

THE CENTRAL



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A next generation
mixed-use community
focused on connectivity
and wellness.

27-acre
mixed use development

2.5M square feet of
office space

4-acre park

110,000 square feet
of retail space
*9 restaurants, including a
taco bar, juice bar, coffee
shop, family and fine dining*

2,000 multi-family
residential units
*owned by Streetlights and
JPI Residential*

One full service,
lifestyle hotel
*operated by Sage
Hospitality*

Adjacent to DART
Cityplace/Uptown
Station light rail



SITE PLAN





WELLNESS

Look deep into nature and
then you will understand
everything better.

ALBERT EINSTEIN



CENTERED



- Walkable Activated Green Spaces
- Concentrated Wellness Options in a healthy micro-district
- Social Gathering Spaces

The Central is a next generation mixed-use community focused on connectivity and wellness. Unfolding in the heart of Dallas, The Central will be home to a 3.5 acre park framed by a modern collection of office, residential, experiential and artful offerings – all created with thoughtful biophilic elements in mind.

The imaginative development centrally located, adjacent to celebrated and distinctly Dallas districts. Flowing across 27 activated acres, The Central will be designed for communion bringing the city together as an all-encompassing gathering place.

The Central is an ode to the beauty and power of nature. Walkable green spaces within the development, deliberate designs where architecture adopts the natural curvature and fluidity of its surroundings and biophilic design details blur the lines between interior and exterior, culture inspires connection—everything comes into perspective.



