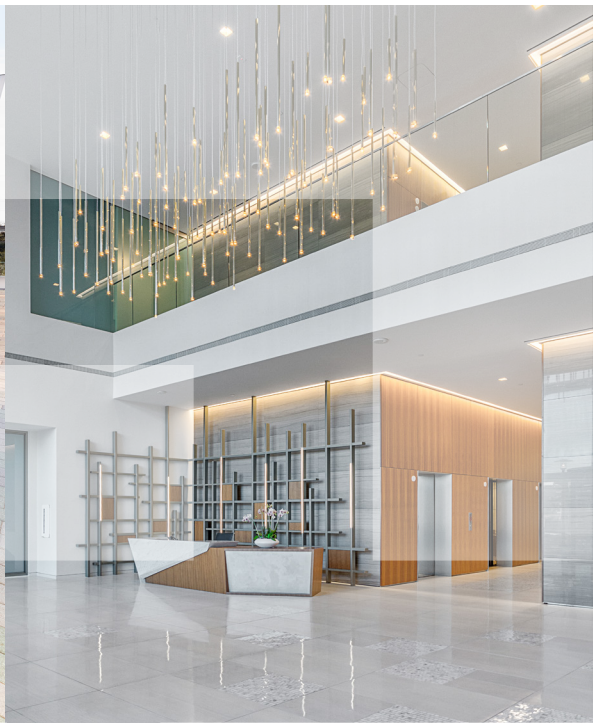




ENERGY SQUARE

Jones Lang LaSalle Brokerage, Inc.





CAMPUS OVERVIEW

The campus that works for you

Businesses of all sizes and industries contribute to the vibrancy of Energy Square. With over 1.1 million rentable square feet spread out over five buildings, tenants have plenty of space to themselves. Whether you are looking for inspiration or just need some fresh air, the park-like green spaces, outdoor plaza and shared community spaces offer numerous opportunities to relax, socialize, collaborate and work.

5
BUILDINGS

1.2M
RSF

40K
SF+
AMENITIES

**ENERGY
SQUARE**





AMENITIES

Comforts & conveniences
that rival those of
Fortune 500 campuses.



