

1700
PACIFIC



NAI Robert Lynn





UPSCALE ATMOSPHERE

AMENITIES

ONSITE OWNERSHIP & MANAGEMENT
UNDERGROUND & ATTACHED PARKING
24/7 SECURITY
STATE OF THE ART FITNESS CENTER
SHOE SHINE SERVICE
FOOD COURT

FEATURES

CLASS A BUILDING
1,306,000 RSF
SUITES OF ALL SIZES
LOCATED ON THE DOWNTOWN
TUNNEL SYSTEM
CONFERENCE CENTER



ON-SITE EATERIES





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AMERICAN AIRLINES CENTER

DESIGN DISTRICT

WOODALL RODGERS FWY
N ERVAY ST
N ST. PAUL STREET



PACIFIC PLAZA PARK

PACIFIC AVE
ELM ST
75

DEEP ELLUM

ELM ST

ELM ST. PARKING

ELM ST

KAY BAILEY HUTCHINSON CONVENTION CENTER

COMMERCE ST

S PEARL ST
30

CEDARS

ELM GARAGE



INGRESS
EGRESS

WALKABILITY

WITHIN 5 MIN



RESTAURANTS

TOUSSAINT
BELSE
PARTENOPE RISTORANTE
TOWER CLUB DALLAS



HOTELS

ADOLPHUS AUTOGRAPH COLLECTION
STATLER DALLAS
MAGNOLIA HOTEL
SHERATON DALLAS
RENAISSANCE SAINT ELM
HOTEL INDIGO



