



Santander  
TOWER

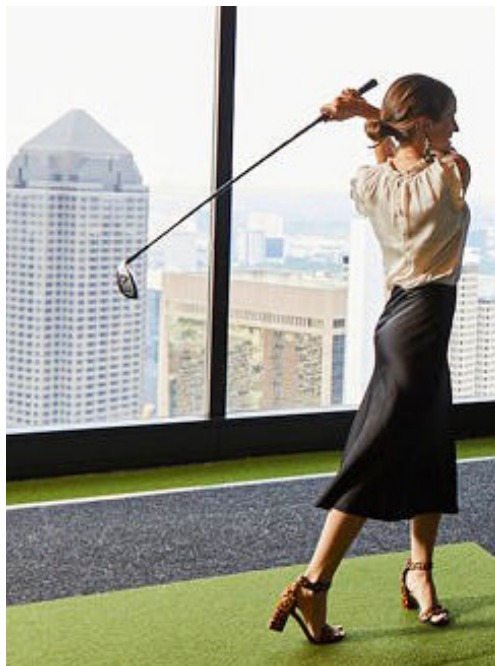
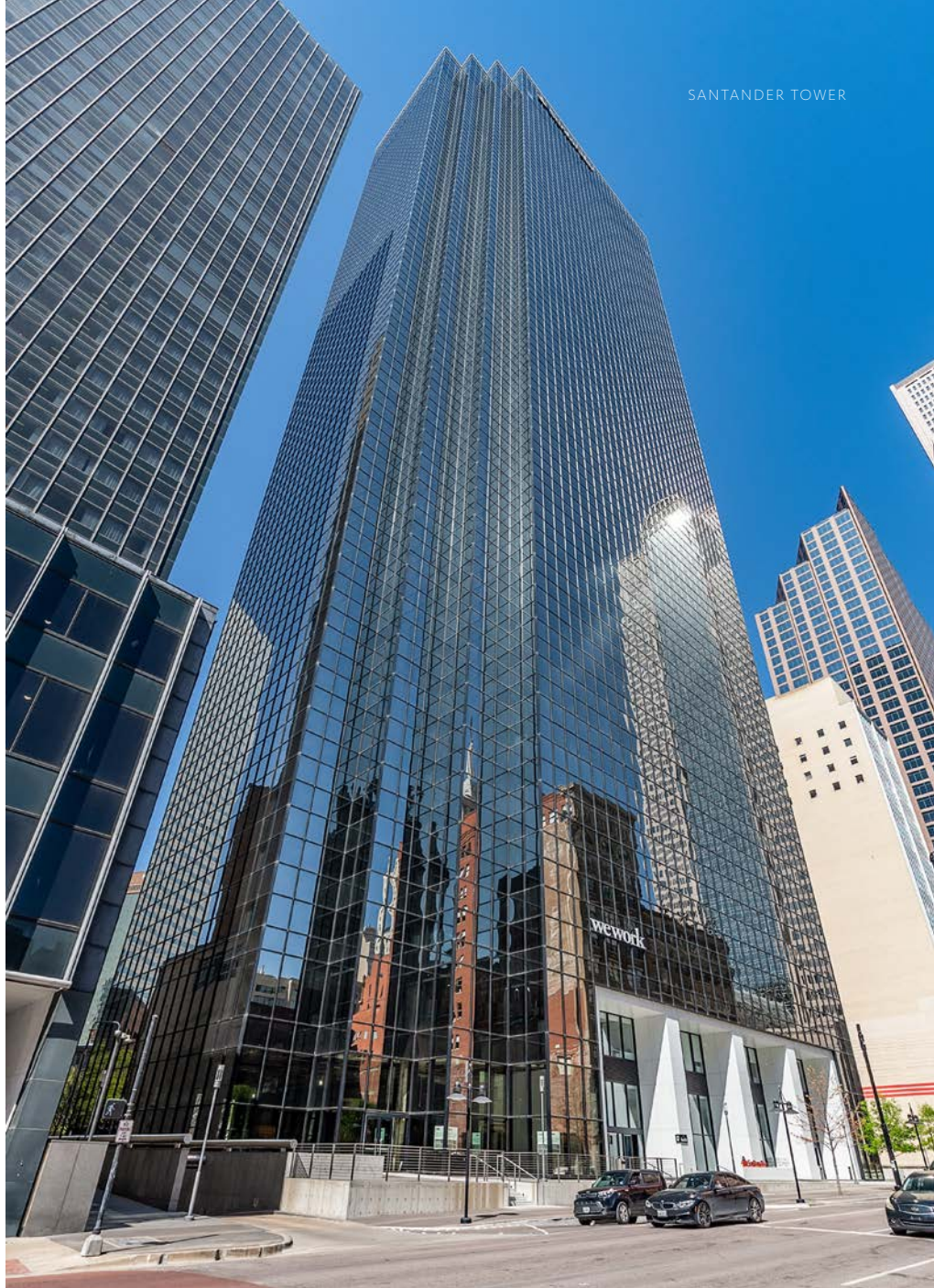
# MORE THAN MEETS THE SKY