4 on-site food and
beverage options



Common
Desk – 25K SF of
coworking space



Convenient
access to
central market



8 conference
& meeting spaces
with 150+ capacity



10,000 sf
health club



Rooftop
bar/events



Courtyard
area and
campus park



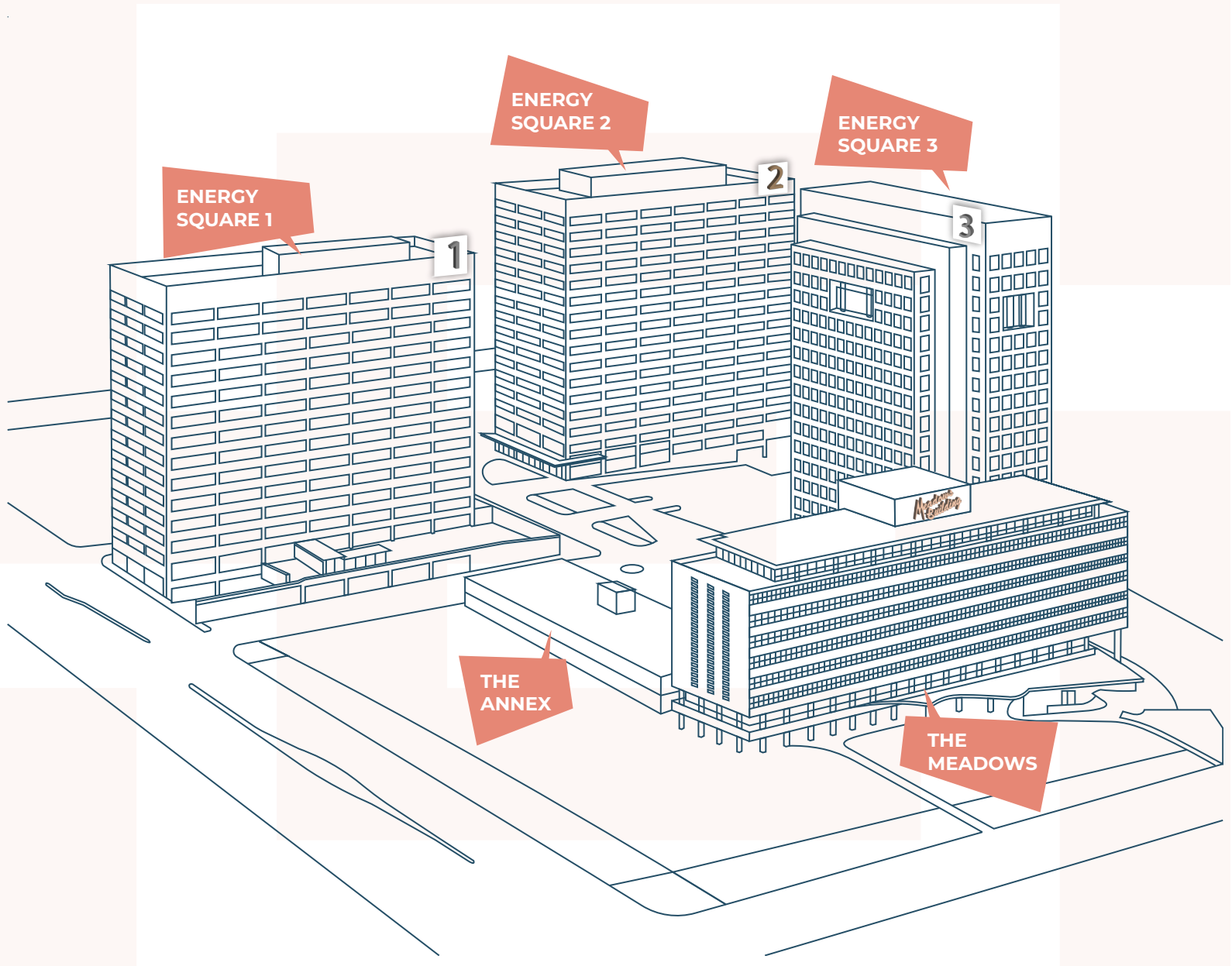
2 outdoor
lounges



Campus-
wide WiFi

**ENERGY
SQUARE**







OFFICE OVERVIEW

Set your sites on Energy Square

ENERGY SQUARE 1

279,442 RSF

4925 Greenville Avenue
Dallas, TX 75206

ENERGY SQUARE 2

369,904 RSF

4849 Greenville Avenue
Dallas, TX 75206

ENERGY SQUARE 3

319,246 RSF

6688 N. Central Expressway
Dallas, TX 75206

MEADOWS BUILDING

209,122 RSF

5646 Milton Street
Dallas, TX 75206

**ENERGY
SQUARE**



ENERGY SQUARE 1

BUILDING SIZE

14 floors
Totaling 273,828 RSF

TYPICAL FLOOR SIZE

19,559 RSF

PARKING RATIO

3.0/1,000 RSF with
structured parking

AMENITIES

- Newly renovated Square One Cafe
- 10,000 SF fitness center
- 2nd floor outdoor lounge
- Conference center

CERTIFICATION

LEED Gold Certified



ENERGY SQUARE 2

BUILDING SIZE

16 Floors
Totaling 362,711 RSF

TYPICAL FLOOR SIZE

22,669 RSF

PARKING RATIO

3.0/1,000 RSF with
structured parking

AMENITY

Square Two Cafe
renovations coming soon

CERTIFICATION

LEED Gold Certified



ENERGY SQUARE 3

BUILDING SIZE

16 Floors
Totaling 321,856 RSF

TYPICAL FLOOR SIZE

19,500 RSF

PARKING RATIO

3.0/1,000 RSF with
structured parking

CERTIFICATION

LEED Gold Certified



MEADOWS BUILDING

BUILDING SIZE

9 Floors
Totaling 173,989 RSF

TYPICAL FLOOR SIZE

23,236 RSF

PARKING RATIO

3.0/1,000 RSF with
structured parking

DESIGNATION

Historic Dallas landmark



THE ANNEX

BUILDING SIZE

2 Floors
Totaling 35,133 RSF

TYPICAL FLOOR SIZE

17,566 RSF

PARKING RATIO

3.0/1,000 RSF with
structured parking

DESIGNATION

Historic Dallas landmark



NEIGHBORHOOD

If it's not here, it's nearby

Located just off U.S. 75 between Lovers Lane and E. University Boulevard, the commuter-friendly location offers ample parking and a multitude of on-site and walkable amenities. Prefer to avoid traffic? The Lovers Lane DART rail station is located just steps away, directly connecting tenants to Downtown Dallas, DFW, Love Field and multiple North Dallas Suburbs.

