



DALLAS
CENTER



Highly Walkable, Transit Oriented Community in the Heart of Downtown Dallas



OFFERING SUMMARY



Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate has been exclusively retained to offer an opportunity for qualified investors to purchase One Dallas Center (the "Property"), a 276-unit, Class A community in the heart of Downtown Dallas. The Property is located in the largest employment center in North Texas with more than 135,000 employees, four fortune 500 companies, and the highest density of entertainment options. One Dallas Center provides investors with the rare opportunity to acquire a core, luxury asset at a significant discount to replacement cost with first-class amenities and excellent accessibility in the heart of Downtown Dallas.

Investment Highlights

IRREPLACEABLE ASSET WITH MARKET-LEADING FINISHES & A VALUE CREATION OPPORTUNITY

Jointly re-developed by Todd Interests and Streetlights Residential in 2015, One Dallas Center features hotel quality amenities and market leading finishes including in-kitchen wine coolers, Sonos surround sound, Italian marble tiled bathrooms, resort-style pool with private cabanas, and 30th floor sky lounge. The geometrically designed, I.M. PEI building provides unequivocal skyline views and is offered at a significant discount to replacement cost. In addition, there is a value creation opportunity by converting the recently vacated Verizon space on the 29th floor to six additional units. The Property has seen significant effective rental increases as the last 20 leases signed are 15% higher than the rent roll average.



PROPERTY DESCRIPTION

Address:	350 N St. Paul Street Suite 120 Dallas, TX 75201
Year Built:	1978 / 2015
Total Units:	276
Apt Occupancy:	94% (as of 8/16/21)
Avg Unit Size:	827 square feet
Stories:	16
Land Area:	1.59 acres
Density:	174 units / acre
Parking:	315 total parking spaces (1.14 spaces / unit)

DESIRABLE LIVE-WORK-PLAY LOCATION

One Dallas Center has an unrivaled urban location providing residents an electric, urban environment where they feel empowered to explore the heart of Downtown Dallas and its continuously evolving culinary and entertainment scene. Boasting a walk score of 93, the Property enjoys the benefits of a true live-work-play location, with all the standards of high-quality urban living just minutes from its doorstep including:



93
WALK SCORE



480+
RESTAURANTS
& BARS



300+
SHOPS



40+
PARKS

- Adjacent to the 3.5-Acre Pacific Plaza Park
- Half Mile Walk to Kylede Warren Park

DOWNTOWN DALLAS RENAISSANCE

- Investments by the public and private sectors have spurred the transformation of Downtown Dallas from a major employment center to an increasingly vibrant live-work-play environment.
- Since 2000, over six million square feet of office space has been converted to hotel, residential, or retail space.
- Downtown Dallas has experienced more renovation activity than any other submarket in the metroplex, with 10.8 million square feet, or 28% of the total inventory, being renovated since 2010.
- In the last decade, more than \$3 billion has been invested inside the downtown freeway loop, including:

 **\$500-million**
OMNI DALLAS CONVENTION CENTER HOTEL

 **\$350-million**
AT&T PERFORMING ARTS CENTER

 **\$250-million**
HALL ARTS HOTEL & RESIDENCES

 **\$125-million**
THE EXPANSION OF THE DALLAS CONVENTION CENTER

 **\$100-million**
AT&T DISCOVERY

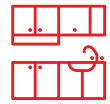
Additionally, the City of Dallas is making a concerted effort to increase the number of parks and green space in the CBD. Most recently, it was announced that the \$110 million Klyde Warren Park, which sits on top of Woodall Rodgers Freeway would expand 1.5 acres westward. The park offers amenities such as a dog park, performance area, restaurant and more. It is estimated that the park has had a \$2.5 billion economic impact on Dallas.



TRANSIT-ORIENTED COMMUNITY WITH EXCELLENT ACCESSIBILITY

Positioned along St. Paul and Bryan Street, One Dallas Center provides residents direct access to some of the area's major thoroughfares including US-75/I-45, Dallas North Tollway, and I-35E. Additionally, the location offers a true transit-oriented destination with St. Paul DART Station positioned outside the northwest entrance of the Property and the M-Line Trolley only a few blocks away, which offers free daily travel to Uptown and Downtown Dallas.





INTERIOR FINISHES

- In-Kitchen Wine Coolers
- Sonos Surround Sound Throughout Apartments
- Built-in Shelving and Desks*
- Granite or Quartz Countertops
- Washer/Dryer Included
- Customizable Freedom Rail Closets
- Frameless Ribbon Windows
- Italian Marble Tiled Bathrooms
- Stainless Steel Appliances
- Kitchen Tile Backsplash
- Wine Coolers*