1601 ELM STREET, DALLAS, TEXAS  
[SANTANDERTOWER.COM](http://SANTANDERTOWER.COM)

# Experience Santander Tower

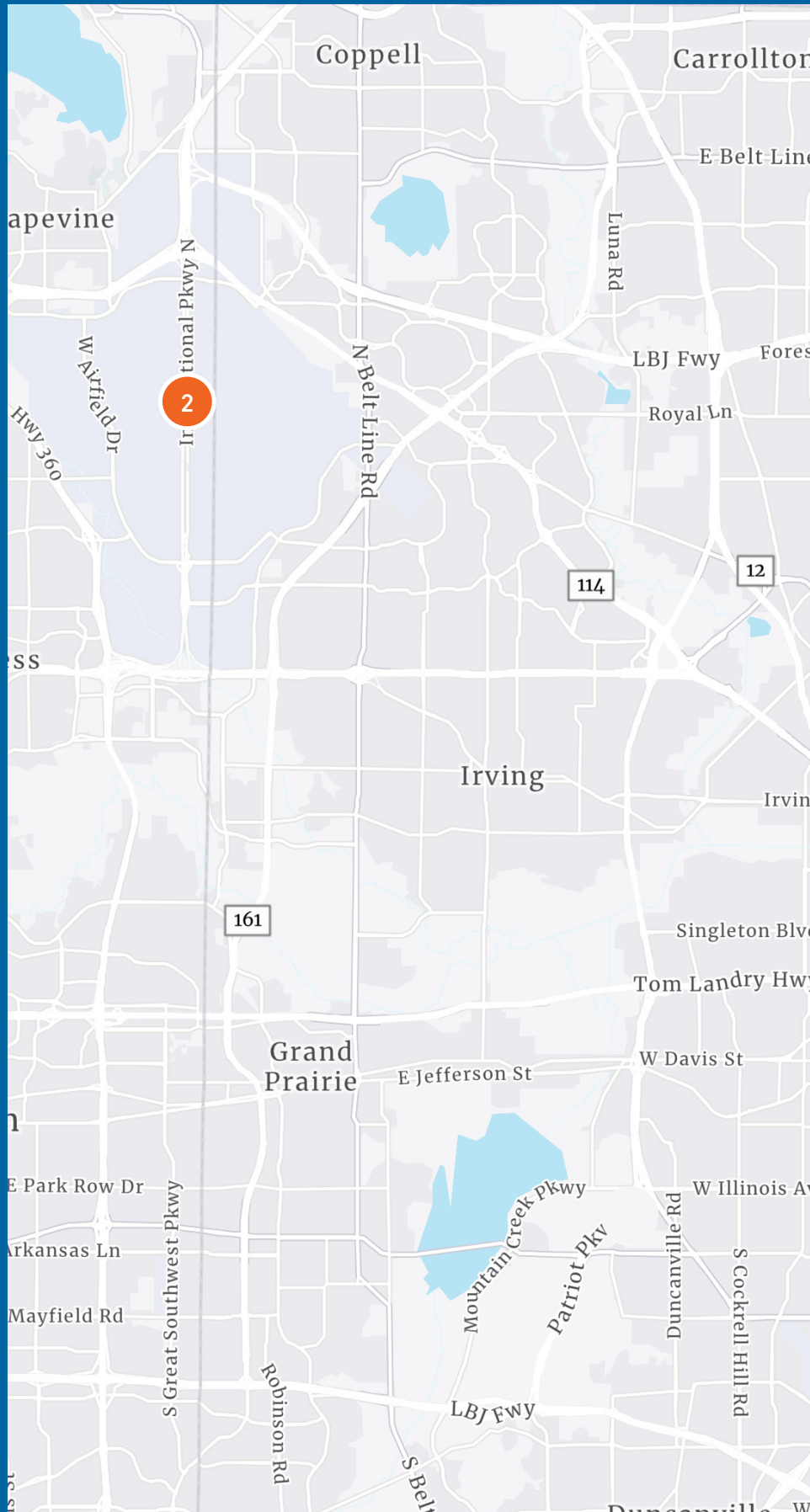
Santander Tower is located in the heart of downtown Dallas' historic main street district. This iconic 50-story office tower has dramatic views of Uptown, Downtown, the Trinity River, and East Dallas. Situated in one of the most walkable locations in the metroplex, the building is just steps away from dozens of Dallas' best restaurants, hotels and retail, and more than 15,000 downtown residences. One of the city's only vertical mixed-use office buildings, the experience is unrivaled, with more on-site dining options than any office building in downtown Dallas, a boutique hotel, and a private dining club.