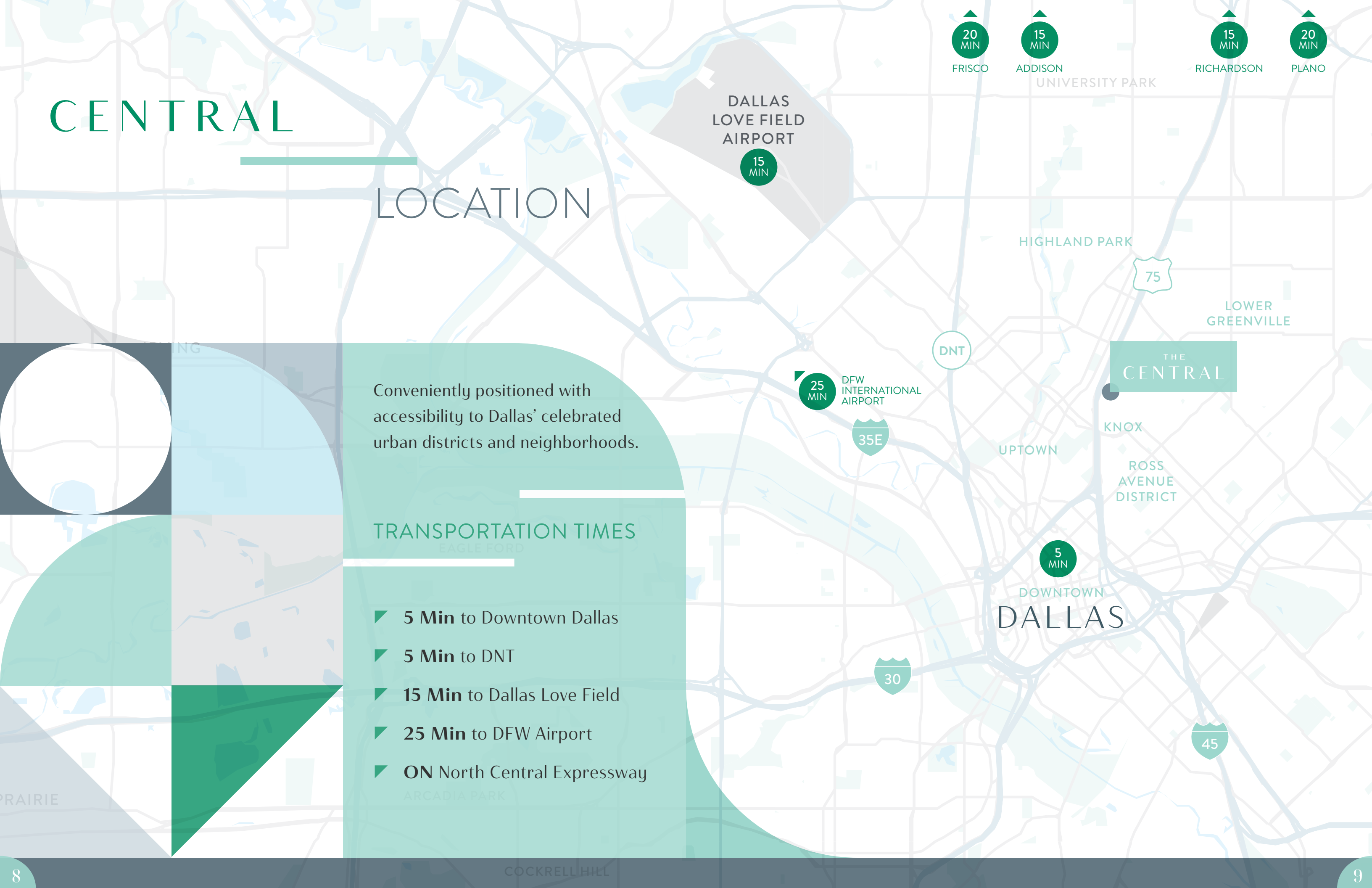
CENTRAL

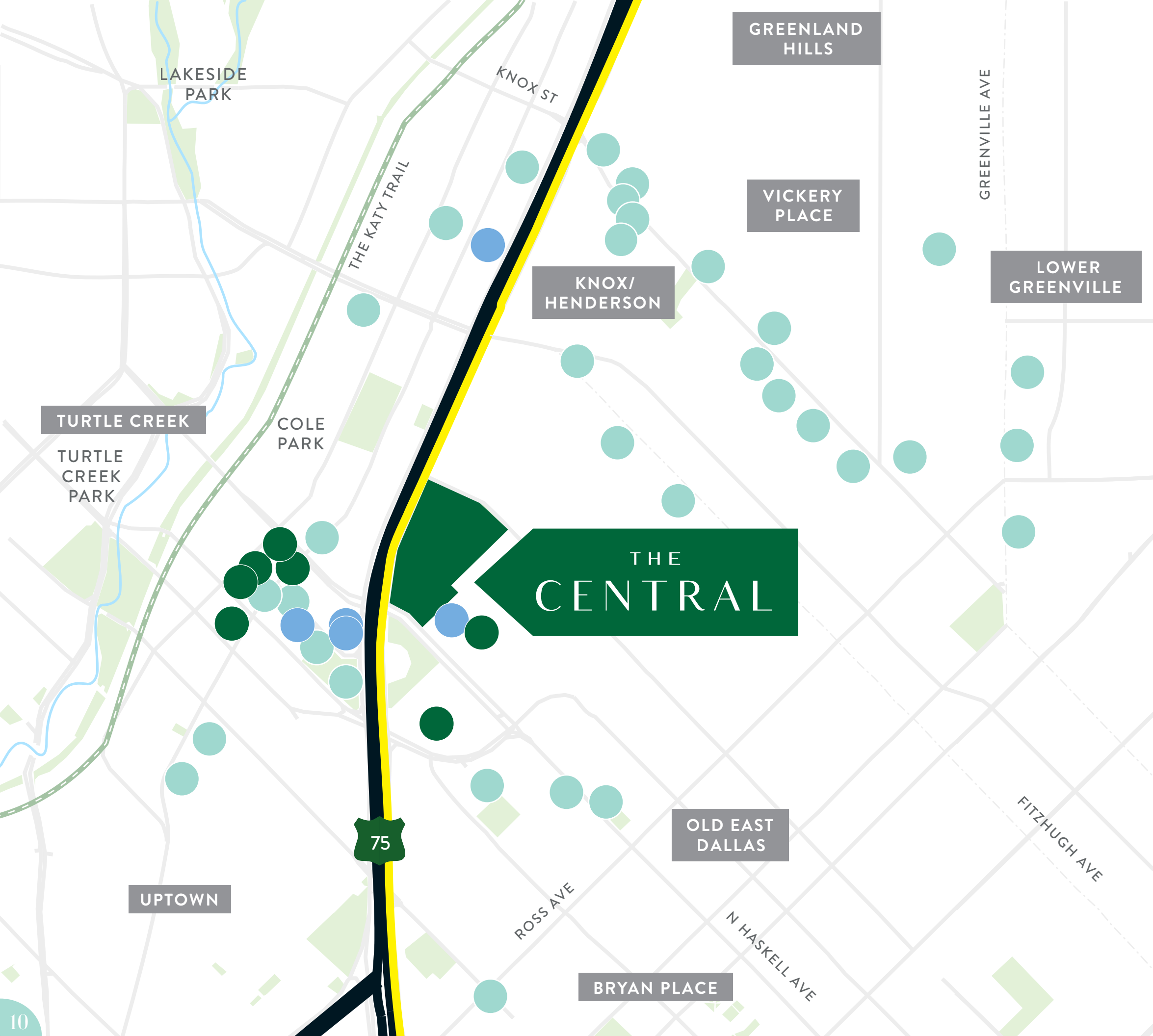
LOCATION

Conveniently positioned with accessibility to Dallas' celebrated urban districts and neighborhoods.

