



EPIC
• DEEP ELLUM •

2550 PACIFIC AVE • DALLAS TX 75226



Jones Lang LaSalle Brokerage, Inc.

BUILDING HIGHLIGHTS



16 Stories



294,820 SF Contemporary Office Building



25,000 SF Typical Floorplate



3/1,000 Podium Parking



24/7 On-Site Security



LEED Gold Certified



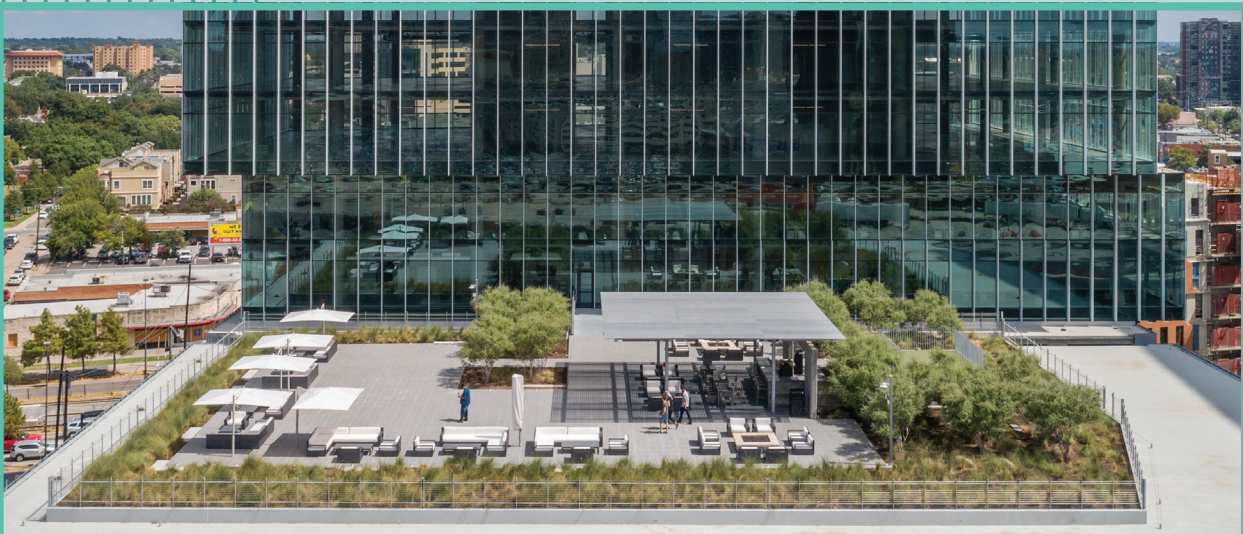
96 Walk Score



Proven, responsive ownership on-site



FEATURES & AMENITIES



7TH FLOOR ROOFTOP TERRACE



MULTI



3 CHEF DRIVEN RESTAURANTS ON-SITE



BIKE STORAGE



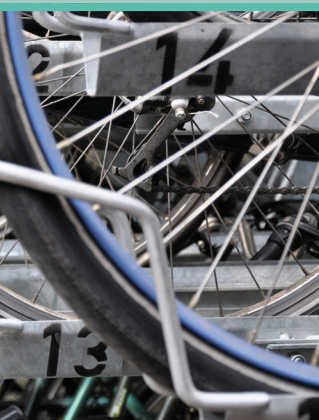
MULTIPLE COLLABORATIVE AREAS



47,000SF OF COWORKING SPACE



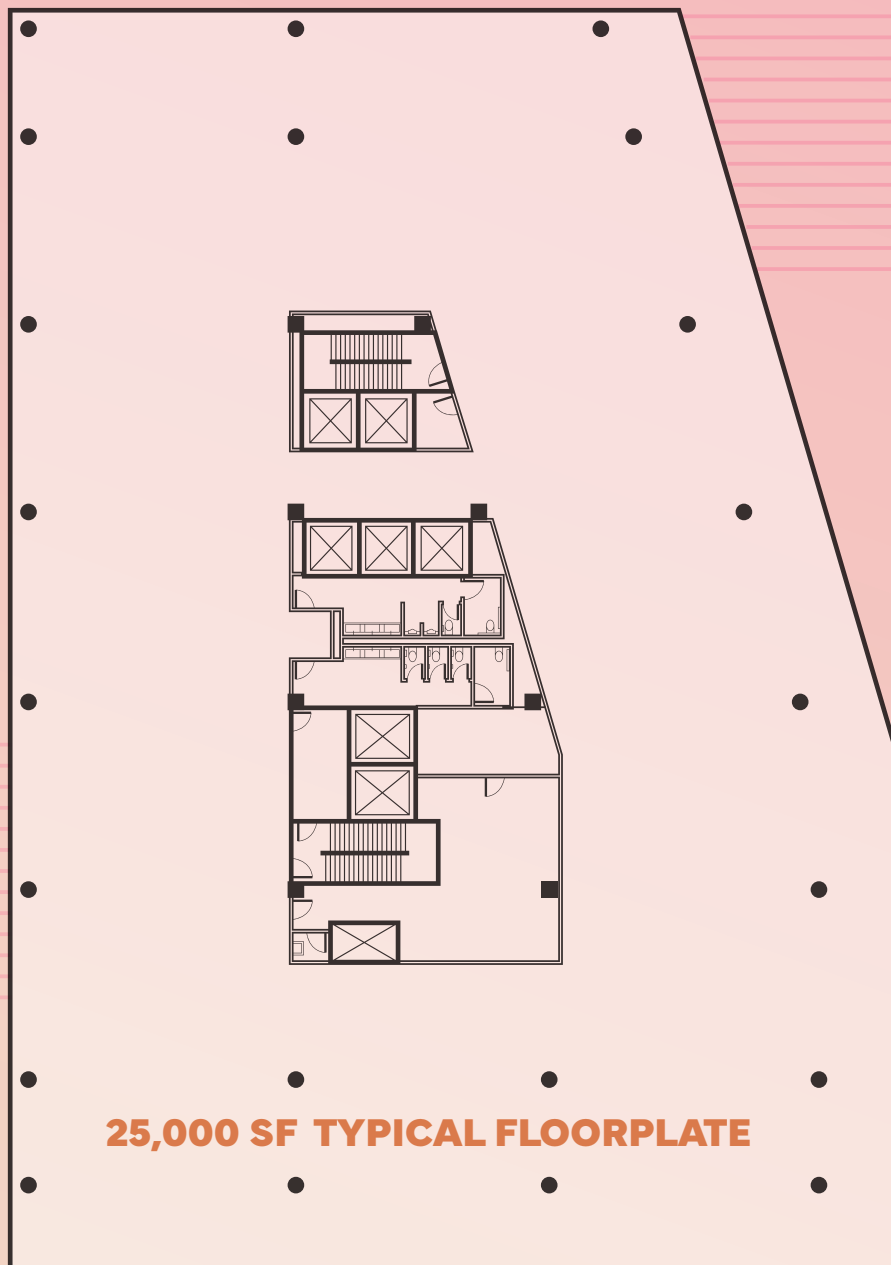
CONFERENCE & TRAINING CENTER

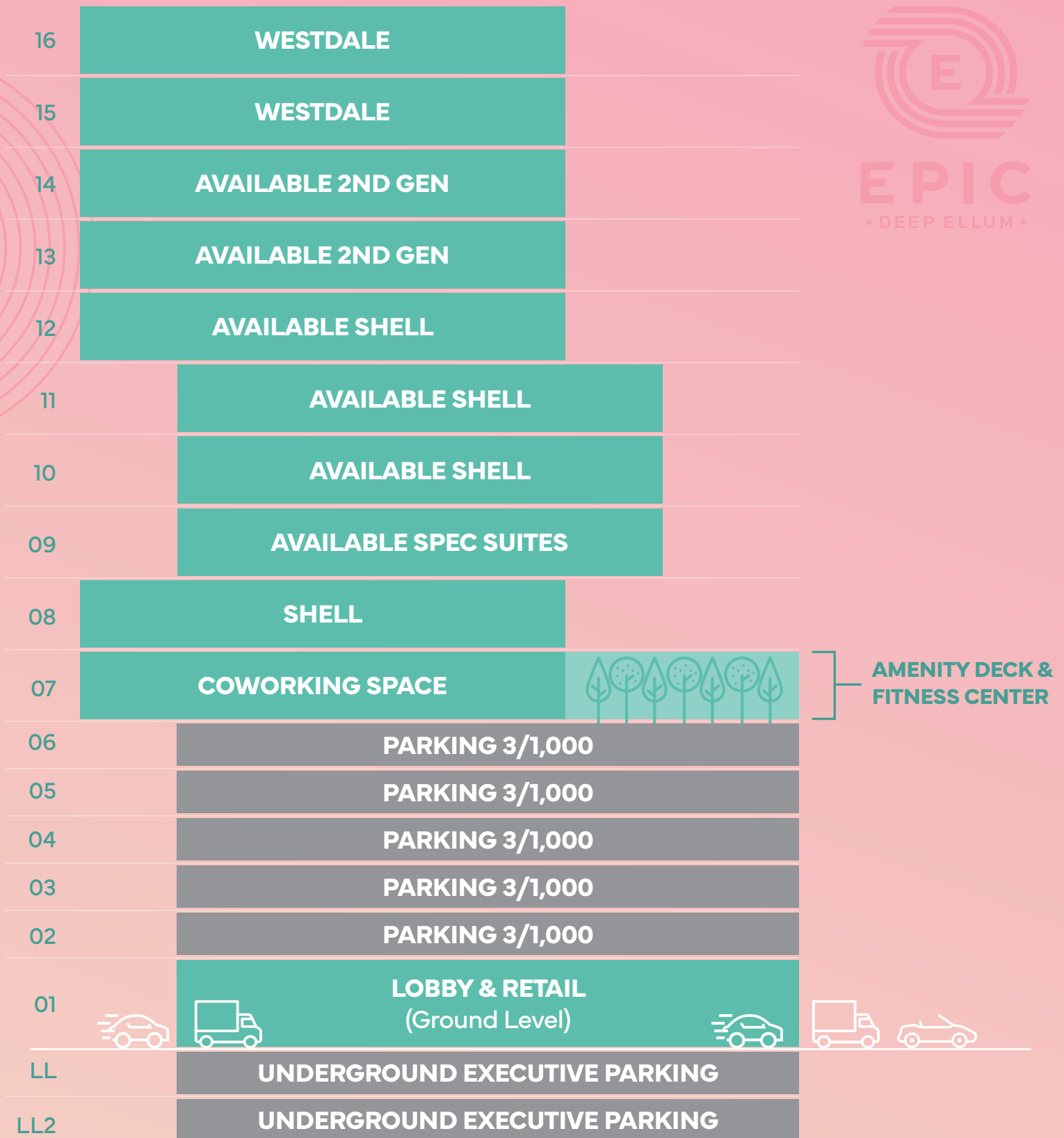


FITNESS CENTER

ENOUGH SPACE TO FIT ANY NEED

Up to 255,000 SF Contiguous Space Available





A SECURE ESCAPE IN THE HEART OF DEEP ELLUM

The Epic has everything your team needs

- OFFICE
- RESIDENTIAL
- HOTEL
- RETAIL
- RESTAURANT



8k SF
Retail
Coming
Soon

8k SF
Retail
Coming
Soon

7k SF
Retail
Coming
Soon

SKY LOUNGE

