



Trammell Crow  
Center

2000 ROSS  
DALLAS, TX

SHOP <sup>COS.</sup>



Putting the Arts  
District in the  
SPOTLIGHT  
where it belongs

**2.6 Acre**

FULL CITY BLOCK

**26,000 SF**

GROUND FLOOR RETAIL

**9-Level**

PARKING GARAGE; 2,000 SPACES

**200 Key**

UPSCALE LIFESTYLE BOUTIQUE HOTEL

**400 Unit**

HIGH-RISE RESIDENTIAL TOWER





## UPTOWN

Daytime Pop 50,676  
Population 21,710  
Med HH Income \$88,831

## DESIGN DISTRICT

Daytime Pop 8,292  
Population 1,052  
Med HH Income \$62,695

## VICTORY

2000 ROSS

ARTS DISTRICT

## MEDICAL DISTRICT

## DEEP ELLUM

Daytime Pop 4,679  
Population 1,454  
Med HH Income \$63,552

## WEST END

## DOWNTOWN

Daytime Pop 77,015  
Population 7,853  
Med HH Income \$72,763

## FARMERS MARKET

## DALLAS CONVENTION CENTER



WOODALL RODGERS FWY

SAVOR  
KLYDE WARREN PARK  
1 MILLION ANNUAL VISITORS

WOODALL RODGERS FWY

CROW  
COLLECTION  
of ASIAN ART  
FUTURE HOME

ONCOR

MUNGER AVE

Hunt Oil  
480K SF

DMAcafe

Nasher  
Sculpture  
Center

Museum  
Tower  
215 Units

Meyerson  
Symphony Hall

AT&T  
Winspear Opera  
House

Booker T Washington  
Magnet High School  
for the Gifted

PROOF  
PANTRY

TEI-AN

One Arts Plaza

Yolk

The Arts Residences  
228 Units

GRIFFIN ST

Fountain  
Place  
1.2M SF

Fairmont  
Hotel  
545 Rooms

Fashion  
Industry Gallery

Dallas Museum  
of Art  
125,000 Annual Visitors

FLORA STREET

Trammell Crow  
Center  
1.2 Million SF  
4,000 Empls

Belo  
Mansion  
Seats 350-500

Virgin Guadalupe  
Catholic Church  
11,200 Avg  
Weekly Attendance

KMPG Plaza  
2323 Ross  
500K SF

ROSS AVENUE

Hall Arts  
Hotel-183 rooms  
LuxuryRes 44 units

AT&T  
Bldg

Spires Development

Future  
1.25 Million SF  
190 Residential Units  
500 Room Hotel

ROSS AVENUE

the Y

Dakotas

Zaguan

SAN JACINTO ST

Ross Tower  
1.1M SF

First Baptist  
Church  
12,000 Avg  
Weekly Attendance

First United  
Methodist  
Church  
Membership Total  
2,700

SITE  
2000 ROSS

2100 Ross  
840K SF  
1,148 Empls

TORRACO

La Madeleine

Chase Tower  
1.25M SF

SAN JACINTO ST

Plaza of the Americas  
Office & Retail  
1.1M SF  
corner  
bakery

Dallas Marriott  
City Center  
416 ROOMS

717 Harwood  
844K SF

SHIRAZ

BURGOWAYS

HARWOOD ST

Harwood Center  
734K SF

Bryan Tower  
1.1M SF

DART Light Rail

DART  
STATION

DART  
STATION

AKARD ST

FIELD ST

ST PAUL ST

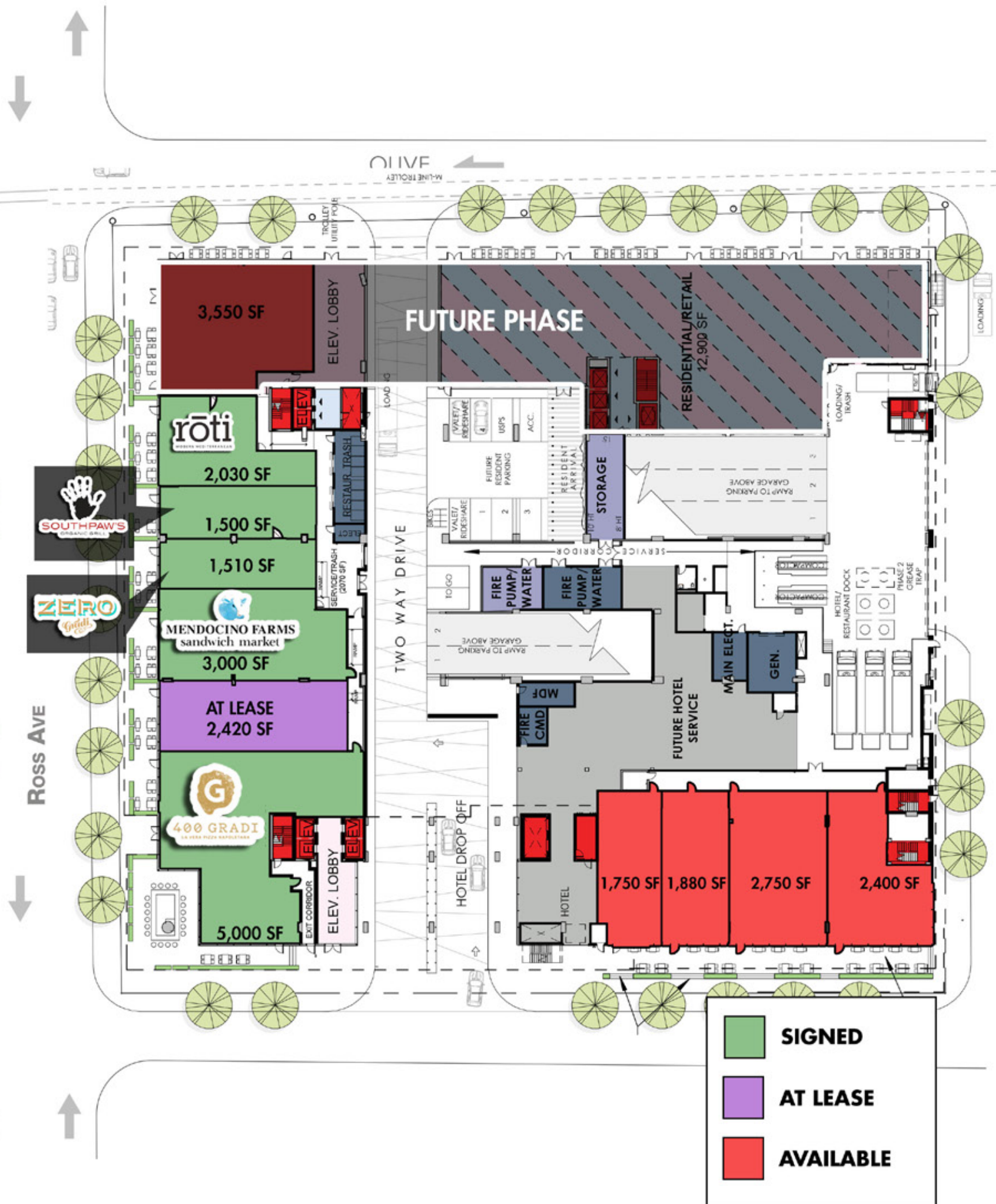
OLIVE ST

PEARL ST

GOOD LATTIMER EXPY

US HWY 75

















rōti  
MODERN MEDITERRANEAN

190

PICK-UP  
rōti

FOOD AT  
LOVES  
you  
ANTI-BIOTIC FREE CHICKEN  
SUSAINABLY SALMON  
HOUSE-BAKED PITA BREAD  
ORGANIC PEAS  
100% GRAIN

SOUTHPA



# Development Team



**OWNER**

J.P. Morgan Asset Management is a leading asset manager for individuals, advisors and institutions with investment professionals located around the world, providing strategies that span the full spectrum of asset classes. As one of the largest asset and wealth managers in the world, with assets under management of \$1.7 trillion (as of December 31, 2014), J.P. Morgan Asset Management provides global market insights and a range of investment capabilities that few other firms can match.



