

DESIGN DISTRICT, DALLAS

I444 Oak Lawn

~160,000 RSF OF ELEVATED RETAIL, RESTAURANT & WELLNESS
DELIVERING FALL 2025

SHOP ^{COS.}

ASANA PARTNERS












1444 Oak Lawn

LOCATED IN THE HEART OF THE DESIGN DISTRICT IN DALLAS, 1444 OAK LAWN IS A COLLECTION OF THE FINEST UPSCALE DINING, QUIET LUXURY DESIGNERS AND WELLNESS.

Built in 1970, the ~160,000 square-foot property is located along highly visited Oak Lawn Avenue and is proximate to chef-driven restaurants, art galleries, and event venues. Nearby luxury apartments, world-class office developments, and the Hi Line Connector — a mile-long trail segment connecting the Katy Trail to the Trinity Strand Trail — add to the 18-hour activity in the neighborhood.

1444 Oak Lawn will undergo a multi-million dollar redevelopment to transform the district into a sophisticated retail destination with a well-crafted merchandise mix that celebrates the unique energy of the Design District and meets the area’s growing demand for thoughtful, elevated experiences.

DETAILS & AMENITIES

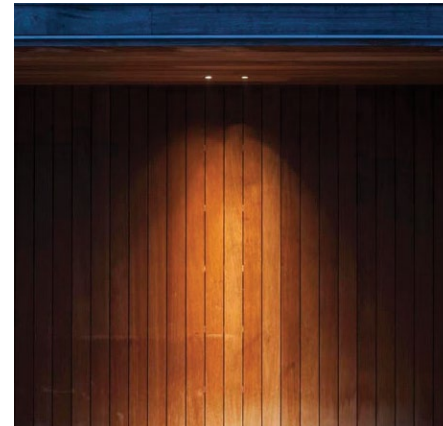
-  Beautiful, new storefronts
-  Chic yet timeless architecture
-  Outdoor patio space availability
-  Ample, on-site surface parking
-  Art
-  Lush landscaping & streetscapes
-  Amenity rich neighborhood
-  Downtown skyline views

OUR VISION

Much like the Miami Design District and Meatpacking District each beginning with an outstanding F&B and nightlife program and evolving into a true retail district home to world class brands and operators, we see a parallel for 1444 Oak Lawn within Dallas' Design District.

1444 Oak Lawn will be redeveloped with a primary focus on contemporary, street, and luxury fashion brands. The Dallas Design District is the most dynamic submarket in Texas with an influx of hospitality, office, multifamily and the arts. Our vision will bring brands together with an architectural retail environment in the most influential neighborhood in Dallas.

Project Vision



Meet the Team



ASANA PARTNERS

OWNERSHIP / LEASING

Asana Partners is a vertically integrated real estate investment firm with more than \$7.1 billion in assets under management. The firm invests and creates value in vibrant, dynamic mixed-use neighborhoods, and champions a strong collaborative culture with diverse, experienced, and talented individuals from its headquarters in Charlotte, and offices in Atlanta, Boston, Denver, and Los Angeles.

SHOP^{COS.}

LEASING PARTNER

SHOP Companies is a multi-faceted retail real estate firm, built and run by market leaders, specializing in retail and restaurant representation, project representation, specialty retail advisory, investment sales, and development & acquisition.

MA

DESIGN & ARCHITECTURE

MA is a global, award-winning design firm that provides a comprehensive approach to architecture, interior design, placemaking, and art services. Based in New York, the firm has designed over 27 million square feet of built space in more than 25 cities throughout the United States and abroad. MA is dedicated to understanding the history and complex forces that shape cities to create buildings that are contextual but unmistakably contemporary. 1444 Oak Lawn will be MA's first project in Dallas.



Design District

The Dallas Design District has long been known as the destination for upscale design showrooms, art galleries and fine dining, drawing millions of discerning consumers locally, nationally and internationally.

In a city defined by neighborhoods, the Design District has carved out a unique identity – eclectic yet upscale, a critical piece of Dallas' cultural fabric that has grown substantially as high end residential, office and hotel developments have transformed the neighborhood from a destination to a place where people live, work, dine and shop.