PACIFIC AVENUE

Biscuit

< TO DOWNTOWN



WE'VE GOT YOUR TASTEBUDS COVERED

7 restaurants right at your doorstep!



Elm & Good



Harpers



La Neta Cocina



The Biscuit Bar



Komodo



Brooklyn Dumpling Shop



Velvet Taco

EPIC ACCESS

PARK CITIES
Drive Time: 13 Mins

LAKEWOOD
Drive Time: 15 Mins

HIGHLAND PARK
Drive Time: 11 Mins

UPTOWN
Drive Time: 5 Mins

LOWER GREENVILLE
Drive Time: 10 Mins

CBD
Drive Time: 3 Mins





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Quick & Easy Access via
N GOOD LATIMER EXPY

GASTON AVE

PACIFIC AVE

ELM ST

MAIN ST

COMMERCE ST



DEEP ELLUM

The Menu that Pleases All

- AllGood Cafe
- Armoury D.E.
- Backyard
- Big Guys Chicken & Rice
- Biscuit Bar
- Bottled Blonde
- Brick & Bones
- Brooklyn Dumpling Shop
- Bucky's Moonshine's
- Cafe Brazil
- Cafe Salsera
- Cane Rosso
- Cheapsteaks
- Dallas Comedy Club
- Dada Dallas
- Deep Ellum Tacos "El Habanero"
- Deep Sushi
- Dot's Hop House & Cocktail Courtyard
- Ebb & Flow
- Electric Shuffle Dallas
- Elm & Good
- Emporium Pies
- Federales