[Welcome to Santander Tower.](#)



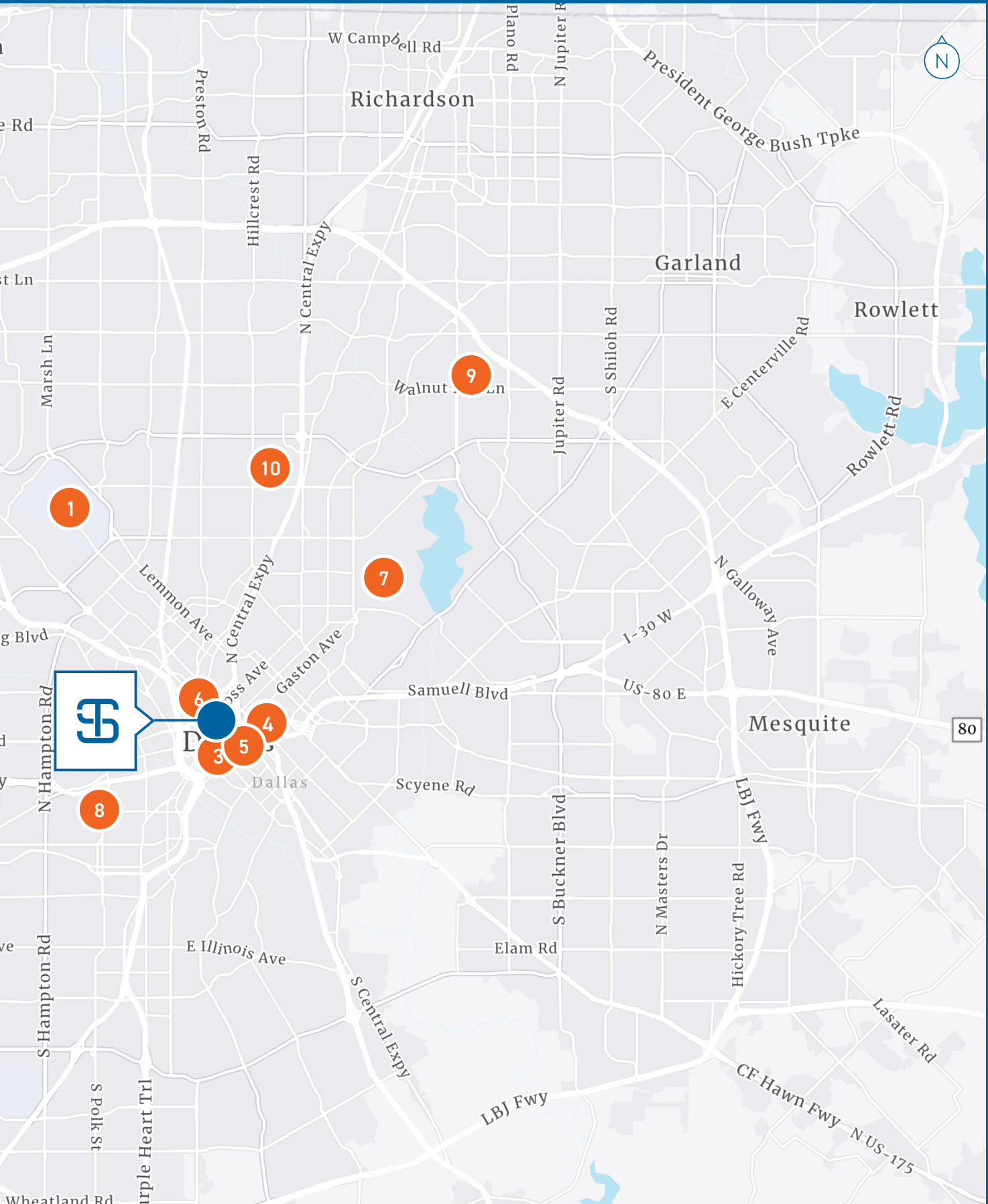
# Location

1. Love Field - 12 Mins.
2. DFW Airport - 18 Mins.
3. Convention Center - 2 Mins.
4. Deep Ellum - 2 Mins.
5. Farmers Market - 3 Mins.
