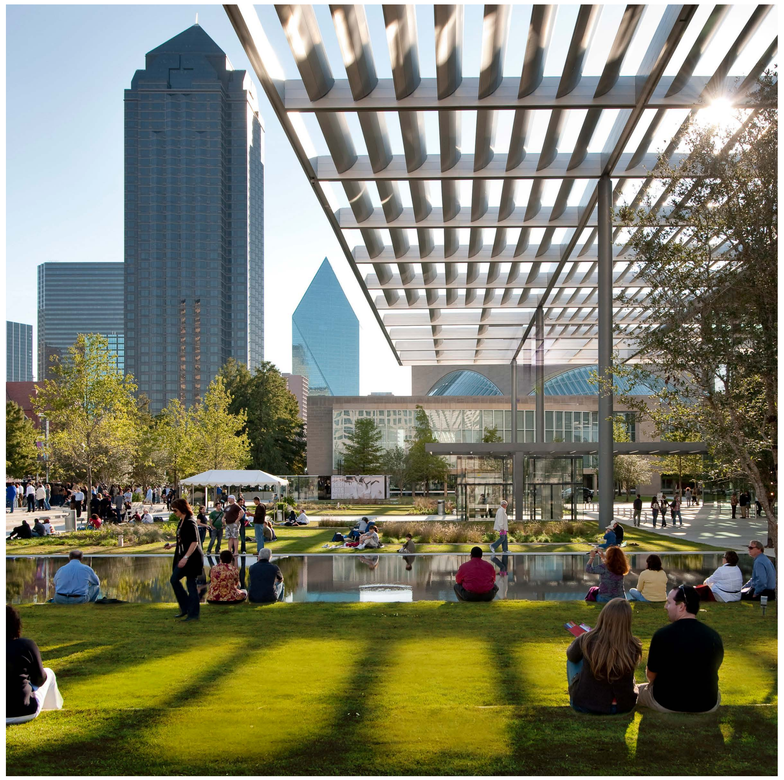




1 FOR EVERYTHING



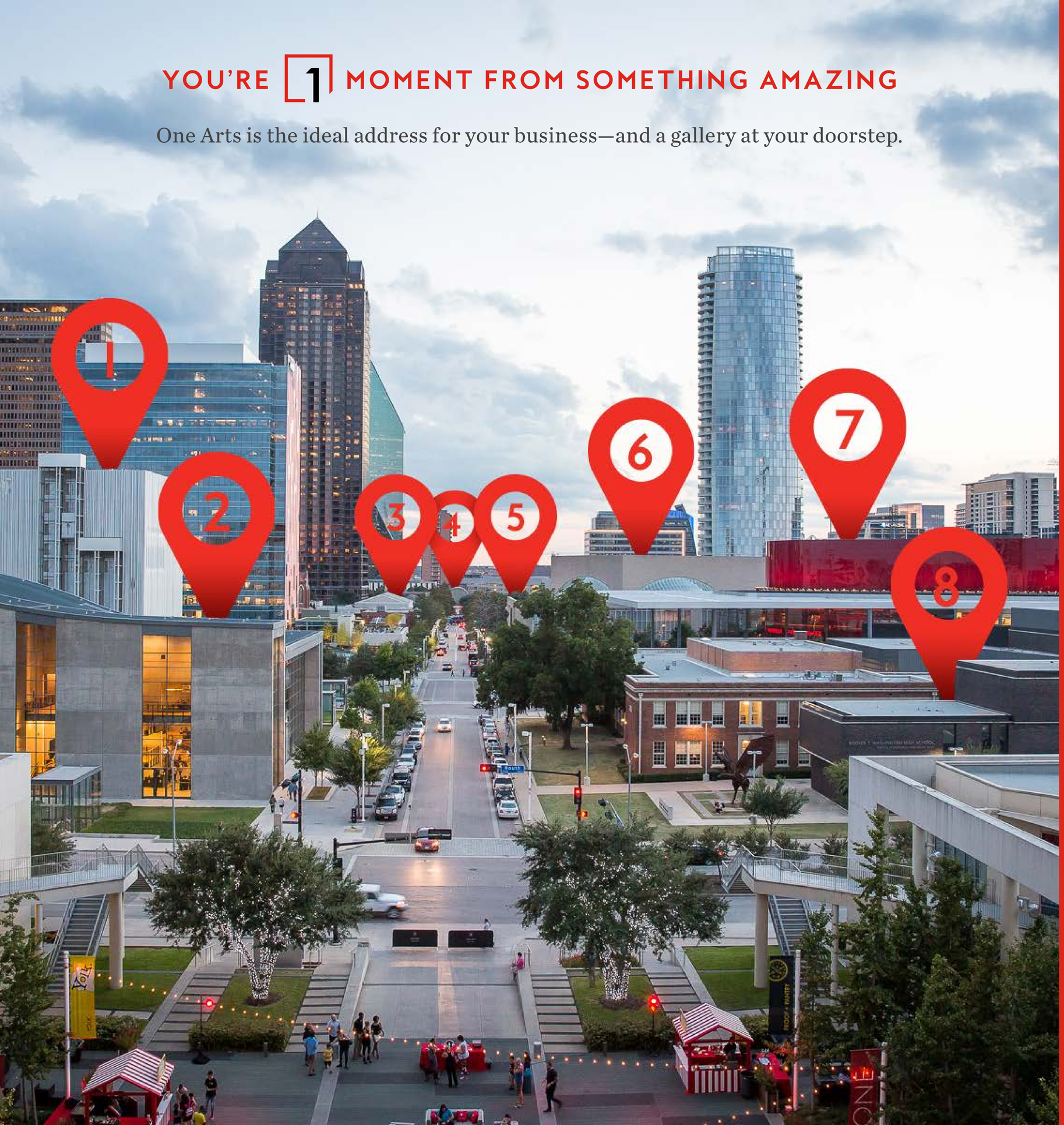


GET THE BEST, ALL IN 1 LOCATION

Whether it’s for work or play, for fine art or fine dining, for energetic nightlife or total relaxation, 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. Perfectly located in the heart of the Dallas Arts District, One Arts is just a short stroll from world-class museums and performance spaces, Klyde Warren Park, Downtown, Uptown and Deep Ellum.

YOU'RE 1 MOMENT FROM SOMETHING AMAZING

One Arts is the ideal address for your business—and a gallery at your doorstep.



1 Wyly Theatre

2 Dallas City Performance Hall

3 Crow Collection of Asian Art

4 Dallas Museum of Art

5 Nasher Sculpture Center

6 Meyerson Symphony Center

7 Winspear Opera House

8 Booker T. Washington High School

EVERYTHING WITHIN EASY REACH

RESTAURANTS

ARTS DISTRICT:

Tei-An
The Playwright Pub
Yolk
Flora St Cafe
Musume
Gourmet food trucks
Pearl Cup Coffee
Chick-fil-A
La Madeleine
Power House Deli
Pyramid Restaurant & Bar
San Salvaje
Savor Gastropub
Starbucks
Stephan Pyles
Subway

UPTOWN:

Avanti
East Hampton
Bread Winners
Capital Grille
Chipotle
Del Frisco's
Grille
Fearing's
Sixty Vines
Jakes Uptown
Lark on the Park
Mercat Bistro
Meso Maya
Morton's The Steakhouse
Nick & Sam's Grill
Ocean Prime
Saint Ann
Happiest Hour
Stampede 66
Truluck's
Whole Foods

DOWNTOWN:

Campisi's
Chop House Burger
Dallas Chop House
Five Sixty at Reunion Tower
Iron Cactus
Jimmy John's
Pho Colonial
Press Box Grill
Quiznos
Salata
Sushiya
Zodiac Room
The French Room

DEEP ELLUM:

Angry Dog
Cane Rosso
Monkey King Noodle Company
St. Pete's Dancing Marlin
Twisted Root

HOTELS:

The Adolphus
Aloft Downtown
Dallas Marriott City Center
The Fairmont Dallas
Hotel Crescent Court
Homewood Suites
Hotel Indigo
Hôtel St. Germain
Hotel ZaZa
Hilton Garden Inn
Hyatt Regency Dallas
The Joule Hotel
Magnolia Hotel
NYLO Dallas South Side
Omni Dallas Hotel
The Ritz-Carlton
Rosewood Mansion on Turtle Creek
The Stoneleigh
Sheraton Dallas
SpringHill Suites
W Dallas Victory Hotel
The Statler

SHOPPING:

Forty Five Ten
Neiman Marcus
NorthPark Mall
Stanley Korshak
West End Marketplace
West Village
7-Eleven

MAKE EVERY MOMENT 1 TO REMEMBER

Forget all you know about eating at the office—One Arts has dispensed with the deli in favor of **real 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 to whet your appetite. And after work lets out, you'll want to stick around for the high-energy **concerts, parties and special events** that regularly light up the One Arts courtyard.

The Playwright Pub: Comfortable neighborhood pub owned and operated by a native Irishman serving authentic Irish cuisine and craft cocktails with live music.

Tei-An: Consistently ranking among Dallas's finest, this hotspot combines Chef Teiichi Sakurai's authentic Japanese soba and omakase with a breathtaking rooftop view.

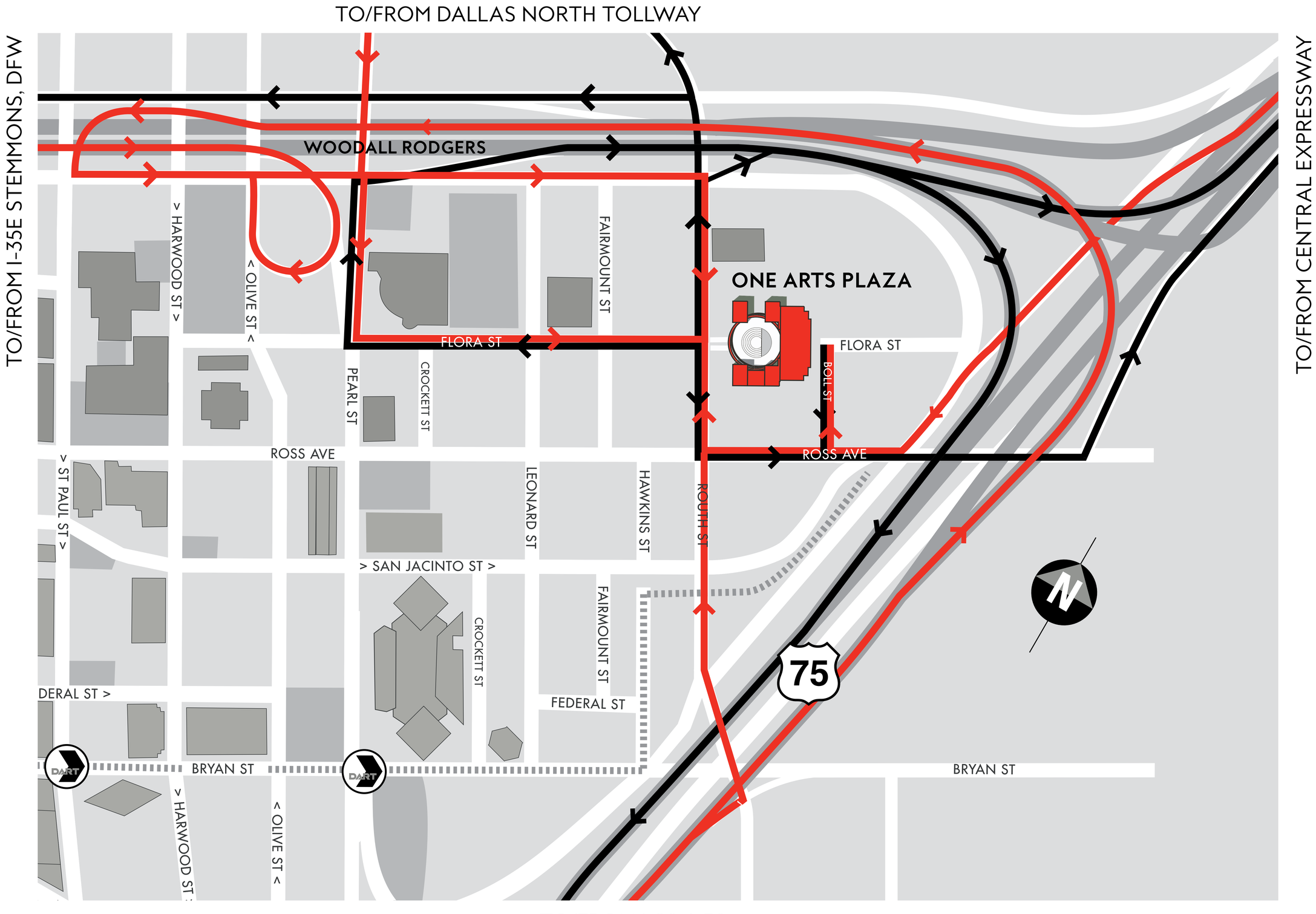
Yolk: Fabulous breakfast and lunch fare, from gourmet omelets, Benedicts and French toast to wraps, salads and burgers—all with an upscale urban vibe.

