



**GOOD
E**

THE EPIC
• DALLAS •

SHOP COS.



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ABOUT

PROJECT SCOPE

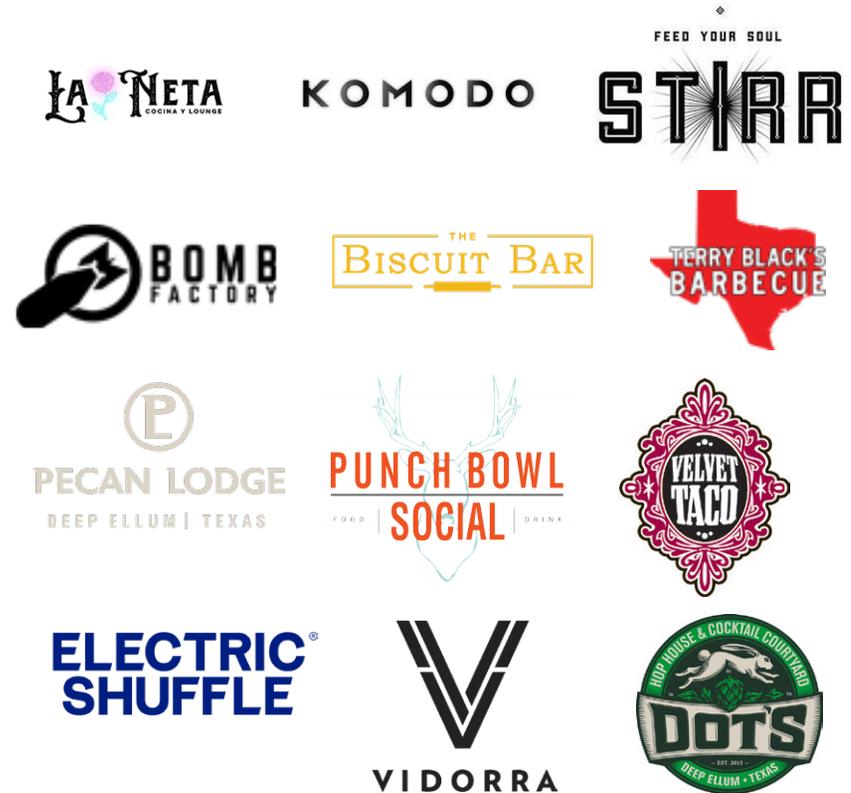
Located in Dallas' most progressive area, The Epic is a momentous mixed-use experience featuring contemporary office space, a signature hotel, high-rise living and carefully crafted retail offerings. Positioned within the overlap of Downtown Dallas and Deep Ellum, The Epic features over 55,000 sf of retail offerings and serves as a gateway into Deep Ellum. The Epic is home to Uber's Dallas headquarters, Komodo, a popular Miami restaurant, and beloved local concepts. The pedestrian-friendly streets and activated outdoor space help make The Epic a first of its kind mixed-use project in this historically rich neighborhood.

Adjacent to the Epic, the Good E redevelopment sits at the entrance to Deep Ellum and benefits from high evening and daytime foot traffic. The Good E buildings offer ground-floor restaurant and soft retail space with an exterior appearance staying true to it's historic roots, but with all new underground utilities, roofs, and interior shell space.