6. Uptown - 3 Mins.
7. Lakewood - 10 Mins.
8. Kessler Park - 7 Mins.
9. Lake Highlands - 15 Mins.
10. Park Cities - 11 Mins.







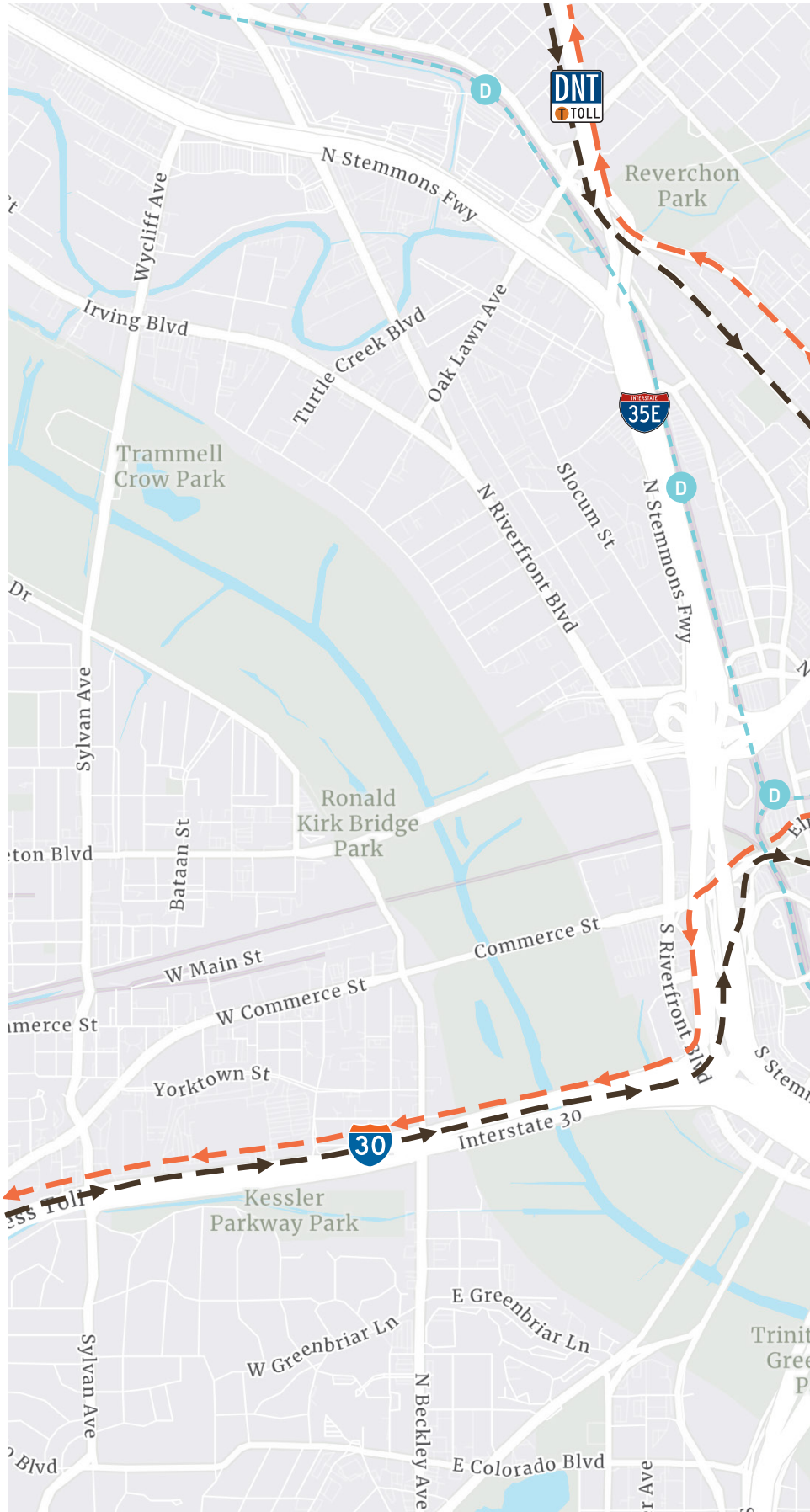
Anywhere you want to be.