the Playwright Irish Pub

TEI-AN

Yolk.

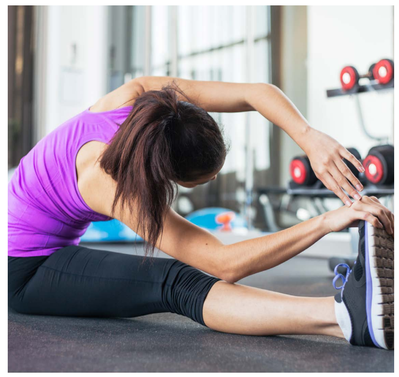
STAY CONNECTED TO THE REST OF THE METROPLEX WITH QUICK ACCESS TO MAJOR HIGHWAYS



Reach every major highway in Dallas in 10 minutes.

UPSCALE AMENITIES THAT ARE TRULY 1 OF A KIND

When you're in a prime location, you might think amenities play second fiddle. Not so at One Arts. You'll find a **100 seat conference center** and **fitness facility** outfitted with the latest equipment. A spacious garage, making parking a breeze for employees and clients alike. An outdoor courtyard boasting dynamic fountains and Dallas's **largest video art installation** in the lobby. Exclusive **luxury condominium** residences with expansive terraces and incredible views. The convenience of an **on-site 7-Eleven store**. And the **One Arts Cart**, offering complimentary transportation to anywhere in the Arts District.



AMENITIES

75 seat conference room + Fitness Center + Fitness Classes + Shuttle Service + 4 Restaurants + On-Site 7-Eleven + Plaza + Fountains + Art Installations

ONE ARTS

SPECIFICATIONS

BUILDING:

- 516,048 total square feet
- Ground floor restaurants and retail
- Lobby features the largest digital art installation in North Texas
- 39,000 rentable square feet per floor
- 3.5:1,000 parking
- 10′ x 10′ windows
- 13′9″ floor-to-floor height
- Stable downtown power grid
- 24-hour security
- On-site property management, maintenance and engineers
- Local ownership and management
- Luxury residences occupy top six floors

PARKING:

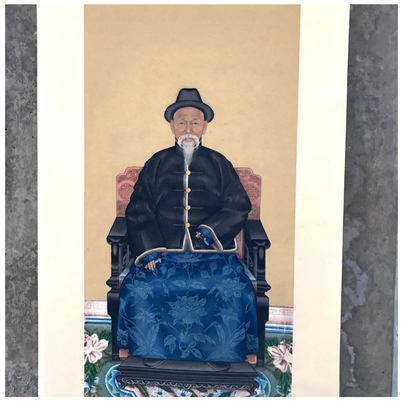
- 572 garage spaces
- 300 surface spaces
- 28 executive basement spaces
- 3.5:1,000 parking ratio for available space

