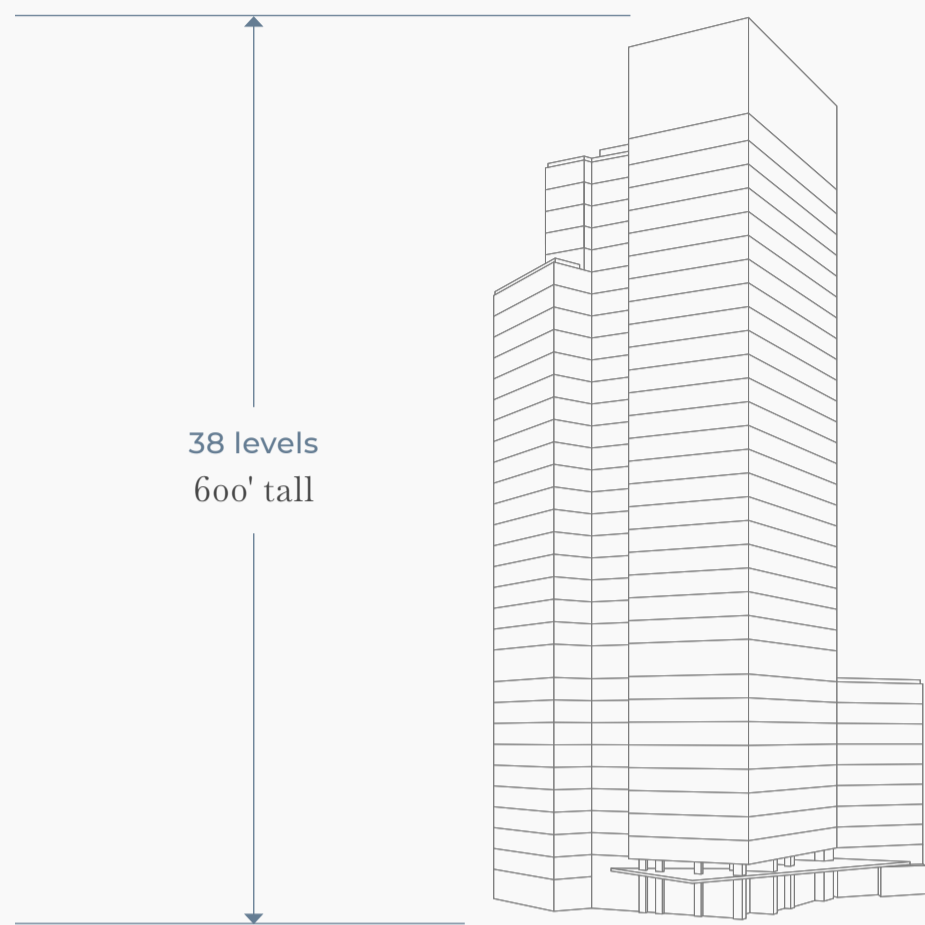


# Building Highlights

## BUILDING SIZE

540,000 rentable square feet (RSF)