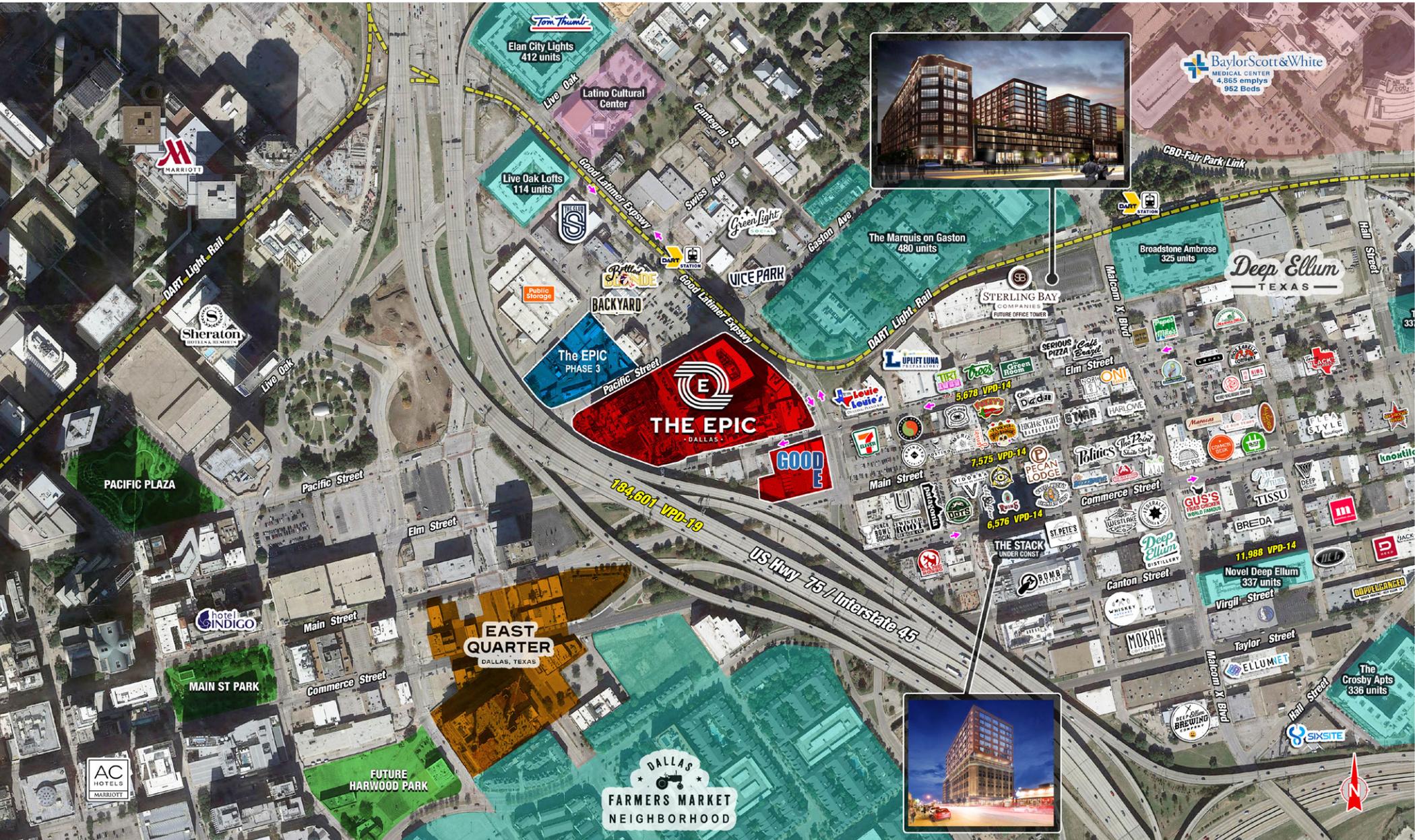
DEMOGRAPHICS	1 mile	3 mile	5 mile
Est. Population	24,339	197,986	410,297
Avg. HH Income	\$100,965	\$100,795	\$105,662
Total Housing Units	14,368	93,615	173,030
Daytime Population	75,678	278,894	517,357
Medium Home Value	\$387,001	\$379,797	\$381,154

DETAILS

- **The Epic:** 1,821 SF; 3,500 SF Available
- **Good E:** 1,851 SF 2nd Gen Restaurant; 2,349 SF & 3,759 SF Available
- Join:



TRADE AERIAL



OBLIQUE AERIAL

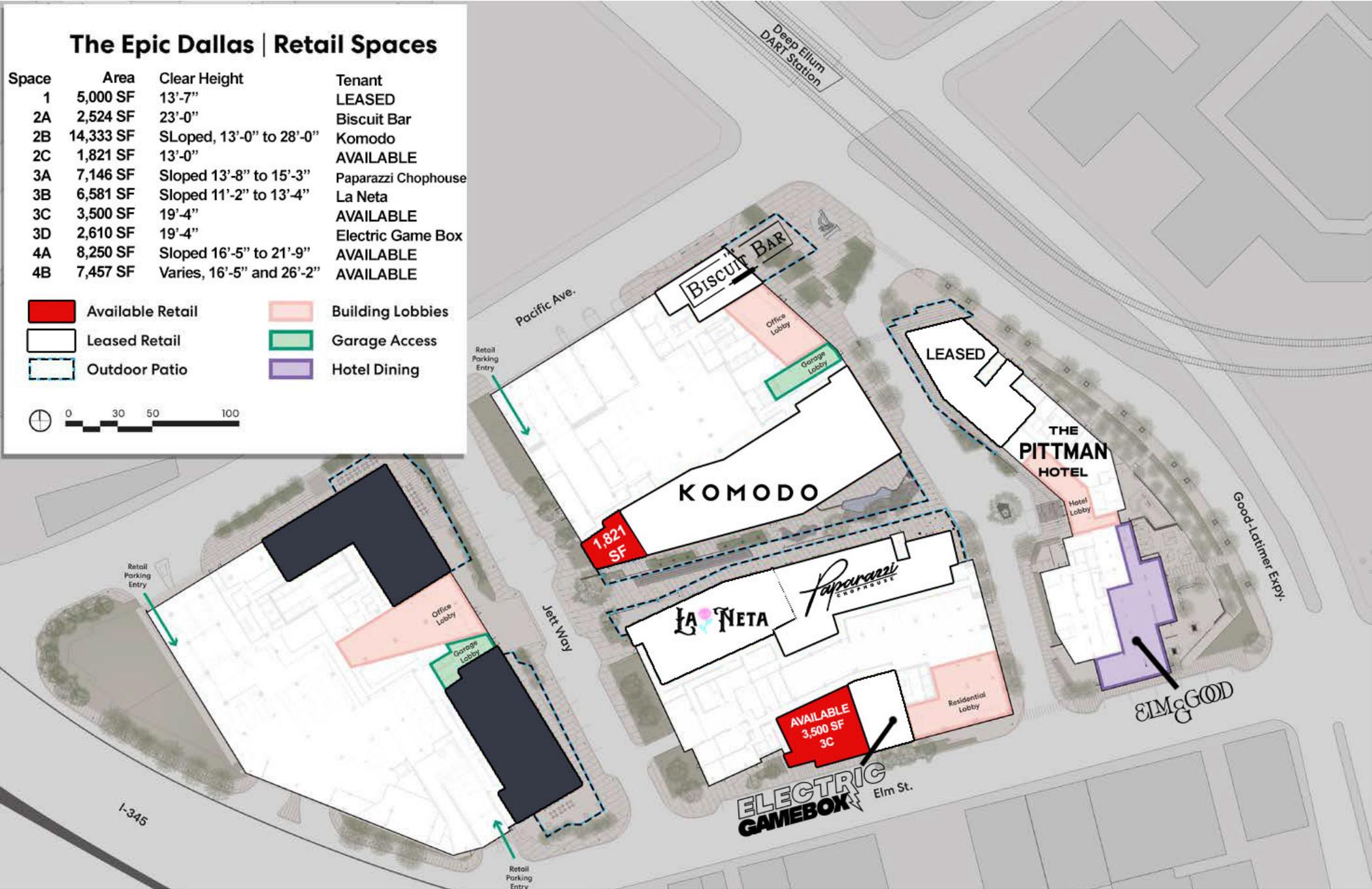


THE EPIC SITE PLAN

The Epic Dallas | Retail Spaces

Space	Area	Clear Height	Tenant
1	5,000 SF	13'-7"	LEASED
2A	2,524 SF	23'-0"	Biscuit Bar
2B	14,333 SF	Sloped, 13'-0" to 28'-0"	Komodo
2C	1,821 SF	13'-0"	AVAILABLE
3A	7,146 SF	Sloped 13'-8" to 15'-3"	Paparazzi Chophouse
3B	6,581 SF	Sloped 11'-2" to 13'-4"	La Neta
3C	3,500 SF	19'-4"	AVAILABLE
3D	2,610 SF	19'-4"	Electric Game Box
4A	8,250 SF	Sloped 16'-5" to 21'-9"	AVAILABLE
4B	7,457 SF	Varies, 16'-5" and 26'-2"	AVAILABLE

