

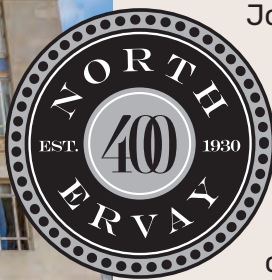


OFFERING SUMMARY



**78-UNIT, CLASS A HISTORIC LANDMARK  
IN THE HEART OF DOWNTOWN DALLAS**





Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate has been exclusively retained to offer an opportunity for qualified investors to purchase 400 North Ervay (the "Property"). A masterfully converted United States Post Office and Federal Courthouse in Downtown Dallas, consists of 78 apartment units and 11,745 square feet of commercial space, blending historical significance with modern urban living. 400 North Ervay occupies a prime position in Dallas' central business district, the largest employment center in North Texas, which is home to over 114,000 workers, seven Fortune 500 companies, and a variety of dining and retail options. The Property attracts an affluent, renter-by-choice demographic with a median income of approximately \$108,000. 400 North Ervay offers a rare blend of historic charm and modern urban sophistication. Investors can acquire a distinguished piece of Dallas history at a significant discount to replacement cost, while benefiting from excellent accessibility and first-class amenities in the heart of Downtown.



## ANCHORED IN DALLAS' MAIN EMPLOYMENT CENTER

400 North Ervay is strategically located in Downtown Dallas, North Texas' economic powerhouse. This vibrant urban core, despite occupying only 0.5% of the city's land area, houses **14%** of Dallas' jobs - over 114,000 jobs concentrated in less than two square miles. With a remarkable job density of 98 workers per acre, among the nation's highest, Downtown Dallas has experienced significant growth over the past decade, boasting a **73%** increase in residents and a **13%** rise in jobs. Led by professional services, public administration, and finance, the area's diverse economy has propelled Dallas to become the 4th largest U.S. metroplex and the leader in three-year job growth.

## DOWNTOWN DALLAS TRANSFORMATION

Since 2000, Downtown Dallas has undergone a remarkable transformation, fueled by over \$4 billion in public and private investments, evolving from a primarily business district into a vibrant live-work-play environment. This significant financial commitment has catalyzed numerous projects and improvements, including:



**\$3-BILLION**  
NEW 2.5M SF CONVENTION CENTER (EST. 2029)



**\$500-MILLION**  
GOLDMAN SACH'S NORTHEAST CAMPUS (EST. 2028)



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



**\$100-MILLION**  
AT&T DISCOVERY DISTRICT

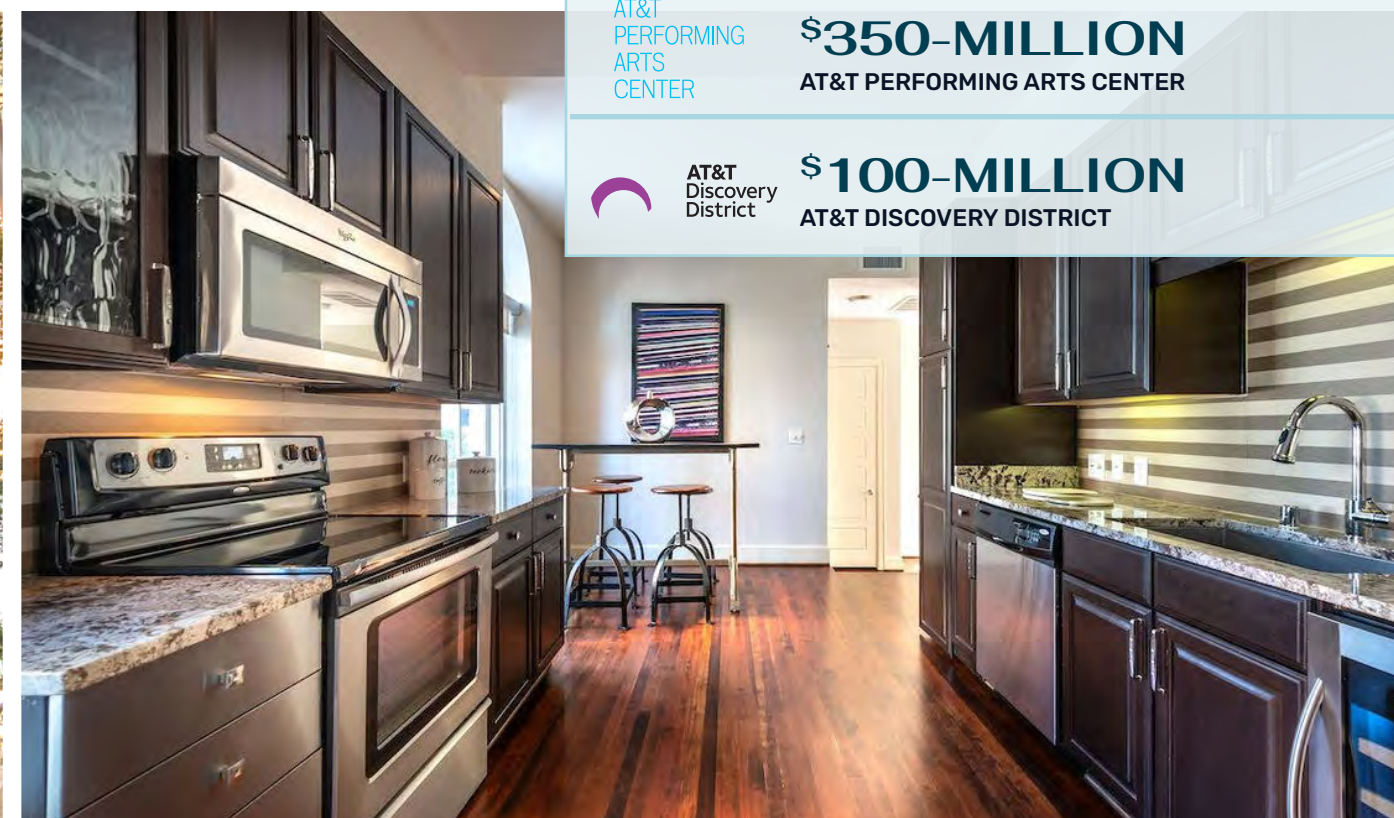
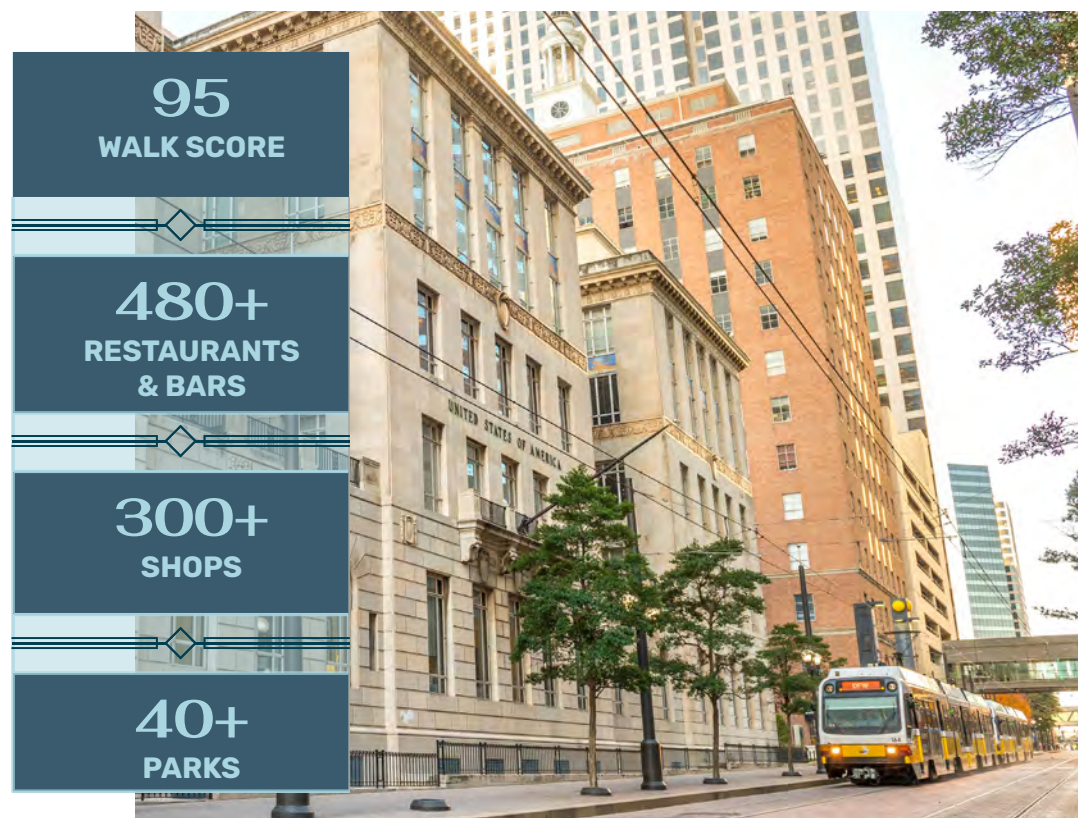
## INVESTMENT HIGHLIGHTS