## BUILDING HEIGHT



## ADDRESS

2012 N Field Street, Dallas, Texas 75202

## LOCATION

Dallas CBD / Arts District

- At the Southeast corner of N Field Street and Woodall Rogers Freeway

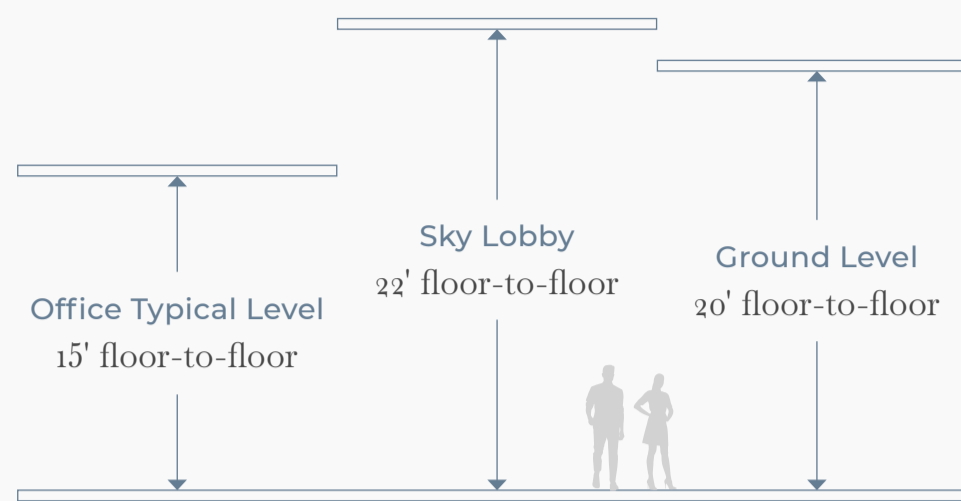
## OFFICE SPACE

23 levels

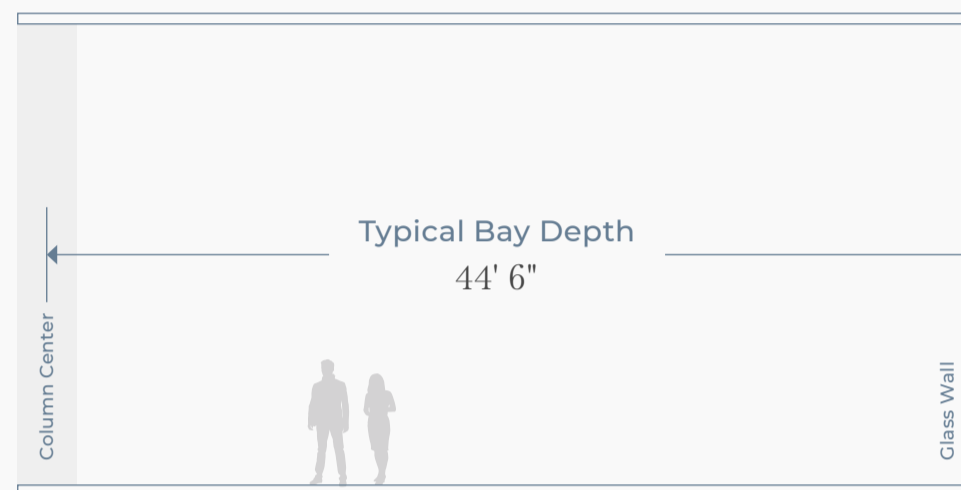
## FLOOR SIZES

|  |            |
|--|------------|
| Level 38                               | 18,739 RSF |
| Level 35   36   37                     | 18,755 RSF |
| Level 34                               | 24,164 RSF |
| Level 33                               | 24,010 RSF |
| Level 32                               | 24,912 RSF |
| Level 31                               | 24,110 RSF |
| Level 19   21   23   25   27   29      | 24,786 RSF |
| Level 18   20   22   24   26   28   30 | 25,110 RSF |
| Level 17                               | 22,447 RSF |
| Level 16                               | 7,733 RSF  |

## FLOOR HEIGHTS



## TYPICAL BAY DEPTH



## TYPICAL COLUMN SPACING

30' on center

## ELEVATORS

High-speed, destination-dispatch elevators

|   |                               |   |
|---|-------------------------------|---|
| 8 | Office mid-rise elevators     | Office Level 17 through Office Level 31 |
| 4 | Office high-rise elevators    | Office Level 31 through Office Level 38 |
| 2 | Freight elevators             | Ground Level up through Office Level 38 |
| 6 | Garage to Sky Lobby elevators | All Garage Levels up through Sky Lobby  |

## PARKING

13-Level above grade garage

2.6/1000 RSF parking ratio

- Fully structured parking
- Podium-style / double helix

## CONSTRUCTION

Cast-in-place concrete structure

Thermally broken curtainwall system

- Insulated glazing and vertical fins

## GROUND LEVEL RETAIL

Total of 7,581 SF

- North Retail Space – 3,010 SF
- South Retail Space – 4,571 SF

## 16TH-LEVEL SKY LOBBY AND AMENITY DECK

Approximately 26,051 RSF

- 7,733 SF Tenant Area (*leasable space*)
- 6,555 SF Conference Center
- 11,763 SF Lounge and Lobby Area

17'-22' ceiling height

Floor-to-ceiling glass

Panoramic views of Uptown, Downtown and Klyde Warren Park

One-half-acre Sky Park

## AMENITIES

Spacious Tenant Lounge overlooking the Sky Park and Uptown

5-room Conference Center with A/V capabilities

8,900 SF Fitness Facility and Locker Room/Showers

One-half-acre Sky Park overlooking the Dallas Urban Core

Coffee Service

Secured Bike Storage

## SECURITY

Private security

Manned security desk in both lobbies

24-hour, 7-days-per-week on-site security

After hours access control system at building entry point

## SUSTAINABILITY (PROJECTED)



LEED Silver certified

Constant air purification system (UV-C)

Optimized central plant

Energy efficient lighting

## TEMPERATURE CONTROL

Single path air handler unit with two paths to provide air distribution to floor

Each level will have multiple fan power boxes to provide zone controlling

## PROJECT TEAM

|                                  |                            |
|----------------------------------|----------------------------|
| Developer and Project Management | Hillwood Urban             |
| Design Architect                 | Pickard Chilton Architects |
| Architect of Record              | BOKA Powell                |
| Landscape Architect              | OJB                        |
| Leasing                          | Hillwood Urban             |