- Available Retail
- Building Lobbies
- Leased Retail
- Garage Access
- Outdoor Patio
- Hotel Dining



GOOD E SITE PLAN

LEVEL ONE



NEIGHBORHOOD VIBE RESTAURANTS



REVOLVER TACO

Revolver taco lounge is an award winning taqueria owned and operated by the rojas family.



PECAN LODGE

That's Pecan Lodge in a nutshell. It's the unwavering belief that the best things in life are smoked in a pit.



STIRR

New American casual restaurant located in the heart of Deep Ellum with a stunning view of downtown from the rooftop.



LA NETA

Modern Mexican restaurant featuring oversized tacos and tequila-heavy cocktails.



VIDORRA

The large patio and rooftop offers bold and exciting Mexican flavors, with a large tequila selection, unique cocktails.



KOMODO

Southeast Asian-inspired restaurant with a full sushi bar. Originating out of Miami, Komodo features a unique dining experience with an immersive night life atmosphere.



CANE ROSSO

Serving the most authentic Neapolitan style pizzas, cooked in our wood-fired ovens.



TWISTED ROOT

Twisted Root Deep Ellum is our flagship store with gourmet beef, turkey & vegan burgers, plus spiked shakes.



ONI RAMEN

Cool spot offering poke plus house & build-your-own ramen with traditional & global influences.



MONKEY KING NOODLE

Monkey King Noodle Co. brings the taste of legitimate Northern Chinese street food, as treasured by our own experiences eating in the night markets of China and Taiwan.



NIWA

Modern, rustic space serving elegant cocktails & Japanese BBQ favorites you cook at your own table.



PUNCH BOWL SOCIAL

3 bars, scratch kitchen, & entertainment options such as bowling, karaoke, ping-pong & old-school arcade games



DEEP SUSHI

Deep Sushi has attracted many new fans since opening its doors in 1996. Japanese eatery with specialty rolls, happy hour & lunch deals in modern digs with a patio.



UNCLE UBERS

Funky little sandwich shop offering hearty, eclectic bites & beers amid colorful, nostalgic decor.



VELVET TACO

Tacos with global flavor inspirations plus boutique sodas & beers in hip, fast-food-style joint.

NEIGHBORHOOD VIBE

BARs



RUINS

Oaxacan-style Mexican gets Caribbean & South American spin, plus cocktails from agave-based spirits.



ARMOURY

Armoury D.E. provides fine dining with eclectic eats (including several Hungarian dishes), and an abundant arsenal of beer, wine and cocktails — from traditional classics to A.D.E.-specific incarnations.



BACKYARD

Chill, dog-friendly option for creative comfort foods with craft beer & cocktails plus a huge patio. With a lot of outdoor games such as; Corn Hole, Ping Pong, and Shuffleboard.



SPORTING CLUB

The ultimate hybrid venue. The upscale Lounge offers a unique dining experience and games such as pool, foosball, shuffle-board and arcade style video games. The outdoor Club is focused on sporting events, large parties and outdoor games.



DOT'S HOP HOUSE

Industrial-style bar with huge open-air courtyard serving craft brews, cocktails & casual fare.



TRUTH & ALIBI

Truth & Alibi, a unique bar concept with a password required for this below-ground haunt serving cocktails & a small-bites menu.



THE BOMB FACTORY

The Bomb Factory is a state of the art, 50,000 square foot venue located in the heart of historic Deep Ellum in Downtown Dallas, known for it's rich music history.



BOTTLED BLONDE

Lively eatery & beer garden in an industrial-chic space with lots of TVs & massive covered patio. We've put a modern spin on classic Italian kitchen recipes and paired them up with the best in German bier garden craft beers.