### HISTORICALLY SIGNIFICANT ASSET WITH MODERN FINISHES AND AMENITIES

When it was first built in 1930, 400 North Ervay served as a vital federal government center, housing both the Federal Court System and FBI. A comprehensive renovation in 2011 carefully preserved this legacy while transforming the historic offices into luxury apartments. Today, it stands as a unique fusion of past and present, continuing to serve as Downtown Dallas' Post Office while offering modern residential spaces.

### UNRIVALED LIVE-WORK-PLAY LOCATION WITH SEAMLESS CONNECTIVITY

With an impressive walk score of **95**, 400 North Ervay epitomizes high-quality urban living in the heart of Downtown Dallas. This prime location at St. Paul and Bryan Streets offers residents a vibrant, walkable environment where work and play seamlessly intertwine. The nearby St. Paul DART Station and the free M-Line Trolley connecting Uptown and Downtown enhance the Property's transit-oriented appeal. With easy access to major routes like US-75/I-45, Dallas North Tollway, and I-35E, residents enjoy unparalleled connectivity to the rest of the metroplex. 400 North Ervay stands as a true live-work-play destination, where every aspect of city life is at residents' fingertips.







## PROPERTY DESCRIPTION

ADDRESS	400 N Ervay Street Dallas, TX 75201
YEAR BUILT	1930 / 2011
TOTAL UNITS	78
APT OCCUPANCY	89% (as of 5/8/2025)
COMMERCIAL OCCUPANCY	100% (as of 5/8/2025)
AVG UNIT SIZE	941 Square Feet
RENTABLE APARTMENT SF	73,425 Square Feet
RENTABLE COMMERCIAL SF	11,745 Square Feet
STORIES	6
LAND AREA	1.37 Acres
DENSITY	57 Units / Acre
PARKING	45 On-Site Garage Parking Spaces
	50 Off-Site Garage Parking Spaces
	95 Total Parking Spaces (1.22 Spaces / Unit)



## APARTMENT AMENITIES

- ◇ Stainless Steel Appliances & Granite Countertops
- ◇ Beautifully Maintained Hardwood Flooring & Dark Wood Cabinetry
- ◇ Chrome/Brass Hardware & Decorative Backsplash
- ◇ Kitchen Island\*
- ◇ Spacious Closets & Washer/Dryer in Unit
- ◇ Large Patio/Balcony with City Skyline Views\*
- ◇ Separate Tub & Shower\*
- ◇ Sizable Walk-In Shower with Glass Enclosure\*

*\*In select units*

## COMMUNITY AMENITIES

- ◇ Meticulously Restored Grand Lobby with Original Architectural Features
- ◇ Garage & Elevator
- ◇ Relaxing Rooftop Terrace with Grill Station
- ◇ Expansive Resident Lounge with Pool Table
- ◇ TV Lounge with Theatre Room
- ◇ Convenient Fitness Center with Free Weights
- ◇ Convenient Package Receiving Being Connected to USPS
- ◇ Multiple Comfortable and Versatile Seating Areas





# DEAL CONTACTS

If you have any questions or require additional information, please contact any of the individuals below:

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