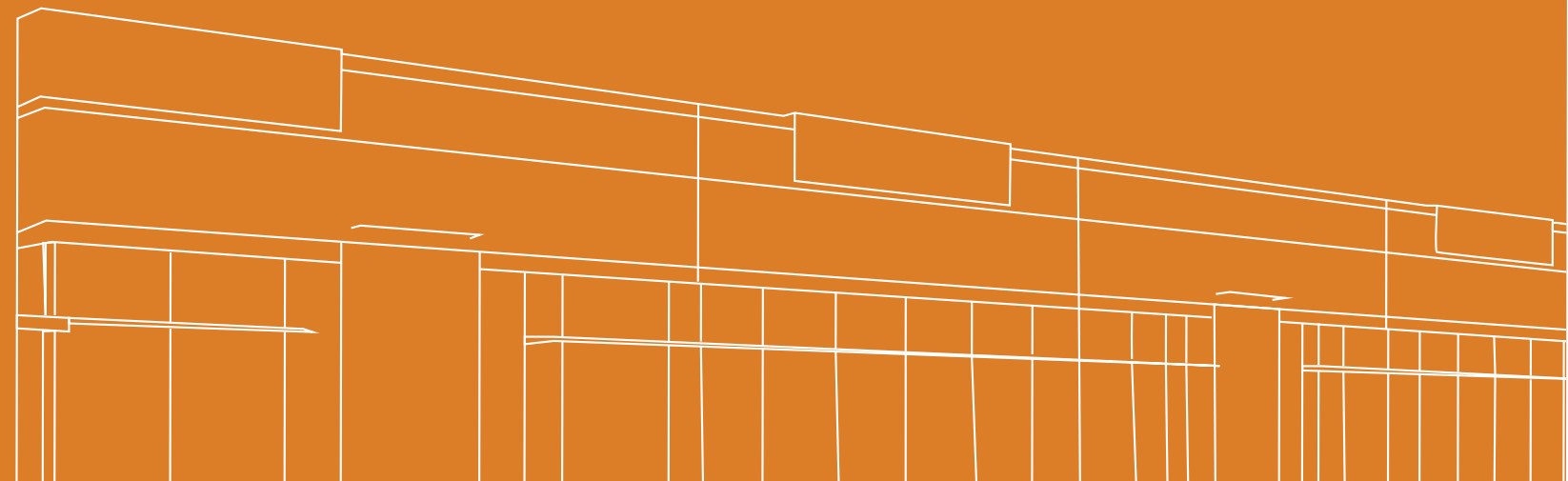




RIVER
BEND
CREATING COMMUNITY

SHOP ^{COS.}

riverbenddallas.com



CREATING COMMUNITY

Spend your professional life surrounded by progress and vitality at River Bend, where Brook Partners is transforming 2025 Irving Blvd. into a vibrant retail, showroom and creative space that celebrates the intersection of culture and commerce.



WORK SIP SHOP PLAY LIVE

River Bend is steps from the most concentrated expanse of designer-curated spaces in the city. High on the "hot list" of Dallas neighborhoods, the Design District boasts many of Dallas's top restaurants, art institutions, galleries, boutiques and entertainment and event venues.

The Dallas Contemporary, Karpidas Collection, Goss-Michael Foundation, Dallas Art Fair Gallery, Town Hearth, Sassetta, El Bolero and Meddlesome Moth call the neighborhood home and represent a fraction of its attractions. The ultra-hip Virgin Hotel Dallas debuts here in 2019.





A DISTRICT IN EVOLUTION

Over the last decade, the Design District has become a city within a city. With the neighborhood's recent urbanization, there is now a concentration of luxury high-rise and apartment living to accompany its array of amenities.

As such, the district is connected as a community more than ever before.





CULTURE - CENTRIC

Design District residents tend to be young, successful and culture-centric individuals with a preference for city life.