*In select units



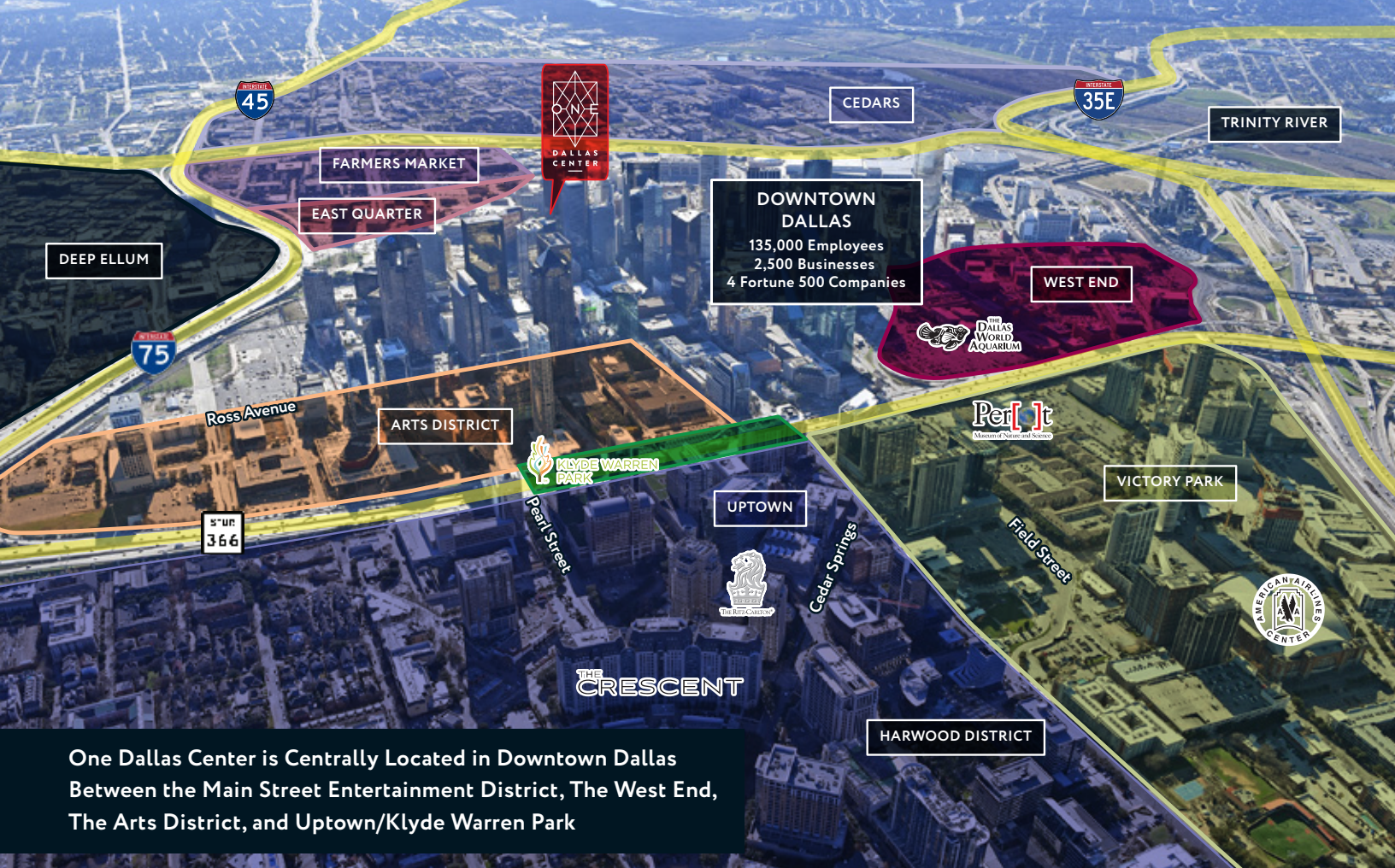
COMMUNITY AMENITIES

- 30th Floor Club Room and Sky Lounge
- 5,000 SF Fitness Center with Technogym Equipment
- Resort-Style Pool with Private Cabanas
- Spin Theatre
- Bike Racks
- On-site Dog Park
- Outdoor Grilling Area
- Package Receiving
- Private Dining/Conference Room with Kitchen Area
- Private Massage Room



UNIT MIX

Units	%	Unit Description	Type	SF	Market		Effective	
					Rent	PSF	Rent	PSF
60	22%	Studio	68833s1	568	\$1,621	\$2.85	\$1,348	\$2.37
76	28%	1 BR - 1 BA	68833a1	694	\$1,920	\$2.77	\$1,550	\$2.23
32	12%	1 BR - 1 BA	68833a2	788	\$2,237	\$2.84	\$1,714	\$2.18
30	11%	1 BR - 1 BA	68833a3	795	\$2,151	\$2.71	\$1,621	\$2.04
16	6%	1 BR - 1 BA	68833a4	862	\$2,068	\$2.40	\$1,782	\$2.07
16	6%	1 BR - 1 BA	68833a5	1,022	\$2,361	\$2.31	\$2,129	\$2.08
30	11%	2 BR - 2 BA	68833b1	1,301	\$3,095	\$2.38	\$2,694	\$2.07
16	6%	3 BR - 2 BA	68833c1	1,451	\$3,473	\$2.39	\$2,975	\$2.05
276	100%			827	\$2,168	\$2.62	\$1,795	\$2.17



One Dallas Center is Centrally Located in Downtown Dallas
Between the Main Street Entertainment District, The West End,
The Arts District, and Uptown/Klyde Warren Park

Deal Contacts

ROBERTO CASAS

Senior Managing Director
+1 469 232-1939
roberto.casas@am.jll.com

BILL MILLER

Senior Managing Director
+1 469 232 1986
bill.miller@am.jll.com

GREG TORO

Managing Director
+1 469 232 1995
greg.toro@am.jll.com

CAROLINE SCRUGGS

Associate
+1 469 232 1959
caroline.scruggs@am.jll.com

Financing Contact

KRIS LOWE

Senior Director
+1 469 232 1951
kris.lowe@am.jll.com



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.