- Fuzzy's Taco Shop
- Green Light Social
- Gus's World Famous Fried Chicken
- Harlowe MXM
- Harper's
- Hattie B's Hot Chicken
- Hawkers Asian Street Food
- Insomnia Cookies
- Jack Daniel's
- Jeni's Splendid Ice Creams
- LaNeta Cocina
- Local
- Louie Louie's Dueling Piano Bar
- Merit Coffee Co.
- Mokah Coffee & Tea
- Niwa Japanese BBQ
- Nori Handroll Bar
- Off The Cuff
- Off the Record Craft Beer & Vinyl
- On Premise
- Pecan Lodge
- Pepe's & Mito's
- Picolé
- Pizza Pie
- Punch Bowl Social Dallas
- Reno's Chop Shop Saloon
- Revolver Taco Lounge & Gastro Cantina
- Ruins
- Saaya
- Serious Pizza
- STIRR
- Terry Black's Barbecue
- The Factory in Deep Ellum
- The Free Man Cajun Cafe & Lounge
- The Saint
- Three Links Deep Ellum
- Trick Pony
- Truth & Alibi
- Twilite Lounge
- Twisted Root Burger Co.
- Uncle Uber's Sammich Shop
- Velvet Taco
- Vidorra
- Whiskey Hatchet
- Yellow Rose Cocktaileria
- Zatar Lebanese Tapas & Bar



96

WALK SCORE



83

TRANSIT SCORE



76

BIKE SCORE





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