NEIGHBORHOOD VIBE

DESSERT CONCEPTS



EMPORIUM PIES

Emporium Pies is a specialty pie shop with locations in Oak Cliff, Deep Ellum, and McKinney, Texas while also making local deliveries in the Dallas Metro area. All of our pies are handmade using high quality ingredients with offerings that change with the seasons.



CHILL 360

Chills360 Ice Cream is a Thai-inspired ice cream rolls. This concept was created on the streets of Thailand, serving fresh, made-to-order ice cream. At Chills360 each individual ice cream is made with the freshest ingredients right in front of your eyes.



ROCKET FIZZ

Retailer offering a huge selection of candy & bottled sodas in innovative flavors.



INSOMNIA COOKIES

No matter what your cookie needs - - from late night study breaks, sending gifts to a college kid far from home, anniversary gifts, birthday gifts, just-because gifts or group orders for your next event or meeting.



PICOLE POPS

Ice-cream parlor serving creative Brazilian hand-made popsicles with alcohol-filled options.



LE BON TEMPS

Charming cafe whips up classic beignets & French Quarter-inspired ice creams, including boozy ones

NEIGHBORHOOD VIBE RETAILERS



JADE & CLOVER

JADE & CLOVER is an innovative specialty retail store known for their unique variety of one-of-a-kind gifts, accessories, and a curated selection of house plants + cacti & succulents. Located in the Deep Ellum neighborhood of Dallas.



CROSSROADS

Our fashionable and eco-conscious customers sell gently used clothing for cash or trade; shop for name-brand and designer clothing at amazing prices and help keep clothing out of landfill.



PATAGONIA

Patagonia is in business to save the home planet, so this new store will also provide a base of support for nonprofit environmental partners working in Texas to fight unwise development, protect wildlife and restore the natural environment.



FREE PEOPLE MOVEMENT

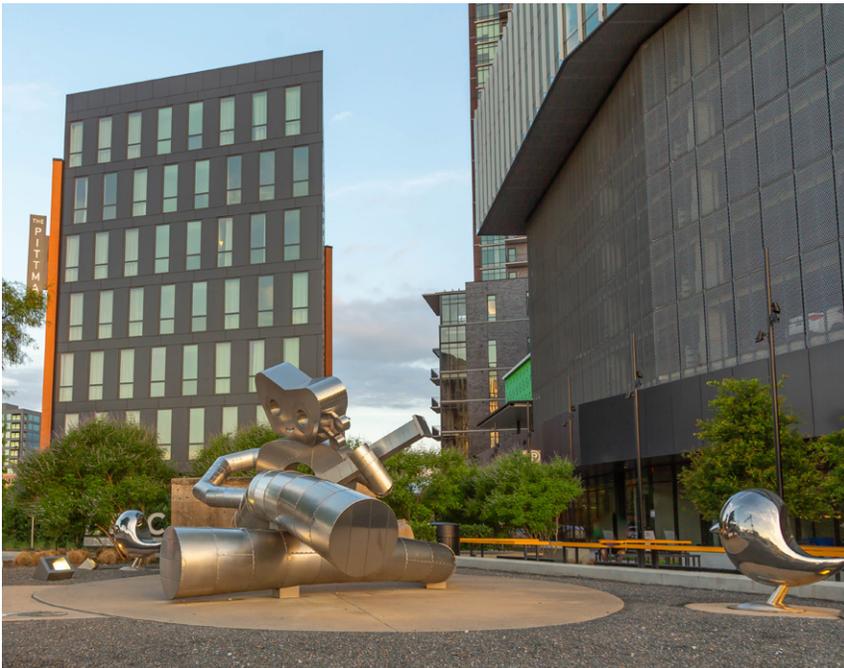
Women's clothing chain with a bohemian-inspired collection of dresses, jackets, shoes & accessories.



UNCOMMON JAMES

Uncommon James is a collection of timeless, effortless and sophisticated jewelry for women on-the-go. Inspired by her wide array of life experiences, travel and exposure to fashion from around the world.

THE EPIC



THE EPIC



GOOD E



GOOD E



SHOP^{CO.}

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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.

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.

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.

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