RESTAURANTS/BARS

- 1 Raising Cane's
Chicken Fingers
- 1 Torchy's Tacos
- 1 Starbucks
- 1 Prego Pasta
- 1 Desperados
- 1 Rusty Taco
- 1 Velvet Taco
- 1 Genghis Grill
- 1 Shake Shack
- 1 Freebirds
- 2 Pluckers
- 2 Royal Thai
- 2 Potbelly
- 2 Chipotle Mexican Grill

- 3 Pho is for Lovers
- 3 In-N-Out Burger
- 3 IHOP
- 3 Shuck N Jive
- 3 Chick-fil-A
- 4 Café Brazil
- 4 Ozona Grill and Bar
- 4 Barley House
- 4 Urban Taco
- 5 Starbucks
- 5 Trinity Hall Irish
Pub & Restaurant
- 6 La Madeleine
French Bakery & Café
- 7 Knife Dallas

SHOPPING/RETAIL

- 1 Central Market
- 1 Office Depot
- 2 Tom Thumb
- 2 Michaels
- 2 PetSmart
- 2 Cost Plus
World Market
- 5 Kroger
- 5 Urban Outfitters
- 5 GAP
- 5 LOFT
- 5 West Elm
- 5 Victoria's Secret
- 6 SMU Barnes & Noble
- 6 Luke's Locker