**DEVELOPER**

Stream Realty Partners, L.P. (Stream) is a national, commercial real estate firm with locations across the country. Stream's full-service offering covers the broad spectrum of leasing, management, development, construction, and investment sales services across the commercial and multifamily industry. In addition, Stream specializes in sourcing acquisition and development opportunities for the firm and its clients. Stream has over 750 real estate professionals nationwide with offices in Atlanta, Austin, Charlotte, Dallas, Fort Worth, Denver, Houston, Southern California, San Antonio, and, Washington, D.C. Stream currently has more than 130 million square feet of assignments across the nation, completes over \$2.4 billion in



**ARCHITECT - TRAMMELL CROW CENTER**

HOK is a global design, architecture, engineering and planning firm that uses design to enrich people's lives and help organizations succeed. HOK's 1,700 people collaborate across a network of 23 offices on three continents. HOK's mission is to deliver exceptional design ideas and solutions for their clients through the creative blending of human need, environmental stewardship, value creation, science and art. HOK's design solutions result from a collaborative process that encourages multidisciplinary professional teams to research alternatives, share knowledge and imagine new ways to solve the challenges of the built environment.



**ARCHITECT - 2000 ROSS**

HKS's story begins in 1939 when Harwood K. Smith and his wife Kate began the practice in a small office in Dallas, Texas. Today, with more than 550 employees, the Dallas office serves as the corporate headquarters to 25 offices worldwide. Project experience includes corporate headquarters, office buildings, healthcare facilities, sports facilities, hotels and resorts, banks, justice and aviation facilities, religious structures, public buildings, multi-family housing, educational facilities, retail and industrial projects. HKS is ranked the sixth-largest architectural/engineering firm in the United States, according to Building Design+Construction. Recent area projects include AT&T Stadium, W Dallas-Victory Hotel and Residences, American Airlines Center, Eastfield College Learning Center and University of Texas MD Anderson Cancer Center.



**RETAIL BROKER**

SHOP Companies is a multi-service retail real estate firm built and run by market leaders in specific disciplines, including Tenant Representation, Landlord Representation, Investment Sales, Development and Specialty Retail Leasing/Advisory. But, we are more than that. We are a culture. We are a brand. Both which we hope are relevant and communicate style, collaboration and excellence.





SHOP <sup>COS.</sup>

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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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

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