# All Access

-  Ingress
-  Egress
-  Parking
-  Dart Stations



Easy In.  
Easy Out.





# Vibrant Neighborhood

**9,000+**  
HOTEL ROOMS

FEATURED:



MINT HOUSE

THE JOULE

**180+**  
RESTAURANTS

FEATURED:



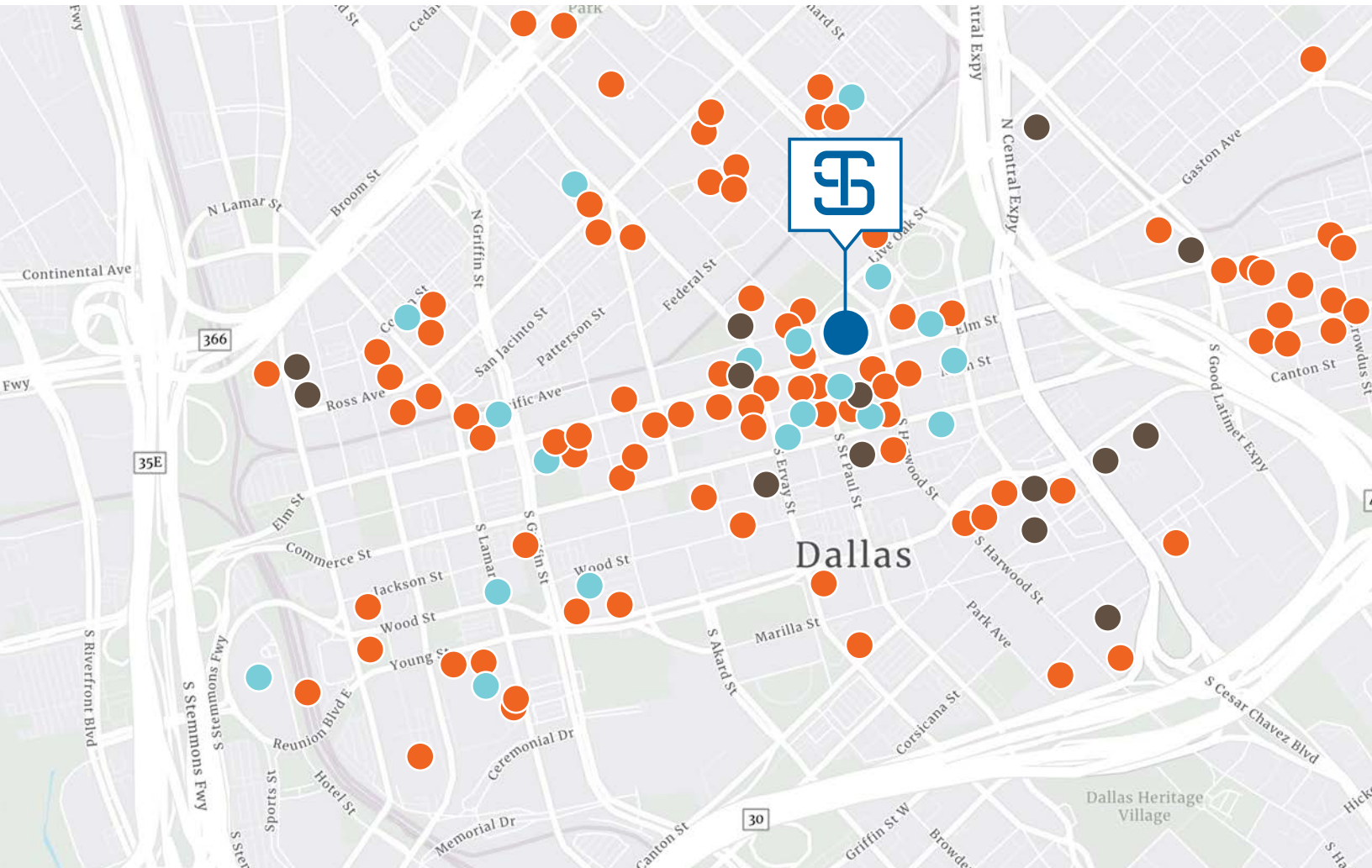
PARTERRE  
OLD THEATRE ROW

**8,500+**  
APARTMENT UNITS

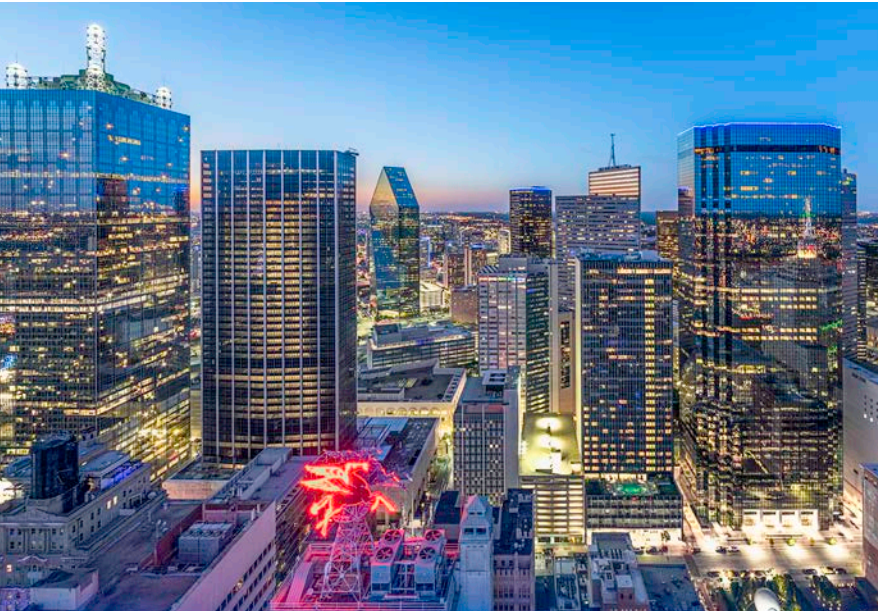
FEATURED:



The NATIONAL







WITHIN 3-MILES FROM SANTANDER TOWER:

15,000  
LIVE IN DTWN DALLAS

\$99K  
MEDIAN INCOME

200,000  
RESIDENTS WITHIN 3 MILES

34  
MEDIAN AGE

50%  
WITH BACHELOR'S  
DEGREE OR HIGHER



CORPORATE NEIGHBORS

- Santander
- at&t
- HilltopSecurities
- HKS
- Omicron Group
- BECK
- Comerica
- Steward
- Jacobs
- ENERGY TRANSFER
- APEX
- ACTIVE network
- K&L GATES
- ENLINK MIDSTREAM
- P&C Primoris
- Bank of America
- CHUBB

