



# THE UNION DALLAS

weaver






2300 N FIELD ST

[THEUNIONDALLAS.COM](http://THEUNIONDALLAS.COM)

SOPHISTICATED


# OFFICE

The dramatic office tower at The Union takes advantage of a prominent location on Field Street and Cedar Springs Road to claim its place in the Dallas skyline. With sweeping views of the city, the blue-hued tower boasts 14 levels of Class-AA office space conveniently set over dedicated parking. It embodies a fresh, contemporary design that appeals to a sophisticated, international sensibility and resonates with clients from all over the world.

-  Class A+
-  Total RSF – 419,693
-  Floors & Size – 22 Floors, Typical Floor – 29,232 SF
-  Parking Ratio – 3 per 1,000
-  Destination Selection Elevators




## LOCATION

 1 Mile to Dallas North Tollway Entrance

 0.7 Miles from I-35

 0.1 Miles to Woodall Rogers Freeway








 Parking garage access from all 4 sides of site



# STACKING

## PLAN

### OFFICE AMENITIES

-  The Union Park
-  Amenity Deck
-  Valet Parking
-  Tenant Lounge
-  Conference Facility
-  Fitness Facility
-  Security





**HBK**

**MED PROPERTIES**

**AFFINIUS**

**AVAILABLE  
2,566 RSF**

**IDI**

**OAK TREE  
CAPITAL**

**TRANSWESTERN**

**PRIMORIS**

**CAUSEWAY  
CAPITAL**

**TRANSWESTERN**

**AKIN GUMP**

**NUVEEN**

**HUDSON**

**AVAILABLE  
1,740 RSF**

**SALESFORCE**

**INVESCO**

**WEAVER**

**STREETLIGHTS**

**CONF/MGMT**

**AVAILABLE UP TO  
4,911 RSF**

**JIM BEAM BRANDS**

**KIMBALL**

**SECURITY  
NATIONAL  
BANK**

**NORTH  
TRISTAR**

**NORTH  
TRISTAR**

**TACO LINGO**

**KOTTA**

TYPICAL

# FLOORPLAN

## GENERAL SPECS

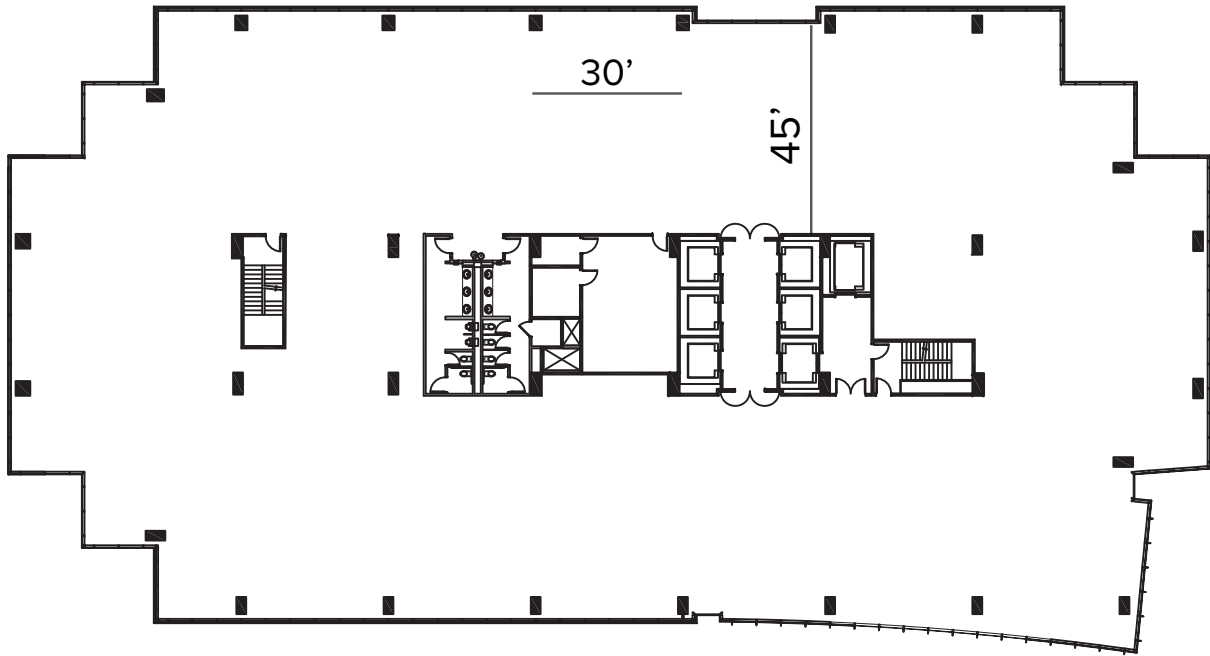
- 🏢 +/- 29,232 SF
- 🏢 Up to 40 Exterior Offices on the Glass
- 🏢 10' Finished Ceiling
- 🏢 9'6" Floor to Ceiling Vision Glass
- 🏢 Panoramic Views of Uptown, the Margaret Hunt Hill Bridge and Downtown Dallas