Median Age:
32.7 YEARS

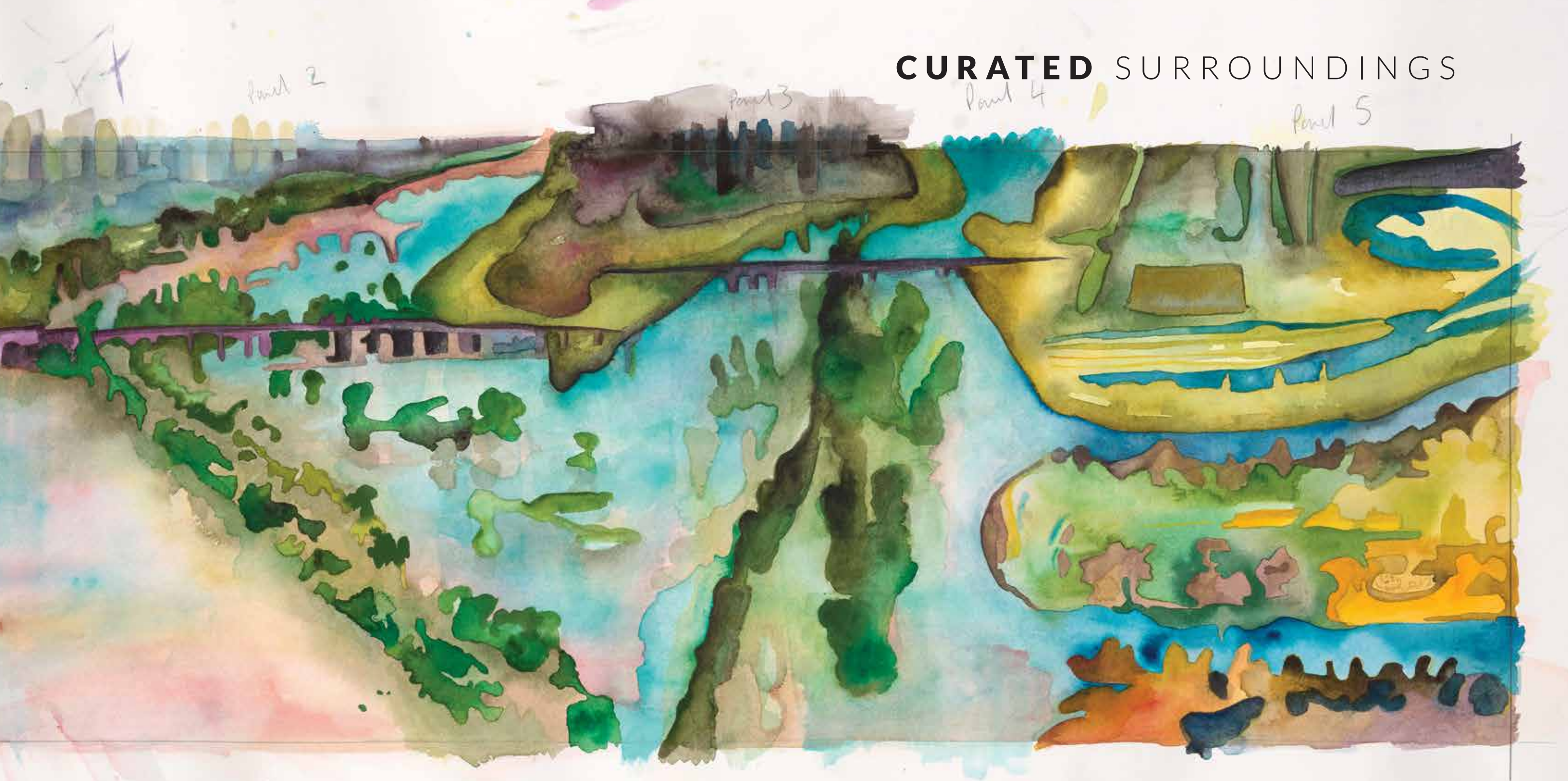
Avg. Household Income:
\$100,893

Typical Values:
EDUCATION + CREATIVITY

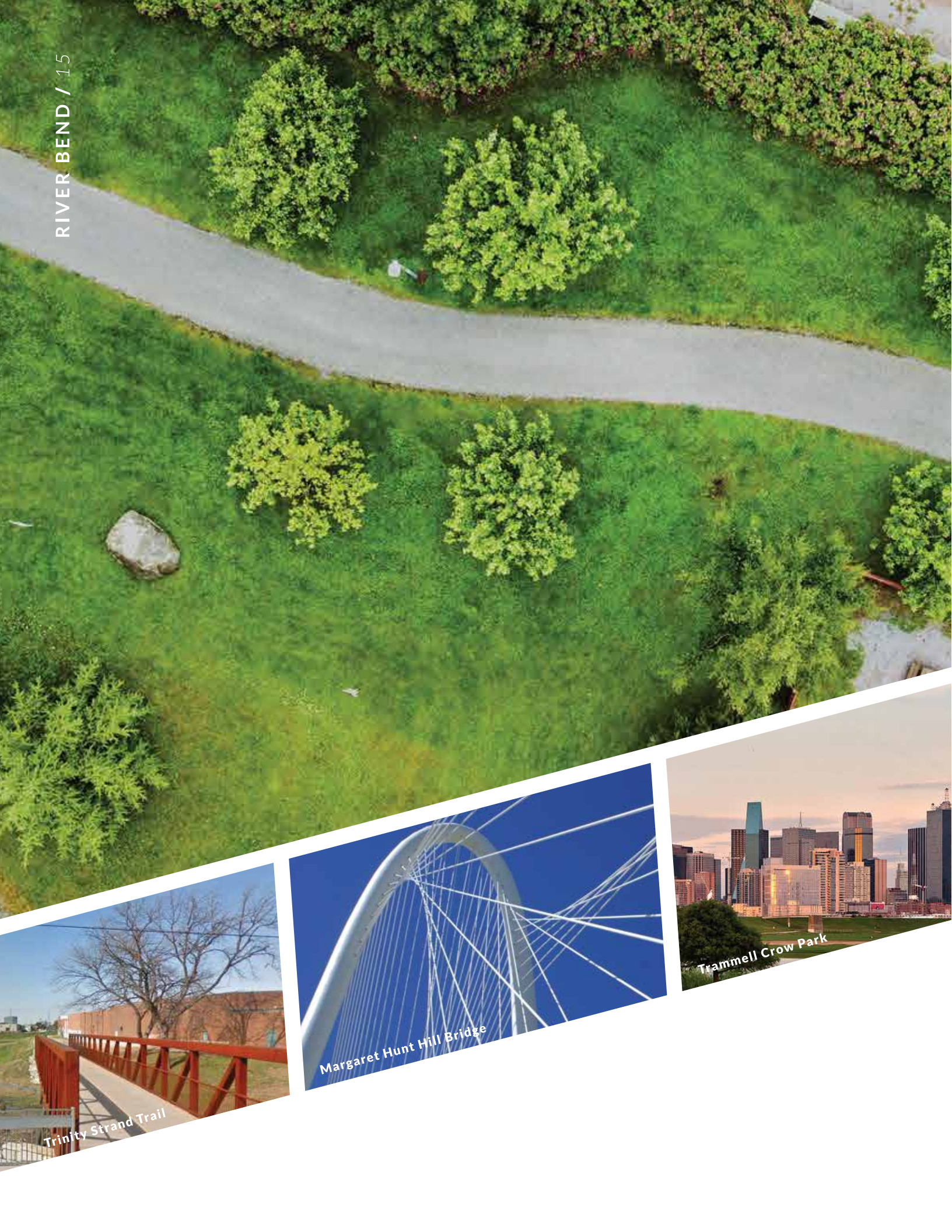


River Bend: Manufacturing Street View

CURATED SURROUNDINGS



River Bend tenants and visitors will enjoy the distinction of being surrounded by a creative community, lush landscaping and a public art installation by internationally prominent and London-based artist Clare Woods. Commissioned by the Dallas Art Fair in collaboration with Simon Lee Gallery (London, New York, Hong Kong), the artist is collaborating with noted master ceramicist Jose Noe Suro of Cerámica Suro in Guadalajara to realize our vision of installing her work - in the form of eleven 13-feet by 7-feet tile murals - on the building's façade.



A RIVER **WITHIN REACH**

River Bend is adjacent to a rich tapestry of outdoor experiences, from an onsite landscaped island to the Trinity Strand Trail that weaves throughout the district to the city's greatest natural resource – the Trinity River.

Thousands of acres of green space are mere minutes away, highlighted by the Trammell Crow Park at the base of the Sylvan Avenue Bridge, along with the future creation of the signature Harold Simmons Park between the Calatrava bridges.

Easy access to these green spaces will enhance the quality of professional life in the urban environment.



River Bend: Manufacturing Street View

ROOTED IN DESIGN

Conceived to transform yet graciously compliment the neighborhood's evolution, River Bend is designed by noted architect Rick del Monte.

As Chief Design Officer of the Beck Group's architecture practice, he has led and been involved with many of Beck's most notable projects, including the Nasher Sculpture Center and the Karpidas Collection.

Wrapped by 12-foot-tall, modern glass storefronts and enhanced by public art and extensive hardscape and landscape design, the building's renovation reflects elevated and refined design.



Rick del Monte: Chief Design Officer



