



YOUR
GATEWAY
TO
DALLAS



DALLAS' PREMIER

WORKPLACE DESTINATION

SURROUNDED BY DALLAS' MOST AFFLUENT NEIGHBORHOODS AND ANCHORED BY THE AMERICAN AIRLINES CENTER AND THE FUTURE 800,000-SF GOLDMAN SACHS CAMPUS, THIS PREMIER WORKPLACE DESTINATION SITS AT THE FOREFRONT OF THE CITY'S NEXT FINANCIAL HUB, SURROUNDED BY THE ENERGY, TALENT AND AMENITIES THAT DEFINE DALLAS' MOST DYNAMIC BUSINESS AND LIFESTYLE DISTRICT.

Victory Social eatery & bar

360-degree views

On-site ownership & management

24-hour security & controlled access

3:1,000 parking ratio



Victory Social entrance





FIRST-CLASS AMENITIES

Victory
SOCIAL
eatery & bar

VICTORY SOCIAL

10,000 SF full-service eatery, offering chef-prepared meals daily. Whether it's a quick breakfast, lunch meeting, or after-hours gathering, Victory Social delivers a dynamic, hospitality-driven experience.

STATE-OF-THE-ART FITNESS CENTER

A newly renovated fitness center with 24/7 access making wellness and convenience part of the daily routine.

BANKING CONVENIENCE

PlainsCapital Bank and ATM on the first floor for simple, on-site banking access.



Conference center



State-of-the-art fitness equipment



Functional fitness area

CONFERENCE CENTER

6,200 SF conference center designed to host everything from executive board meetings to large corporate gatherings of up to 200 people, complete with a catering kitchen and breakout spaces.

Victory
SOCIAL
eatery & bar



Overall from bar



Overall from breakfast



Beverage Bar



Exterior seating



Full-service eatery



ONE VICTORY PARK

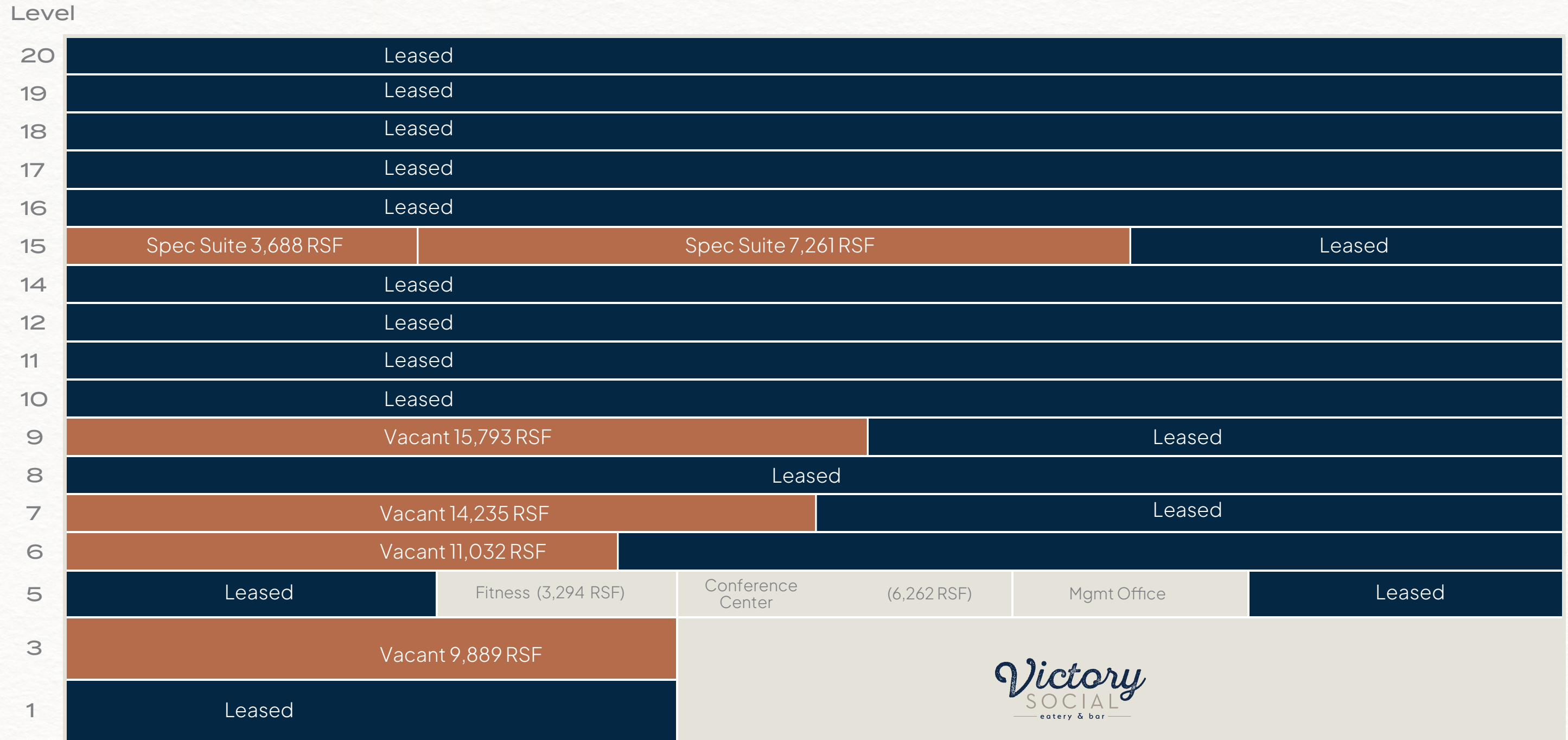


Private dining



DALLAS, TEXAS

BUILDING STACK



UNRIVALED LOCATION



American Airline Center

AT THE CENTER OF DALLAS' NEXT FINANCIAL AND LIFESTYLE HUB

Perfectly positioned between Uptown, the Design District, the Arts District, and Downtown Dallas, One Victory Park sits at the intersection of Dallas' most vibrant neighborhoods. Surrounded by acclaimed restaurants, luxury residences, boutique retail and direct access to the Katy Trail and Klyde Warren Park, tenants enjoy a truly walkable urban lifestyle unmatched anywhere else in Dallas.