## LOFT SPECS

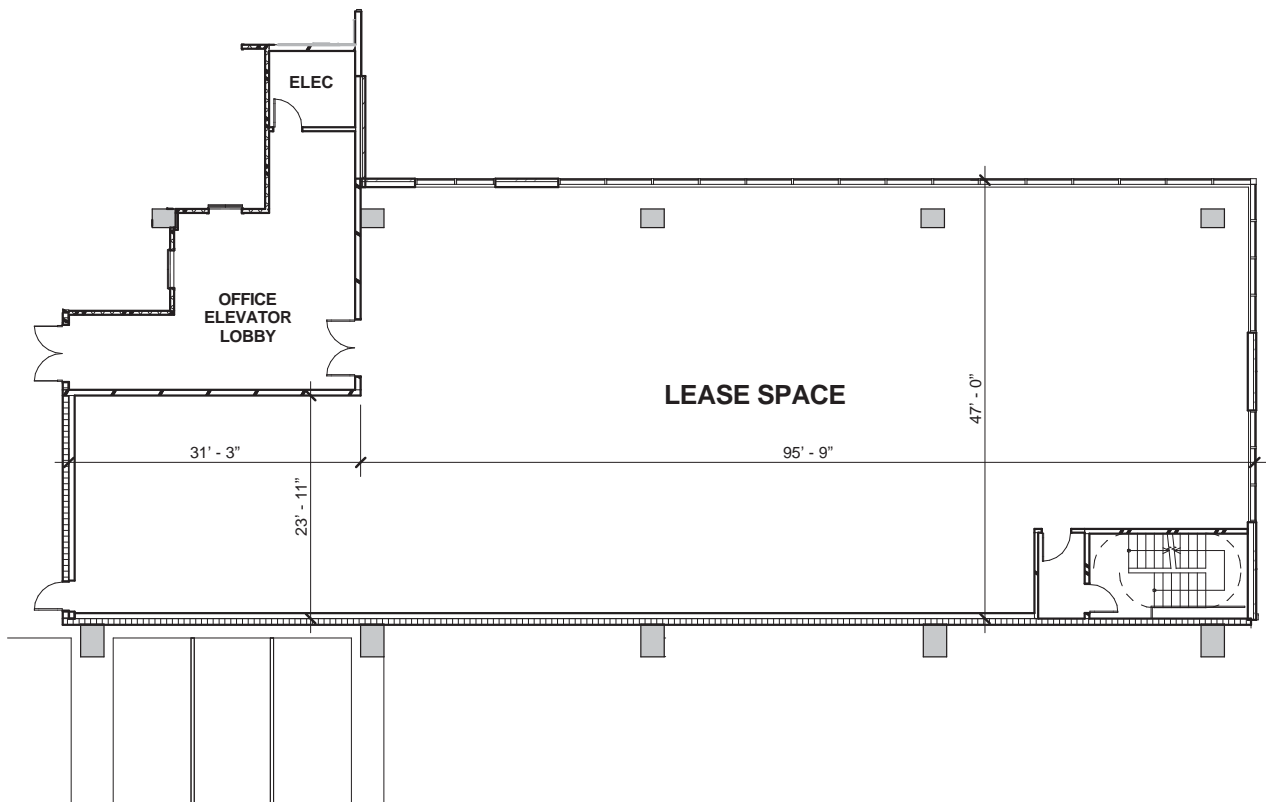
- 🏢 +/- 6,006 SF
- 🏢 Located on Levels P4 & P6
- 🏢 20' Finished Ceiling
- 🏢 20' Floor to Ceiling Vision Glass
- 🏢 Immediate Access from Parking Garage
- 🏢 Private Balcony Located on Level P4



## TYPICAL FLOORPLAN



## LOFT FLOORPLAN











MIXED-USE

# DEVELOPMENT

## AMENITIES

-  800,000 SF Mixed-Use Development
-  58,000 SF Tom Thumb – Urban Concept
-  Starbucks, Prepared Speciality Foods, Beer & Wine Bar,  
Full Service Grocery & Pharmacy
-  6 Restaurants from White Table Cloth to Fast Casual that Include:  
The Henry, North Italia, Taco Lingo, Creamistry, Rush Bowls  
& Royal 38
-  A Half-Acre Park Designed by OJB, a Top Texas Landscape Designer
-  309 Unit Street Lights Residential Tower – The Christopher