DESIGN DISTRICT VS OTHER RETAIL CORRIDORS ⁽¹⁾

CORRIDOR (MSA)	VISITORS	# OF VISITS	VISIT FREQUENCY	AVG DWELL TIME (MIN)
Design District (Dallas)	2,400,000	7,800,000	3.32x	345
Design District (Miami)	1,700,000	4,600,000	2.79x	109
Henderson District (Dallas)	1,600,000	6,800,000	4.31x	165
Highland Park Village (Dallas)	688,000	2,400,000	3.52x	91
Knox District (Dallas)	2,400,000	12,300,000	5.12x	179
Meatpacking District (New York)	3,100,000	6,500,000	2.08x	155
Melrose Shopping District (Los Angeles)	2,700,000	7,000,000	2.55x	89
Palisades Villages (Pacific Palisades)	398,300	1,700,000	4.23x	72
The Heights (Houston)	3,700,000	25,900,000	6.95x	190

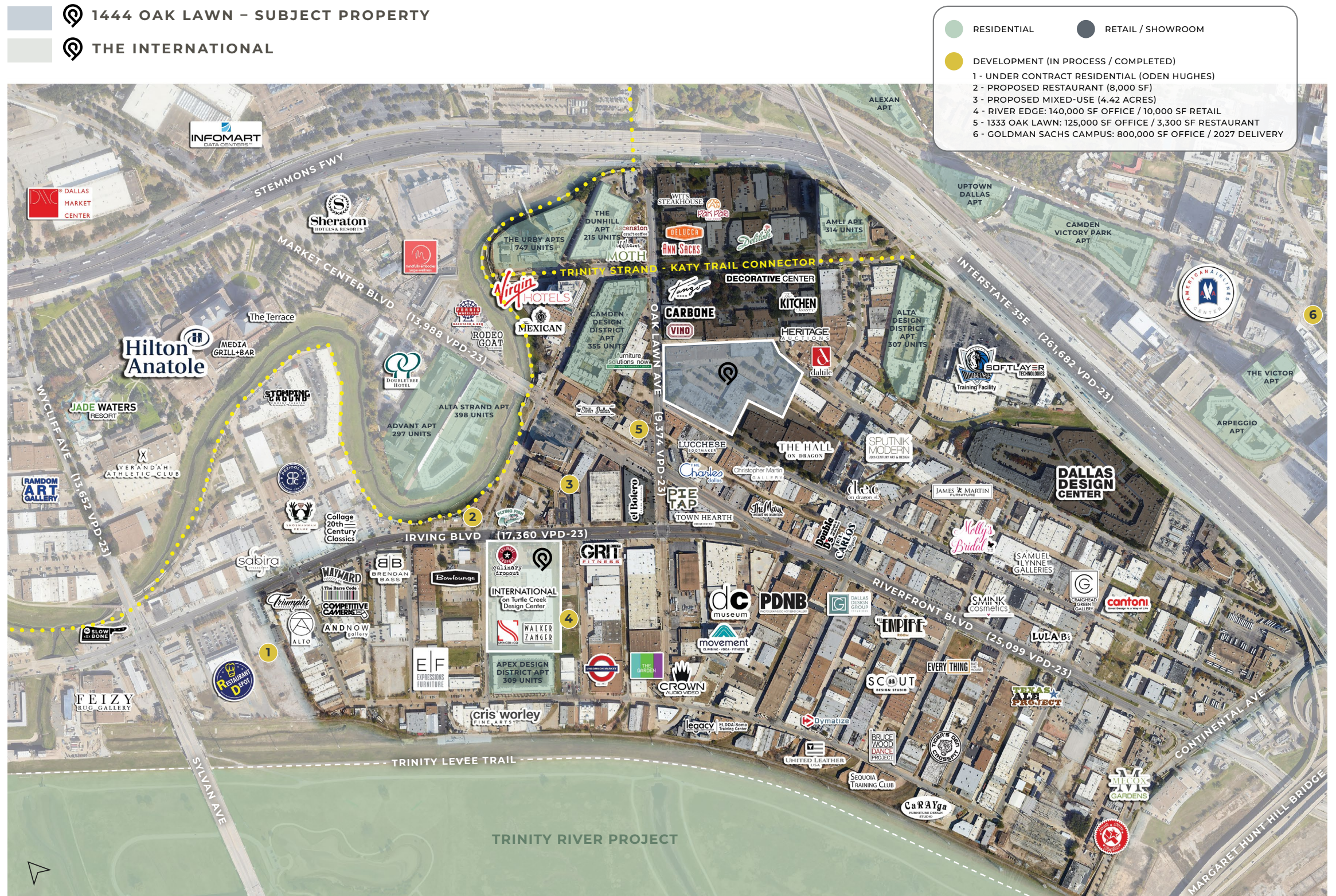
⁽¹⁾ Range from Nov 1, 2022 through Oct 31, 2023

Access Drive Time Map

The Dallas Design District redevelopment has occurred organically, and has evolved to an energetic neighborhood boasting art, culinary, and cultural experience expanding over 36 acres in a very walkable district of Dallas. The Design District has been highly sought after as a food destination for many of the affluent pockets of Dallas due to the ease of access via Dallas North Tollway and Interstate 35.