EXISTING RESTAURANTS

22

EXISTING RETAIL SHOPS

14

PLANNED RETAIL & DINING

25

MULTI-FAMILY UNITS

5,600

ONE VICTORY PARK

WITH OVER 205,000 SF OF RETAIL AND ENTERTAINMENT SPACE IN THE VICTORY PARK AREA, YOU'RE NEVER FAR FROM EXCITING SHOPS, NIGHTLIFE AND CULTURAL HOT SPOTS.



UNBEATABLE ACCESS

CONNECTED TO EVERYTHING — IN MINUTES

HIGHWAY ACCESS

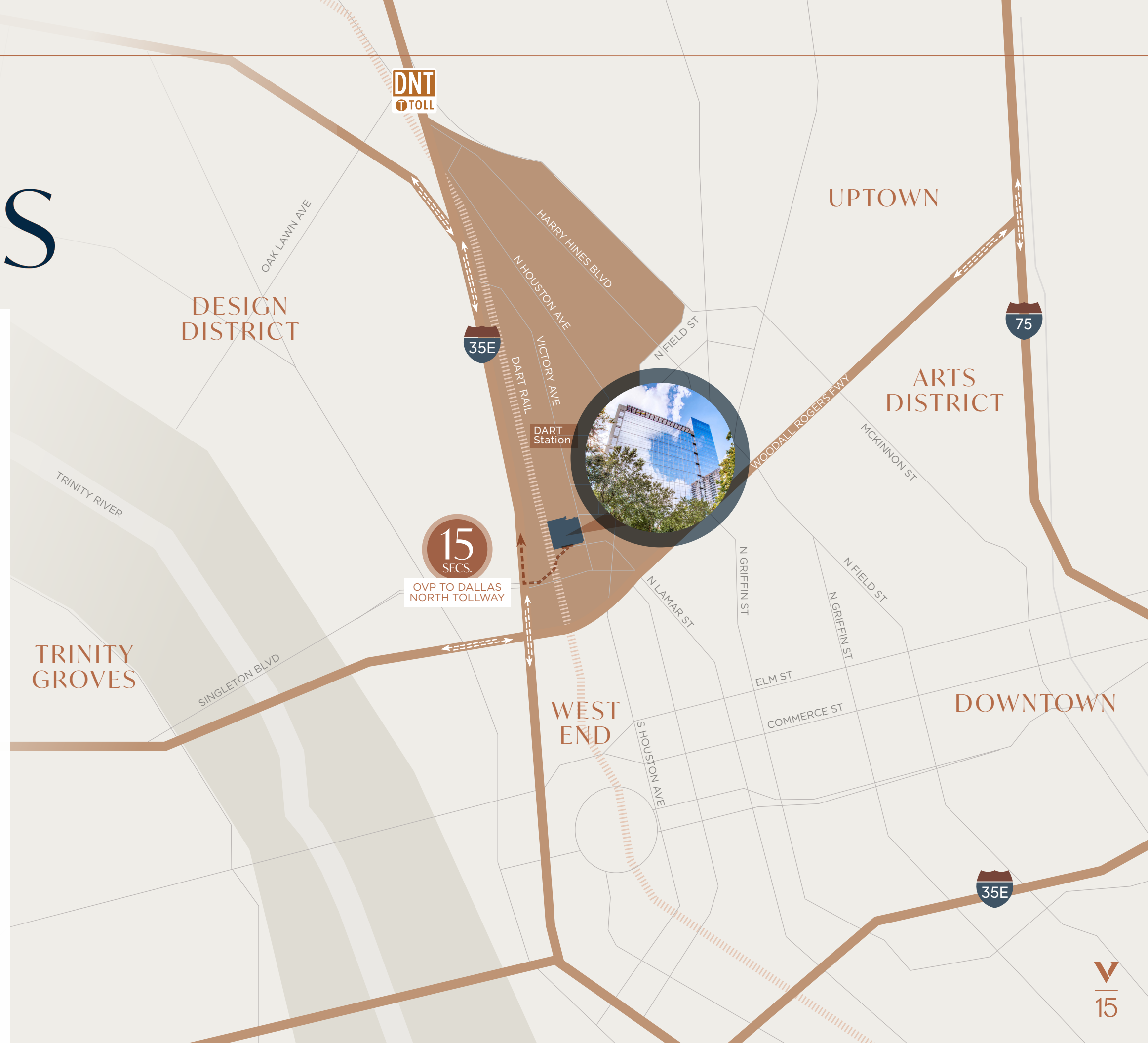
With direct access to I-35E, Dallas North Tollway, Central Expressway and I-30, tenants can move across the Metroplex with ease, reaching Love Field or DFW International Airport in minutes.

DART LIGHT RAIL ACCESS

Victory DART station is open daily for both orange and green line stops along with the TRE, which both provide direct access to Dallas Fort Worth International Airport.

CONVENIENT PARKING

Six-story secured access garage with a 3:1,000 parking ratio provides tenants with reliable and safe parking.





FOR MORE INFORMATION:

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