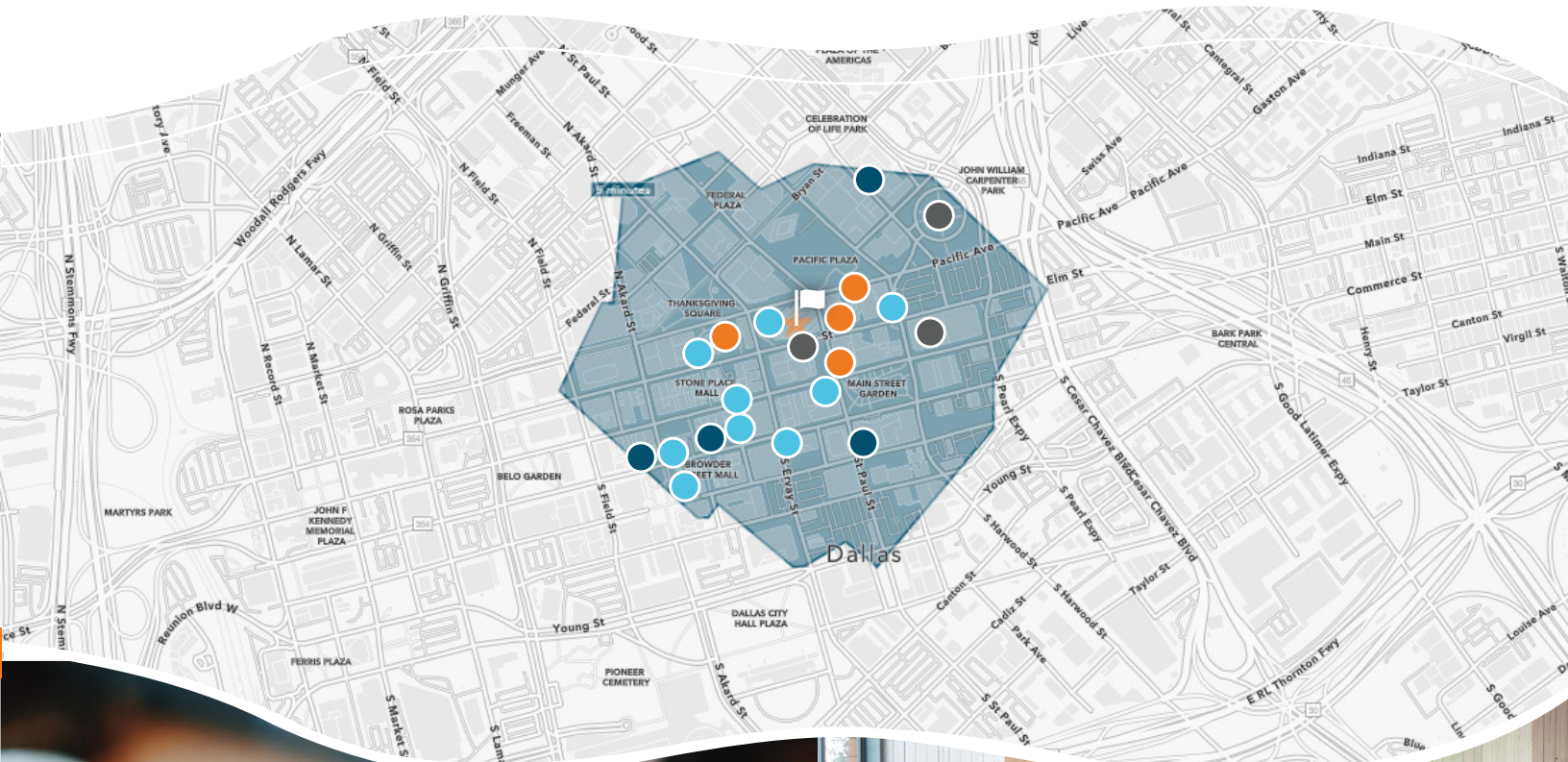
COFFEE | HAPPY HOUR

STARBUCKS
WEEKEND COFFEE
WHITE RHINO COFFEE
FLYING HORSE CAFÉ
KITCHENS & KOCKTAILS
THE MITCHELL
THE CRAFTY IRISHMAN



TRANSIT

3 LEVELS UNDERGROUND
- 303 SPACES
ELM ST PARKING
OFF-SITE GARAGE
- CONNECTED VIA SKYBRIDGE WITH
1,402 ADDITIONAL SPACES
1 MIN WALK TO DART TRANSFER CENTER
- WITH BUS STOP



CONFERENCE ROOMS

1700 Pacific offers beautifully renovated conference rooms for all your events and corporate gatherings. Fully equipped with drop down screens and multimedia options, each room set-up can be customized to fit your needs.

COWBOYS CONFERENCE ROOM

This larger conference room can easily be configured to accommodate up to 100 people in a variety of set-ups.



MAVERICKS CONFERENCE ROOM

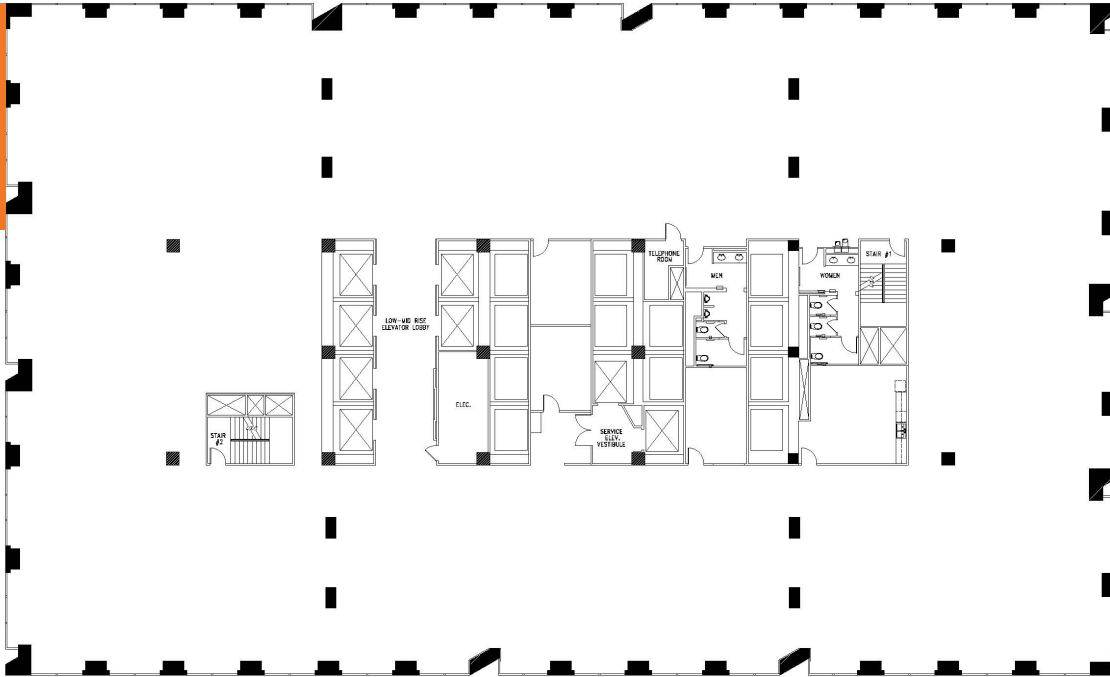
This room is perfect for smaller gatherings and meetings between teams for presentations.