TRANSPORTATION:

- Art Cart transports tenants around the Central Business District
- DART shuttle service every 10 minutes to and from the DART light rail
- Nearby McKinney Avenue Trolley provides transportation to Uptown Dallas

ACCESS:

- Immediate access to Woodall Rodgers Freeway, US-75, Arts District, Downtown CBD and Uptown
- 1 mile to Dallas North Tollway



ONE ARTS

FACTS

LOCATION:
Dallas Arts District, Dallas, TX 75201

CONNECTIVITY:
VoIP, Wi-Fi and other emerging technologies

ADDRESS:
1722 Routh Street, Dallas, TX 75201

DEVELOPER:
Billingsley Company

DESIGN ARCHITECT:
The building envelope and interiors were designed by Lionel Morrison, FAIA of Morrison Seifert Murphy, a Dallas architectural design firm with a global practice that encompasses residential, office and hospitality projects.

ARCHITECT OF RECORD:
Master planning for One Arts Plaza was provided by Corgan Associates Inc., ranked among the top 25 architectural firms.

BUILDING SIZE:
24 Story: Office and Condominium Tower
Level 1: Office, Retail and Parking
Level 2: Office, Parking
Levels 3–6: Parking
Levels 7–17: Office
Levels 18–24: Residential Condo

Total Office/Retail Area: 508,625 RSF
Total Rentable Office Area: 486,228 RSF
Typical Rentable Area/Floor: 39,000 RSF

FLOOR SIZE:
Level 1 Office/Retail: Approx. 43,231 RSF
Level 2 Office: Approx. 38,558 RSF
Levels 7–17: Approx. 38,891 RSF

BAY DEPTH:
27′6″

ELEVATORS:
- Office Elevator: Destination dispatch elevator system for shorter wait times
- Service Elevator: One geared traction elevator (500 FPM) at 4,500 lbs. capacity

CONTROLLED ACCESS:
Entry into the building is controlled by a Schlage access system. A multiplexor is used to video 23 security cameras located at various points around the property. Single access card or key for 24-hour access to parking, building entrances and elevators (expandable to tenant suites).

PARKING:
Six-level parking garage facility and adjacent surface parking areas.

SECURITY:
- 24-hour on-site security officers provide a professional, welcoming environment
- 23 video cameras are located at various points around the property
- Tenants have simplified access with encrypted access card devices, and elevators are programmed to provide restricted floor access
- On-site property manager

LOBBY FINISHES:
Modern yet timelessly elegant, the bright, spacious lobby is crafted from the finest building materials. It has beautiful thick-set stone floors and warm wood accents, along with floor-to-ceiling windows. The lobby features a large digital art display containing (24) 55″ plasma televisions.

LOADING DOCK:
Dual bay dock—truck access from Forbes Alley

STRUCTURE & FLOOR LOADING:
Lease Space: 50 lbs. PSF live load
Public Areas: 100 lbs. PSF live load
Mechanical Areas: 150 lbs. PSF live load

LIGHTING:
Building Standard Lighting: 2x2, 9 cell parabolic fluorescent lay-in air return with 3-32w T8 bulbs
Parking Garage: Energy efficient LEDs

FLOOR-TO-FLOOR HEIGHT:
Level 1: 18′0″
Level 2: 14′0″
Levels 7–17: 13′9″

CEILING HEIGHT:
Level 1: 14′0″
Level 2: 12′0″
Levels 7–17: 10′0″

WINDOW TREATMENT:
1″ Blinds

WINDOWS & FACADE:
Continuous 10’0” tall ribbon windows with energy efficient, glazed curtain wall featuring reflective Low-E coating.

EXTERIOR FINISHES:
A contemporary precast concrete and glass façade with reflective Low-E coating.

TELECOMMUNICATIONS:
The building’s telecommunications infrastructure accommodates traditional copper cable, fiber optic and satellite communications. It also provides tenants with several on-site options: AT&T, Level 3 Communications and Time Warner/Charter Communications.

