



Trammell Crow
Center

2000 ROSS
DALLAS, TX

SHOP ^{COS.}

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

Dallas City
Performance
Hall

Wyllie
Theatre

KMPG Plaza
2323 Ross
500K SF

Virgin Guadalupe
Catholic Church
11,200 Avg
Weekly Attendance

Belo Mansion
Seats 350-500

Trammell Crow
Center
1.2 Million SF
4,000 Empls

Dallas Museum
of Art
125,000 Annual Visitors

Fashion
Industry Gallery

Fairmont
Hotel
545 Rooms

Fountain
Place
1.2M SF

ROSS AVENUE

the Y

Duke's

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

Hall Arts
Hotel-183 rooms
LuxuryRes 44 units

AT&T
Bldg

Spires Development

Future
1.25 Million SF
190 Residential Units
500 Room Hotel

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

Dallas Marriott
City Center
416 ROOMS

Bryan Tower
1.1M SF

Harwood Center
734K SF

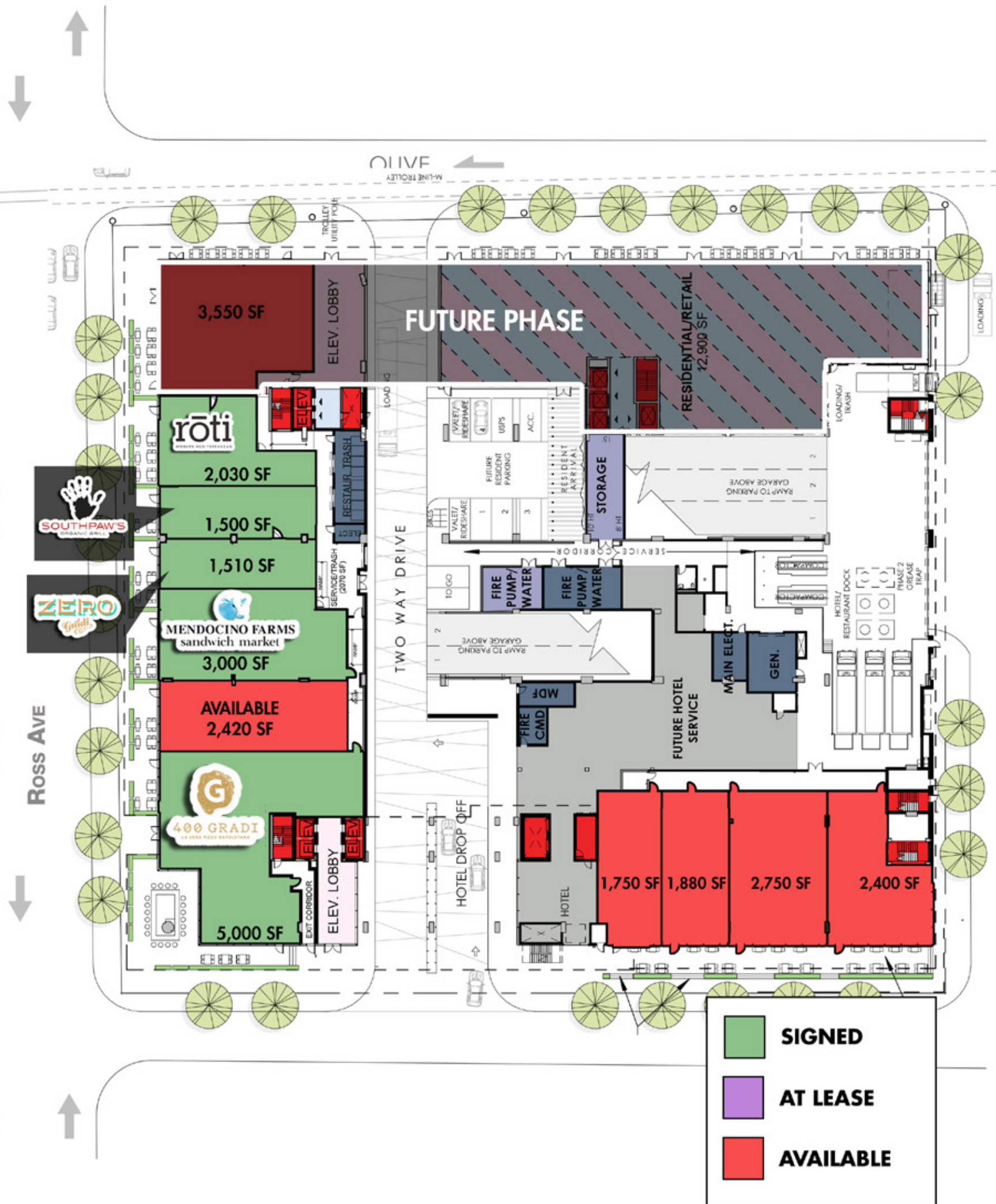
DART
STATION

DART Light Rail

DART
STATION

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 ^{COS.}

FOR LEASING INFORMATION:

THOMAS GLENDENNING

214.960.4528

THOMAS@SHOPCOMPANIES.COM

JAKE SHERRINGTON

214.960.4623

JAKE@SHOPCOMPANIES.COM