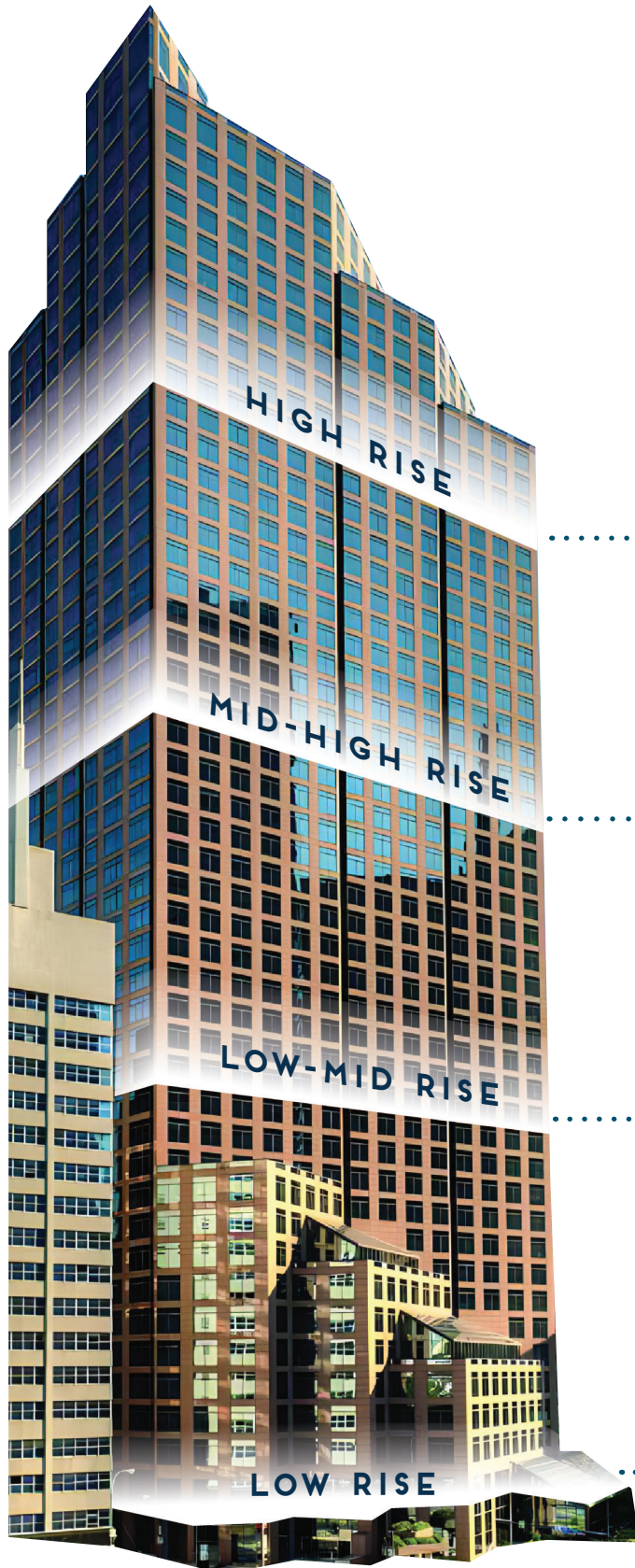
TYPICAL FLOOR PLATE

19TH FLOOR

27,422 RSF



AVAILABLE SUITES



HIGH RISE

FLOOR	SUITE	SF AVAILABLE
38TH	3840	3,549
38TH	3860	1,789
38TH	3870	1,436
38TH	3890	2,880
39TH	3900	26,635
40TH	4000	27,409
41ST	4100	27,423
42ND	4200	27,485
43RD	4301	1,865
44TH	4410	3,984
44TH	4425	1,474
44TH	4440	2,660
45TH	4525	3,752
46TH	4680	4,025
47TH	4700	8,870
47TH	4705	3,141
48TH	4800	7,417

MID-HIGH RISE

FLOOR	SUITE	SF AVAILABLE
27TH	2770	10,468
28TH	2800	22,964
29TH	2900	27,481
30TH	3000	26,108
32ND	3200	28,143
33RD	3300	28,143
34TH	3400	28,143
35TH	3500	28,143
36TH	3660	6,107
37TH	3760	1,624