TRANSPORTATION TIMES

- 5 Min to Downtown Dallas
- 5 Min to DNT
- 15 Min to Dallas Love Field
- 25 Min to DFW Airport
- ON North Central Expressway





NEARBY FOOD

Joe Leo Fine Tex Mex
Loro
Toller Patio
The Rustic
Blue Sushi Sake Grill
San Martin Bakery and Restaurant
Mayer's Garden
the Skellig
Henderson Tap House
Wonder Bar
Barcadia Dallas
High Fives
Dahlia Bar & Bistro
Wabi House
Desert Racer
La La Land Kind Cafe
HG Sply Co. - Dallas
Roti Grill
Beverley's Bistro & Bar
Barcelona Wine Bar
Pie Tap Pizza Workshop + Bar
ZAAP Kitchen Lao & Thai Street Eats - FITZHUGH
Zalat Pizza Fitzhugh Dallas
MUTTS Canine Cantina - Dallas
Sip Stir Coffee House
Public School 214
sweetgreen
E Bar Tex-Mex
Velvet Taco
The Porch
Kung Fu Tea
Tei Tei Robata Bar
The Old Monk

HEALTH/FITNESS

LA Fitness
Diesel Fitness
Orangetheory Fitness
CLASS STUDIOS

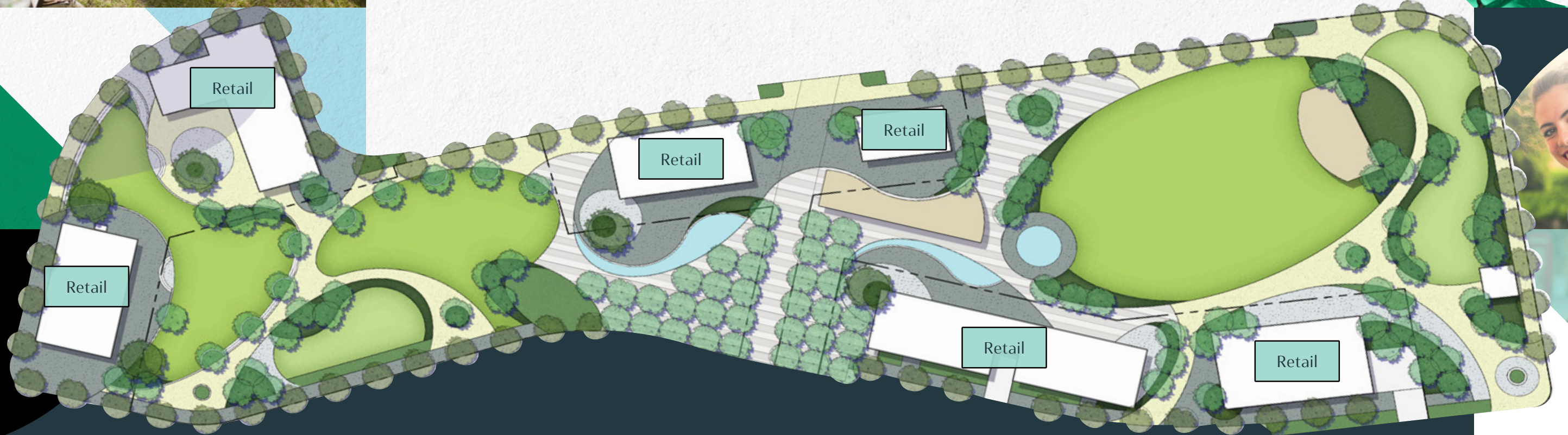
SHOPPING

Target
West Village
Sephora
Kendra Scott
Suitsupply
Men's Wearhouse
Kroger Fresh Fare



URBAN

OASIS



PHASE I DELIVERY 12/2023

The centerpiece park is encircled by modern architecture infused with biophilic design to create revolutionary office, residential, hospitality, food and beverage and entertainment offerings.

- Multiple restaurants
- Dog park
- Community gathering
- Entertainment stage
- Food and beverage venues with indoor/outdoor patio seating
- Outdoor meeting space
- Walking Path





RETAIL



MULTI
FAMILY



STREET LIGHTS
RESIDENTIAL

Delivering
Summer 2024



PARK

PHASE I





RESTAURANTS

Nine Restaurant Concepts planned
for Spring 2024 delivery

Bakery

Mexican
RESTAURANT

COFFEE
SHOP

Creperie

STEAK
HOUSE

SEAFOOD
Restaurant

AMENITIES

100K SF Fitness Center including



Spa/
Massage



Classes:
Studio, Yoga, etc.



Life
Spa



Health
Café



Tennis, Basketball,
Lap Pool, etc.