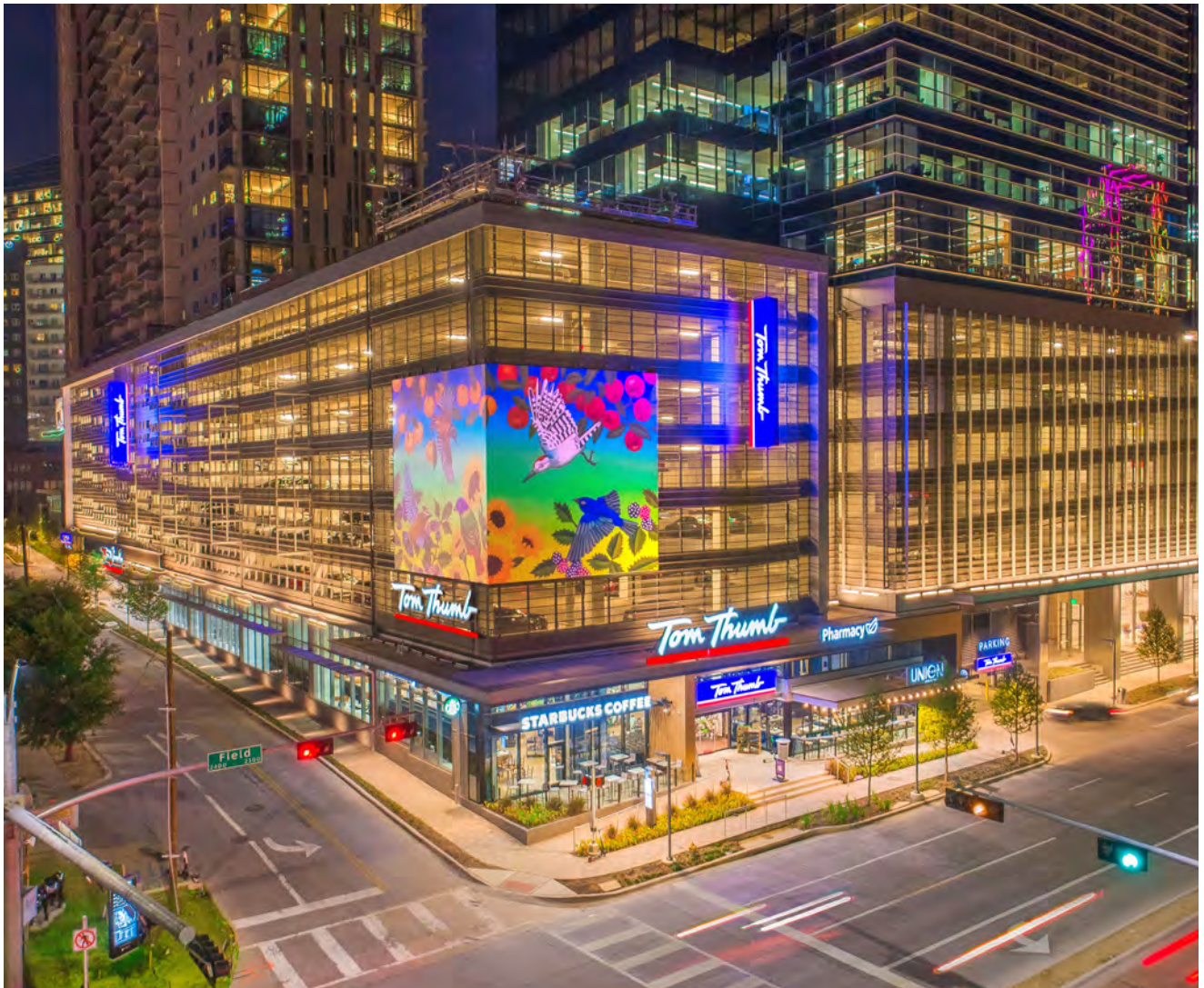
# URBAN

CONVENIENCE

## TOM THUMB GROCERY STORE + STARBUCKS

-  Drive Up and Go Grocery Delivery Service
-  Pharmacy
-  Grab and Go Options
-  The Union Tap™ — Beer and Wine Bar
-  Sushi Bar
-  Butcher
-  Floral
-  Dedicated Parking



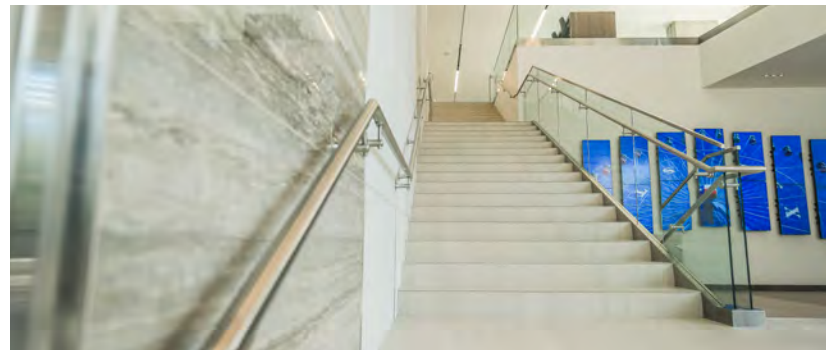






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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

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Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
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Sales Agent/Associate's Name	License No.	Email	Phone

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