# Elevated Amenities

- + 3 fast-casual restaurants
- + Executive Fitness Club
- + Tower Club by ClubCorp
- + Mint House Hotel
- + Car Wash
- + 24-hour security
- + Valet parking



— 3 Fast-Casual Restaurants



— Valet Parking



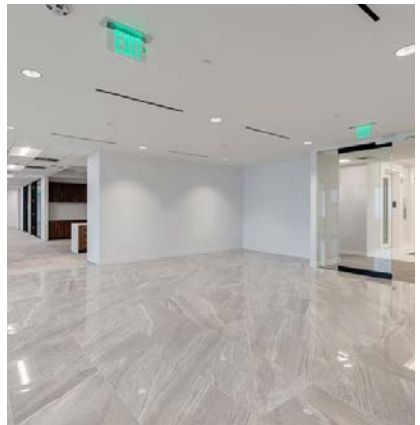
— Executive Fitness Club



— Tower Club by ClubCorp

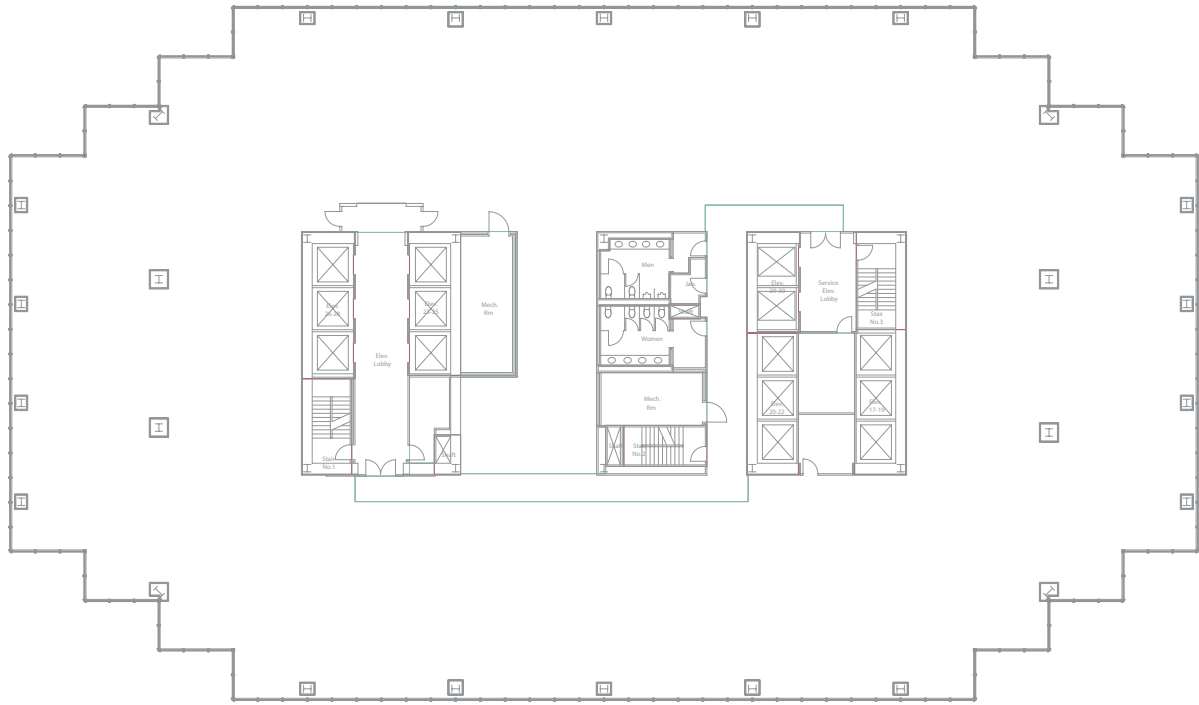


— Mint House Hotel



# Ownership Capital Investment

In 2017, Pacific Elm hired James Carpenter Design Associates and Gensler to bring about a dramatic remodel of the architecture, art, design and engineering in Santander Tower. The firm has invested more than \$40 million to upgrade all building systems, refurbish common areas, add an executive fitness center, and renovate the lobby and plaza. The curb-to-core renovation of the lobby and plaza creates a high-end street presence featuring ground floor restaurants with outdoor seating and valet parking services.



