

1700
PACIFIC

1700pacific.com

INFINITE
POSSIBILITIES





INFINITE FEATURES

1700 Pacific is a 49-story Class A office building containing over 1,340,000 rentable square feet in the Dallas Central Business District. The building's facade is constructed of flame finished Carmen Red granite mounted on a thick precast backing with light blue, full tempered, dual pane windows in prefinished aluminum frame. The building's design offers flexible alternatives for prospective tenants with floor plate sizes ranging from 3,900 to 42,000 rentable square feet.

FLOORS

49 story class A office building

SIZE

1,340,481 total RSF

YEAR BUILT

1983

CEILING HEIGHTS

11' 2" exposed, 8' 6" suspended

ELEVATORS

24 passenger, 2 garage, 2 freight

OWNER

Olymbed USA LLC

ON-SITE MGMT

Lincoln Property Company

PARKING

3 levels underground

303 spaces

off-site garage connected
via skybridge with 1,402
additional spaces

INFINITE POTENTIAL



TROPHY FITNESS

state-of-the-art, 16,000 SF fitness center



FOOD HALL

Starbucks, Salata, SushiYAA, Smoothie King, Poblanos, Benny's Bagels, Subway, Buena Vista, Kist Kitchen, Cinnaholic



CONFERENCE CENTER



WI-FI LOUNGE



CHASE BANK



24/7 ON-SITE SECURITY & ON-SITE MGMT

additional amenities

Newly renovated lobby and food hall featuring 12 exciting new eateries

Multiple floors of contiguous available space

Efficient and flexible floor plates

Pre-finished suites starting at 1,000 SF

Efficient building operating systems

Located on the tunnel system

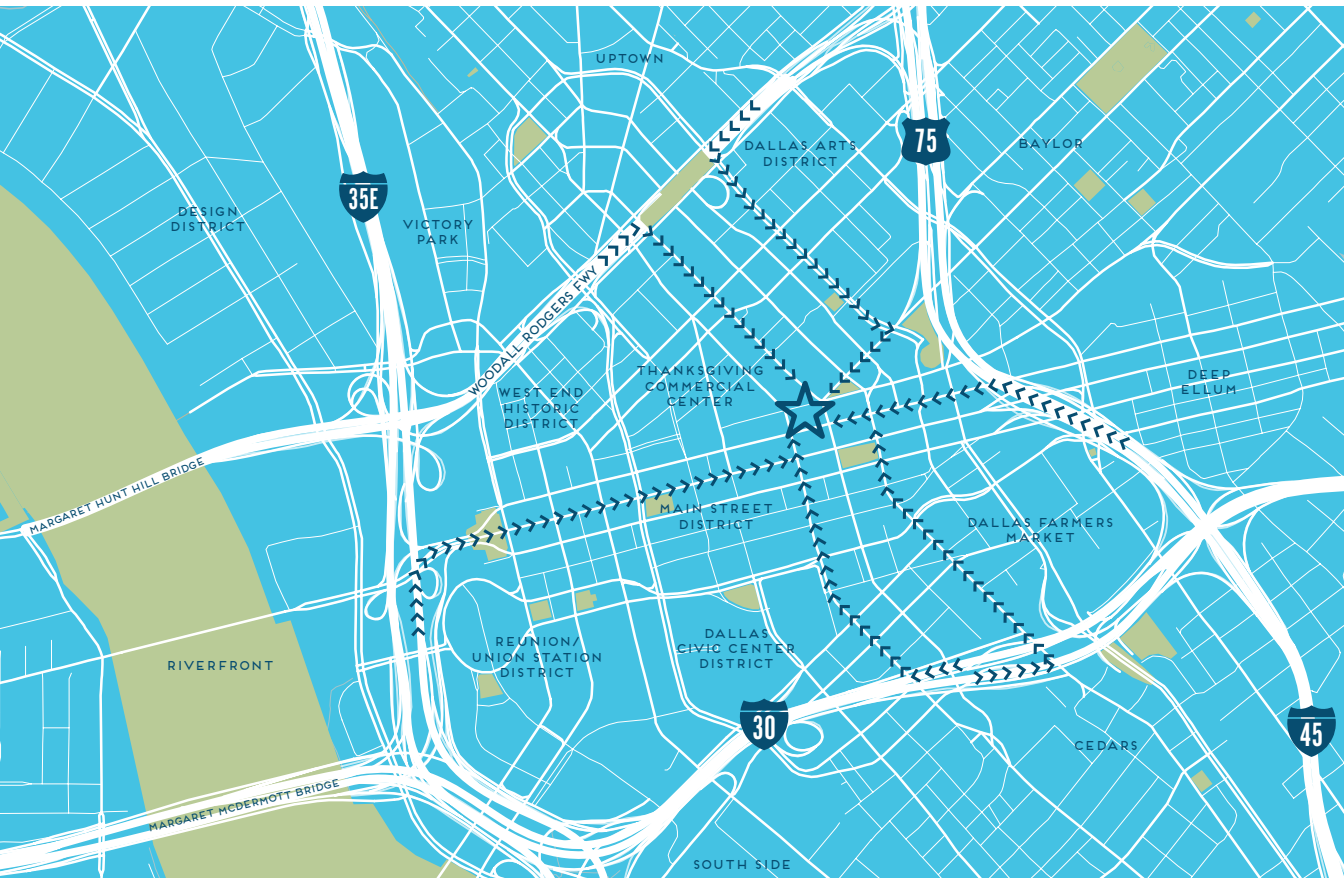
One block from St. Paul DART light rail station with a DART bus stop on-site