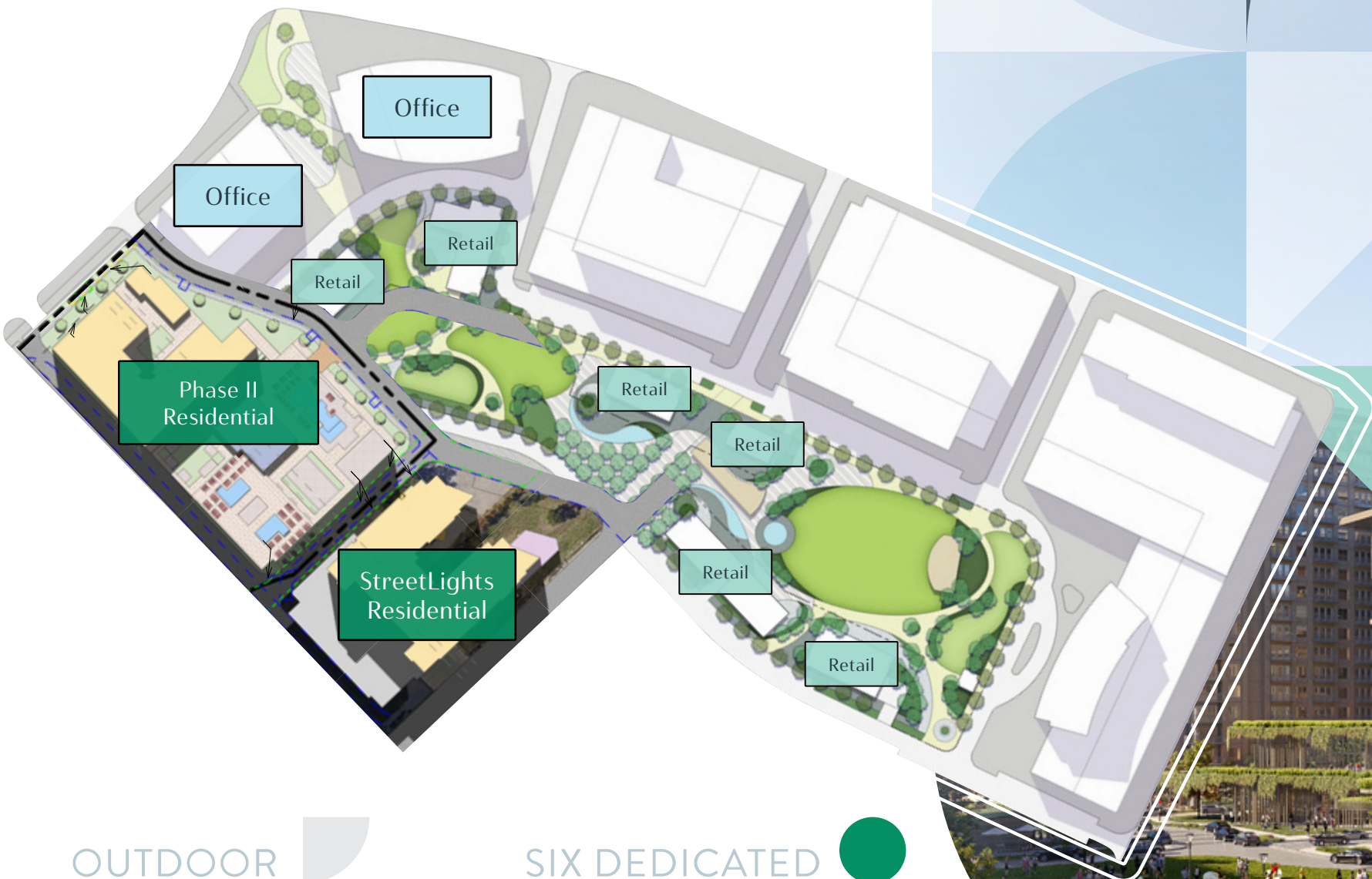
Rooftop
Pool

OFFICE

PHASE I

50,000-750,000
SF AVAILABLE

4/1,000
PARKING RATIO



OUTDOOR
TERRACES

SIX DEDICATED
FIBER OPTIONS

THE CENTRAL

A CONSCIOUS DEVELOPMENT CREATED BY

DE LA VEGA
CAPITAL | DEVELOPMENT

Artemio De La Vega adelavega@delavegagroup.com

Annmarie De La Vega am@delavegagroup.com

Jorge Ramirez jr@delavegagroup.com



T.D. Briggs tdbriggs@jll.com

Chris Wright chris.wright@jll.com

BOKA Powell

falcon
realty advisors

Tim Hughes thughes@falconcompanies.com

Ten Tiner tey@falconcompanies.com

Jacquie Stone jstone@falconcompanies.com

Gensler