THE INTERSECTION OF CULTURE AND COMMERCE

Anticipating the desires of a rapidly evolving district, Brook Partners is creating a community as it transforms 2025 Irving Blvd. into River Bend. With public art, sophisticated contemporary design, gorgeous landscaping and abundant parking, River Bend will provide a highly curated sense of place where your professional life will be inspired by your surroundings.



Heron Tower | London



1807 Ross | Dallas



Museum Tower | Dallas

BROOK PARTNERS

Since its inception in 1994, Brook Partners has developed millions of square feet of commercial real estate. We have overseen project management, construction management and the leasing of millions of square feet and have successfully designed and built high-end environments, including restaurants and bars, theatres, mixed-use retail, residential and office space and lifestyle centers that have earned national acclaim.

We are committed to raising the tide of the Design District through innovative design and enduring quality that builds communities and enhances lives. / brookpartners.com





RESTAURANTS / BARS

1. Peticolas Brewing Company
2. El Bolero Cocina Mexicana
3. Pie Tap Pizza Workshop + Bar
4. Town Hearth
5. The Charles
6. Meddlesome Moth
7. GoGo
8. Sassetta
9. Wheelhouse
10. Community Beer Company
11. CBD
12. Americano
13. Midnight Rambler

GALLERIES / MUSEUMS

14. Cris Worley Gallery
15. galerie frank elbaz
16. Dallas Contemporary
17. PDNB Gallery

18. SITE131

19. Conduit Gallery
20. Carneal Simmons Gallery
21. Barry Whistler Gallery
22. Perot Museum
23. Dallas Museum of Art
24. Nasher Sculpture Center
25. Fashion Industry Gallery
26. Giant Eyeball
27. The Samurai Collection
28. Haas Moto Museum

RECREATION

29. Tramell Crow Park
30. Bowlounge
31. Trinity Strand Trail
32. Klyde Warren Park

33. American Airlines Center
34. Katy Trail

HOTELS

35. Virgin Hotel
36. The Joule
37. W Residences
38. Hotel ZaZa
39. Hotel Crescent Court
40. The Ritz-Carlton





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