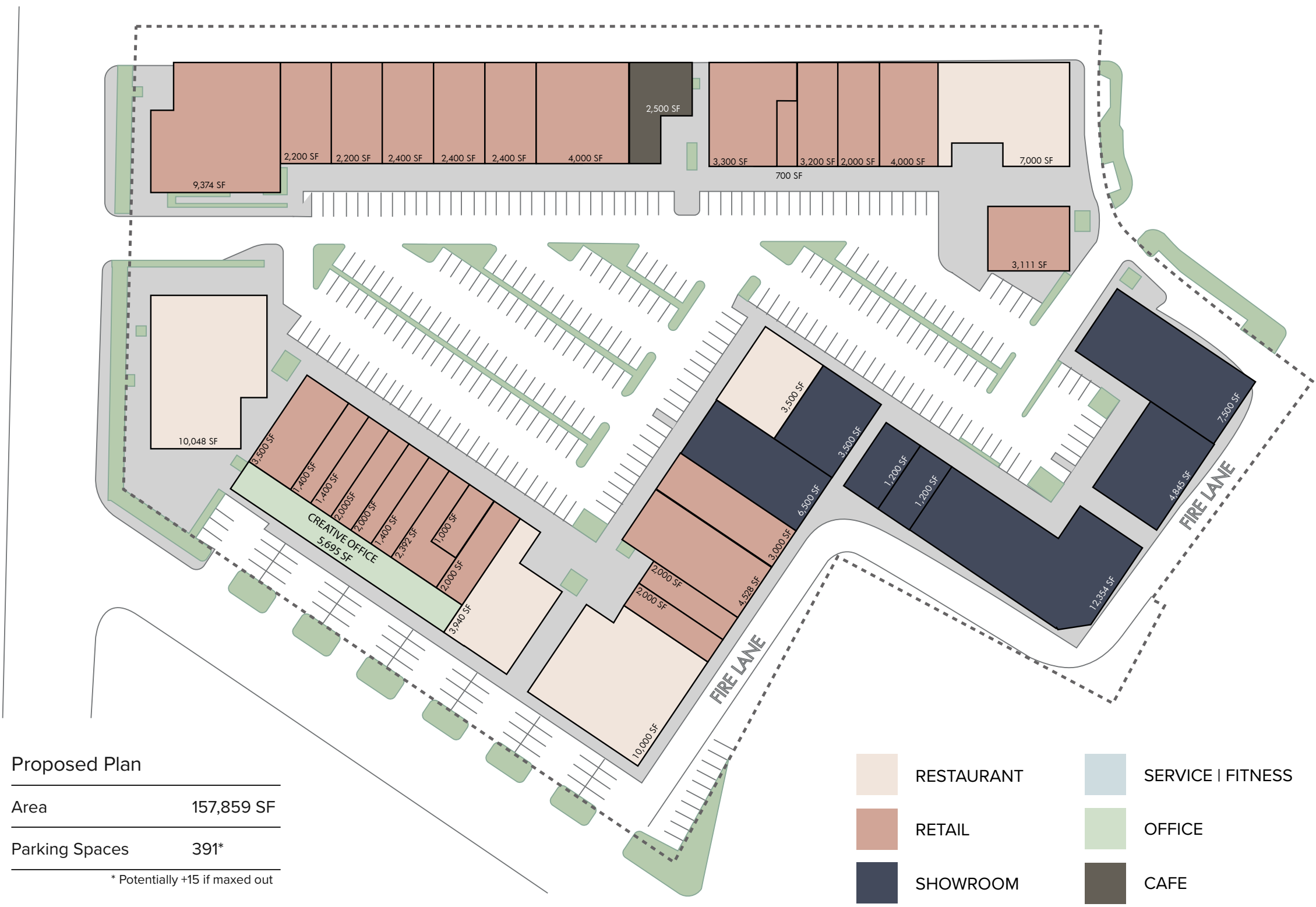


Design District Aerial





Merchandising Vision



Aerial View



Get In Touch

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