LOW-MID RISE

FLOOR	SUITE	SF AVAILABLE
14TH	1400	26,720
15TH	1500	27,293
16TH	1630	4,487
16TH	1650	9,940
17TH	1700	27,445
18TH	1800	3,706
18TH	1810	1,220
18TH	1840	1,844
18TH	1860	1,040
18TH	1880	2,609
19TH	1900	27,422
20TH	2000	11,846
20TH	2020	2,846
20TH	2050	4,932
20TH	2075	6,147
21ST	2170	8,712
22ND	2230	2,043
22ND	2290	3,278
23RD	2380	3,140
24TH	2400	3,652
24TH	2415	1,577
24TH	2450	2,206
25TH	2500	27,420
26TH	2650	6,288

LOW-RISE

FLOOR	SUITE	SF AVAILABLE
1ST	125	8,300
2ND	250	3,100
2ND	260	1,733
2ND	270	3,245
3RD	300	37,079
4TH	400	43,412
5TH	500	43,467
6TH	600	37,778
7TH	700	34,796
8TH	800	34,728
9TH	900	29,461
10TH	1000	3,004
10TH	1010	2,714
10TH	1030	2,066
10TH	1050	4,131
11TH	1130	3,238
12TH	1240	5,806
12TH	1260	8,515
12TH	1270	3,131
13TH	1300	24,709

Owner

Olymbec USA LLC

Year Built

1983

Year Renovated

2011

Common Area Factor

Multi-Tenant: 18%

Single Tenant: 8.5%

Floorplate

Ranging From:

24,525 SF - 43,467 SF

Building Hours

Monday - Friday 7:00 am - 6:00 pm

Saturday: 8:00 am - 1:00 pm

HVAC

Monday - Friday 7:00 am - 6:00 pm

Saturday 8:00 am - 1:00 pm

Sunday closed

After-hours HVAC costs are \$75 per hour, 2-hour minimum.

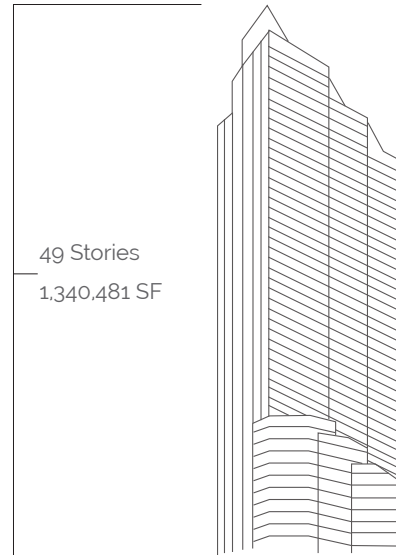
Elevator Banks

Lobby - 13th Floor	4 Elevator Banks
14th - 26th Floor	2 Freight Elevators
27th-37th Floor	
38th -48th Floor	

Amenities

- On-site Ownership & Management
- In-House Architect
- Underground & Attached Parking
- 24/7 Security
- Trophy Fitness Club
- Shoeshine Service
- Food Court & Restaurants
- Conference Center
- Adjacent to the park

Building Size



Building Security

24-hour, 7-day per week manned security

Power

- 5 Utility Transformers from 5 different feeders with a secondary contingency
- 12,000 KVA @4160 Volts
- 500 KVA @4160 Emergency Generator

Telecommunications

- AT&T, Zayo, Cogent, Fiberlight, Spectrum/Charter, Logix, MCImetro
- Access, Crown Castle., Vertical, XO
- Communications, Consolid

Parking

- 1700 Pacific Garage: 293 Spaces
- Elm Street Garage: 1,252 Spaces
- 34 Surface lots ~ 10 min walk

DART Access

- 5-minute covered walk through Republic Center & connecting tunnels
- On-site bus stop to DART Transfer Center

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NAI Robert Lynn



JAMES DAVIS

EXECUTIVE VICE PRESIDENT
JDAVIS@NAIRL.COM
214 435 3382



EVERETT JAMES

VICE PRESIDENT
EJAMES@NAIRL.COM
214 907 9166



OLIVIA CASTLEMAN

MARKET DIRECTOR
OCASTLEMAN@NAIRL.COM
214 256 7169



SAMANTHA SANCHEZ

TRANSACTION COORDINATOR
SSANCHEZ@NAIRL.COM
214 256 7179

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - 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.

Robert Lynn Company dba NAI Robert Lynn	405391	mmiller@nairl.com	214-256-7100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Designated Broker of Firm	License No.	Email	Phone
Mark Miller, SIOR	393389	mmiller@nairl.com	214-256-7100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Davis	588347	jdavis@nairl.com	214-256-7100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date