WITHIN 1 MILE OF ENERGY SQUARE, YOU'LL FIND

16

GYMS + FITNESS CENTERS

114

RESTAURANTS + BARS

151

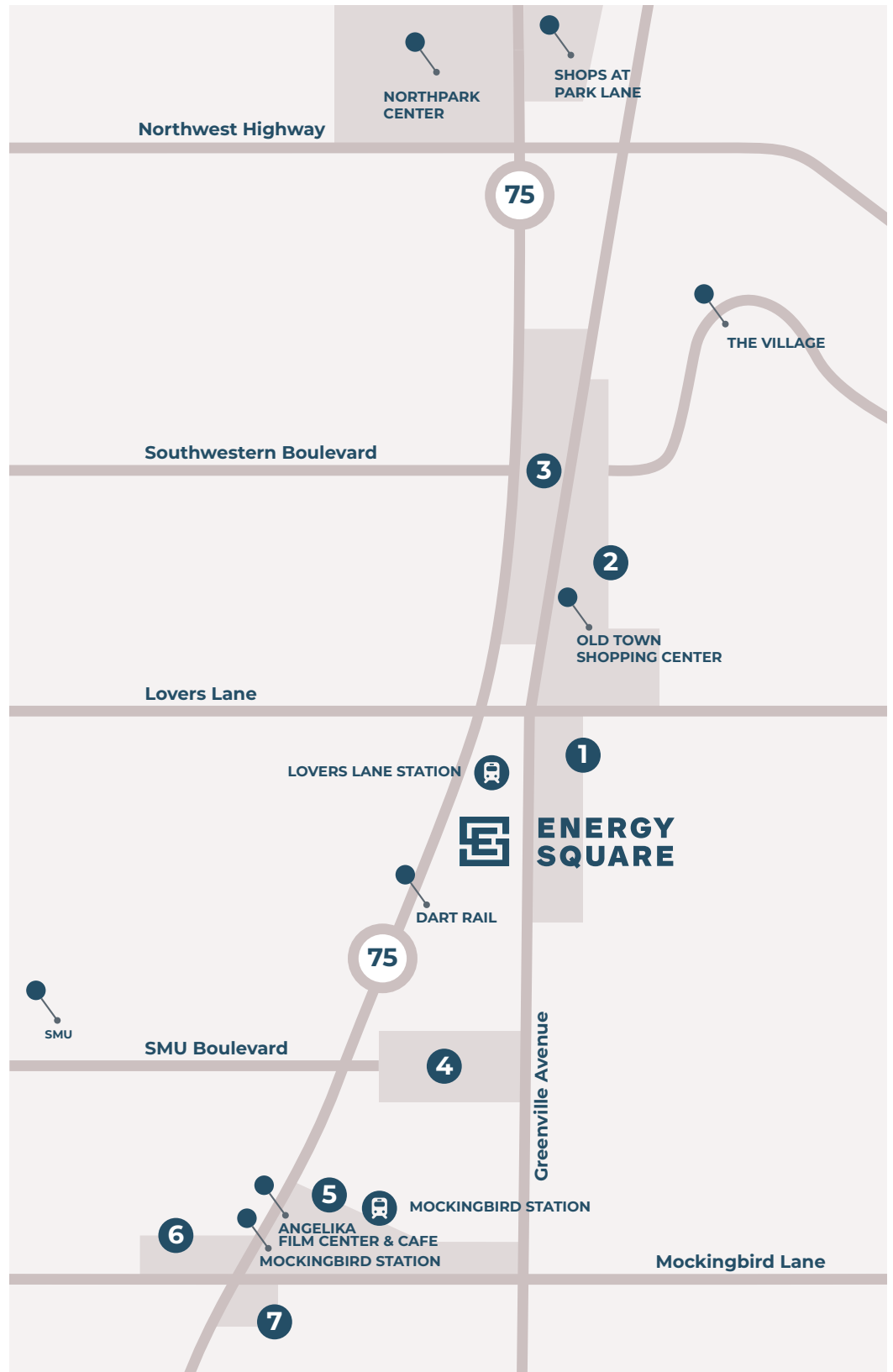
SHOPPING + RETAIL STORES

GYMS/FITNESS CENTERS

- 1 Fit180
- 2 LA Fitness
- 3 Pure Barre
- 4 GRIT Fitness
- 5 Life Time Athletic
- 5 Trophy Fitness Club
- 7 Exhale Dallas: Barre, Yoga & Spa

TRANSIT

-  DART Stations

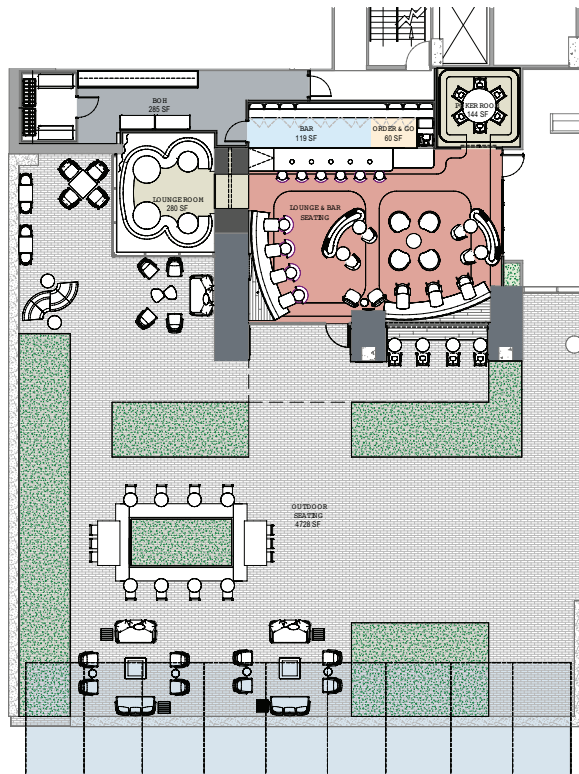













ENERGY SQUARE III

Coffee & wine bar: furniture plan-overall



PRESENTATION COLORING

- | | |
|---|---|
|  BAR |  ORDER & GO |
|  BOH |  OUTDOOR SEATING |
|  LOUNGE & BAR SEATING |  POKER ROOM |
|  LOUNGE ROOM | |





Energy Square is jointly owned by
Glenstar and Affinius Capital
and leased by JLL.

For leasing information, please contact:
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