28,400 RSF

TYPICAL FLOORPLATE



# Fact Sheet

## BUILDING

**Santander Tower**  
1601 Elm Street  
Dallas, TX 75201

Located in the heart of Main Street District, Santander Tower boasts a Walk Score of 94.

## LEASING

**Pacific Elm Properties**  
Sara Terry, SIOR  
CMO | EVP, Leasing | 404 625 8458  
st@pacificelm.com

Reegan Busby  
Vice President, Leasing | 310 699 3070  
rb@pacificelm.com

1601 Elm Street Suite 3110  
Dallas, TX 75201

## MANAGEMENT

**Pacific Elm Properties**  
Andy Taylor | +1 214 922 4081  
ataylor@woodscapital.com

Sheree Brumbaugh | +1 214 922 4000  
sbrumbaugh@woodscapital.com

## YEAR BUILT

1982 - Original Construction  
2017 - \$43M Renovation

## ELEVATORS

30 passenger elevators  
2 freight elevators  
Destination Dispatch

## PARKING

1.5:1000 parking ratio subterranean  
Garage  
\$250 / mo reserved parking  
\$180 / mo unreserved parking  
Tower Garage  
\$165 / mo unreserved

## LIFE AND FIRE SAFETY

All floors are sprinkled by a wet system and contain smoke and strobe detectors, pressurized stairwells, all controlled by two (2) electrical fire pumps. All fire & life safety systems are supported by back up emergency generator.

## CEILING HEIGHT

12' 6" slab-to-slab

## BUILDING HVAC

The building is serviced by two (2) 900 ton chillers and one (1) 1000 ton chiller. All new chillers were installed in 2015.

The VAV System is controllable on a floor-by-floor basis with conditioned air available to tenants on a 24 hour basis. Any after-hours HVAC charges are driven by the Lease Agreement.

Eight (8) interior zones per floor, twelve (12) exterior zones per floor and all are digitally controlled.

## STRUCTURAL CAPACITY

The Building is constructed with concrete poured on steel deck. The exterior walls are aluminum and glass curtainwall.

Live loads are 125 pounds for the interior core and 70 pounds for the exterior.

## SECURITY

On site 24-hour, 7 day a week basis. Building and elevators utilize proximity card readers for secure access after business hours. Cameras, monitors, and intercoms are located at the main entrances.

## ELECTRICITY

\$0.69 per SF

## OPERATING EXPENSES

Year	Expenses
2022	\$8.06 / SF
2021	\$7.85 / SF
2020	\$7.28 / SF
2019	\$7.15 / SF
2018	\$6.64 / SF
2017	\$6.32 / SF

## TELECOM PROVIDERS

AT&T, Crown Castle, Consolidated Communications, Fiberlight, Level 3/ CenturyLink a/k/a TW Telecom, Logix Communications, MCI metro Access Transmission Services d/b/a Verizon Business, Spectrum, Vertical AVTV, XO Communications/Verizon, Zayo/ AboveNet Communications

## FLOOR COMMON FACTOR

17.10%

## ON-SITE AMENITIES

- + The Guild Hotel
- + Tower Club Restaurant & Bar
- + Fond
- + Parterre Coffee
- + Fitness Center
- + Car Wash
- + Tunnel Access
- + Valet Service

## SUBTERRANEAN GARAGE CLEAR HEIGHT

6 feet 9 inches

## TOWER GARAGE

6 feet 3 inches

# GET IN TOUCH

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## **SARA TERRY, SIOR**

CMO | EVP, Leasing  
404 625 8458  
st@pacificelm.com

## **REEGAN BUSBY**

Vice President, Leasing  
310 699 3070  
rb@pacificelm.com

## **PACIFIC ELM PROPERTIES**

1601 Elm Street, Suite 3110  
Dallas, TX 75201  
pacelm.com

1601 ELM STREET  
DALLAS, TEXAS  
SANTANDERTOWER.COM

OWNED, LEASED AND MANAGED BY

**PACIFIC ELM**  
**PROPERTIES**

A WOODS CAPITAL COMPANY

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