HVAC:

- Refrigeration system consists of two 55-ton SCU R-22 condenser water DX units per floor with the main pump room on the 1st floor
- Heat rejection is accomplished with a three-cell 2,000-ton cooling tower located on the south side of the first level
- EMS is a Honeywell BACnet system
- Temperature is controlled on the floors via Honeywell DDC thermostats

ELECTRICAL:

Main power is served by the redundant feed network power grid that serves the Central Business District.

- Electric Design Total: 14 watts
- Lighting & Power (w/ft): 6.5 watts
- Mechanical (w/ft): 7.5 watts

EMERGENCY POWER:

There is an emergency generator to provide standby power to operate elevators, lighting and water, as well as other security and emergency life safety systems.

HVAC HOURS:

HVAC services are available during regular working hours: Monday–Friday, 7:00 a.m.–6:00 p.m., and Saturday, 8:00 a.m.–1:00 p.m. After-hours services are available upon request.

FIRE PROTECTION & LIFE SAFETY:

Fully sprinkled buildings with EST fire panel, duct detectors, smoke detectors and heat detectors. Strobes and speakers are located in common areas, mechanical rooms, restrooms and tenant spaces. There is a voice communications system that is audible in all tenant areas.

AMENITIES:

- Upscale dining is just a step away. Whether it's a quick meal or a formal business dinner, tenants can enjoy high-end cuisine, elegant ambience and attentive service at The Playwright Pub, Tei-An and Yolk.
- Food trucks frequent the Arts District and Klyde Warren Park.
- One Arts Plaza anchors the east end of the Dallas Arts District and is directly adjacent to world-renowned performance and visual arts venues.
- Whether you're by the fountain in the middle of the Plaza or re-energizing at the outdoor restaurants, stay connected with complimentary Wi-Fi.

ACCESS:

Direct access to Central Expressway, Woodall Rodgers Freeway, Uptown and Downtown. 1 mile to Dallas North Tollway. DART shuttle service every 10 minutes to and from the DART light rail.

ART CART:

Five-passenger electric shuttle that serves One Arts Plaza and the Arts District at select times for breakfast, lunch, dinner & events.

CONVENIENCES NEARBY (IN MILES):

AIRPORTS:

Love Field: 5

DFW International: 16

ARENA:

American Airlines Ctr: 1

CONVENIENCE STORE:

7-Eleven: On-site

Shell Uptown: 0.4

FITNESS FACILITIES:

One Arts Gym: On-site

YMCA: 0.7

24-Hour Fitness: 0.6

Gold's Gym: 0.5

GROCERY STORES:

Whole Foods: .6

Walmart Neighborhood Market: 0.8

Albertson's: 1.7

Central Market: 4.8

HOTELS:

Hotel ZaZa: 0.4

The Fairmont: 0.6

Ritz-Carlton: 0.6

Sheraton: 0.7

Marriott City Center: 0.7

The Crescent: 0.7

The Joule: 1.2

The Magnolia Hotel: 1.3

The W: 1.4

The Mansion on Turtle Creek: 1.5

MAJOR HIGHWAYS

I-30, I-35E, I-45, I-75: 0.1–1

Dallas North Tollway: 2.1

MOVIE THEATERS:

Magnolia: 1.5

Angelica: 2

Alamo Drafthouse: 3

AMC NorthPark: 5.2

PARKS:

Klyde Warren Park: 0.2

Griggs Park: 0.3

Main Street Garden: 1.2

Katy Trail: 1.5

PHARMACIES

Plaza Medical Health Mart: 0.5

CVS: 0.9

Walgreens: 0.9

Target: 1.2

SHOPPING:

Stanley Korshak: 0.5

Neiman Marcus: 0.8

West Village: 1.1

Target: 1.2

Forty Five Ten: 1.2

West End Marketplace: 1.0

Farmer's Market: 1.4

NorthPark Mall: 5.0

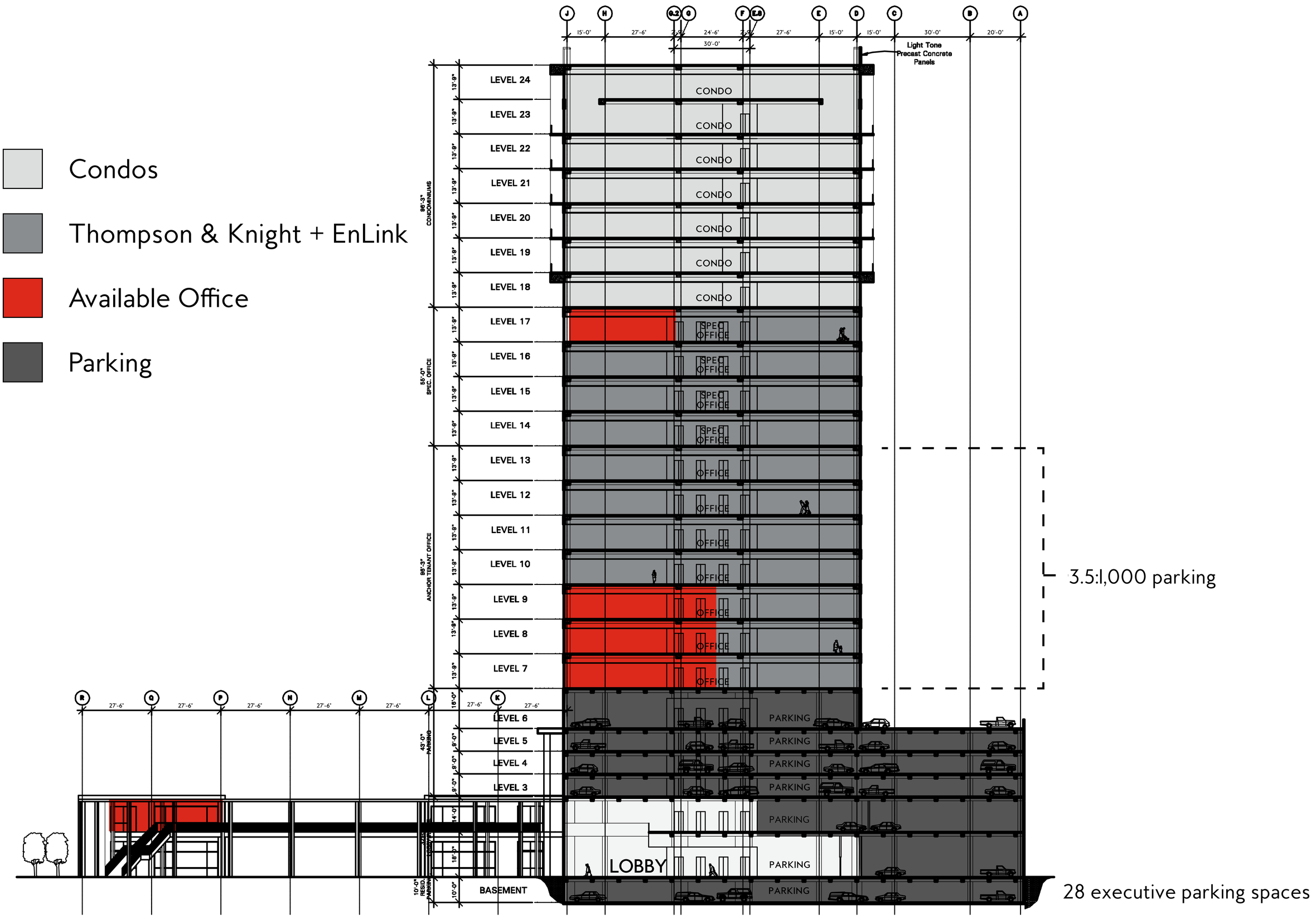
Shops at Park Lane: 5.0

Condos

Thompson & Knight + EnLink

Available Office

Parking



READY TO MAKE ONE ARTS THE 1 FOR YOUR BUSINESS?

Leasing Contact:

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214.974.4334

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Luke Walter
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Dallas, Texas 75201

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THIRTY-FOUR COMMERCIAL

BILLINGSLEY COMPANY