KANDY GALLERY ART LOUNGE



coming soon!





INFINITE CONNECTIONS

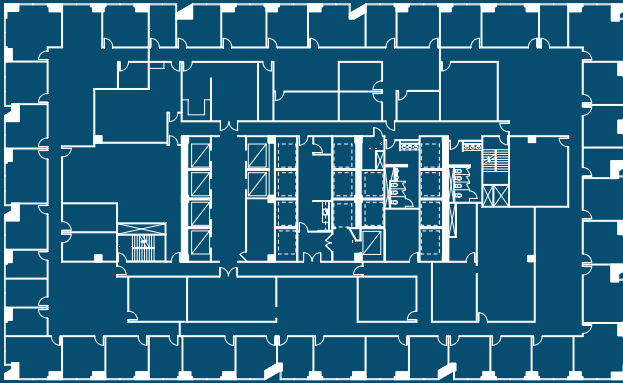
The building's main entrance is on Pacific Avenue at Ervay Street. Additional entrances are located along Pacific Avenue, Elm Street and St. Paul Street. The entrances open into a 42-foot high enclosed atrium, adjacent to the ground floor lobby.

Parking is provided by a 303 space, three level, underground on-site garage and a 1,402 space off-site garage. Access to and from the offsite garage is provided by a climate controlled skybridge.

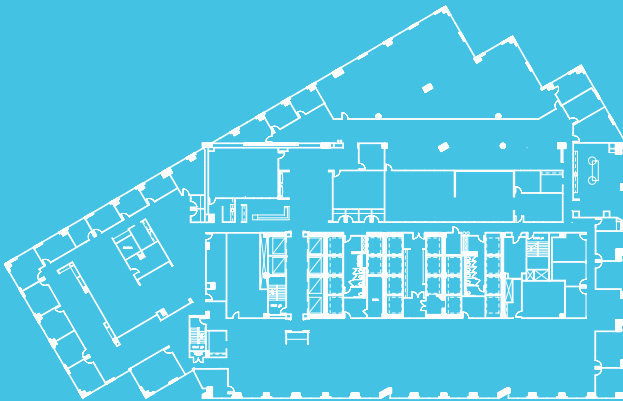


TYPICAL FLOORPLATE

Low-Mid & Mid-High Rise
24,851 - 27,419 SF



Low Rise
34,106 - 44,288 SF



PRE-FINISHED SUITES

1700 Pacific has pre-finished suites on the following floors that are available for immediate occupancy.

FLOORS

2ND	26TH
10TH	36TH
12TH	37TH
16TH	38TH
18TH	44TH
22ND	45TH
23RD	46TH
24TH	47TH

The suites range from 1,000 square feet and up and include exceptional finishes such as new floor and wall coverings, break rooms with new millwork and plumbing, glass conference rooms and entry doors, beautifully refurbished restrooms, elevator lobbies with wood wall coverings, granite and carpet flooring. The move-in ready suites give prospects an opportunity to tour, sign a lease and move in immediately.



PROUDLY OWNED BY:



OLYMBEC
USA

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MANAGED BY:

LINCOLN
PROPERTY
COMPANY

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