

# PLAZA

OF THE AMERICAS

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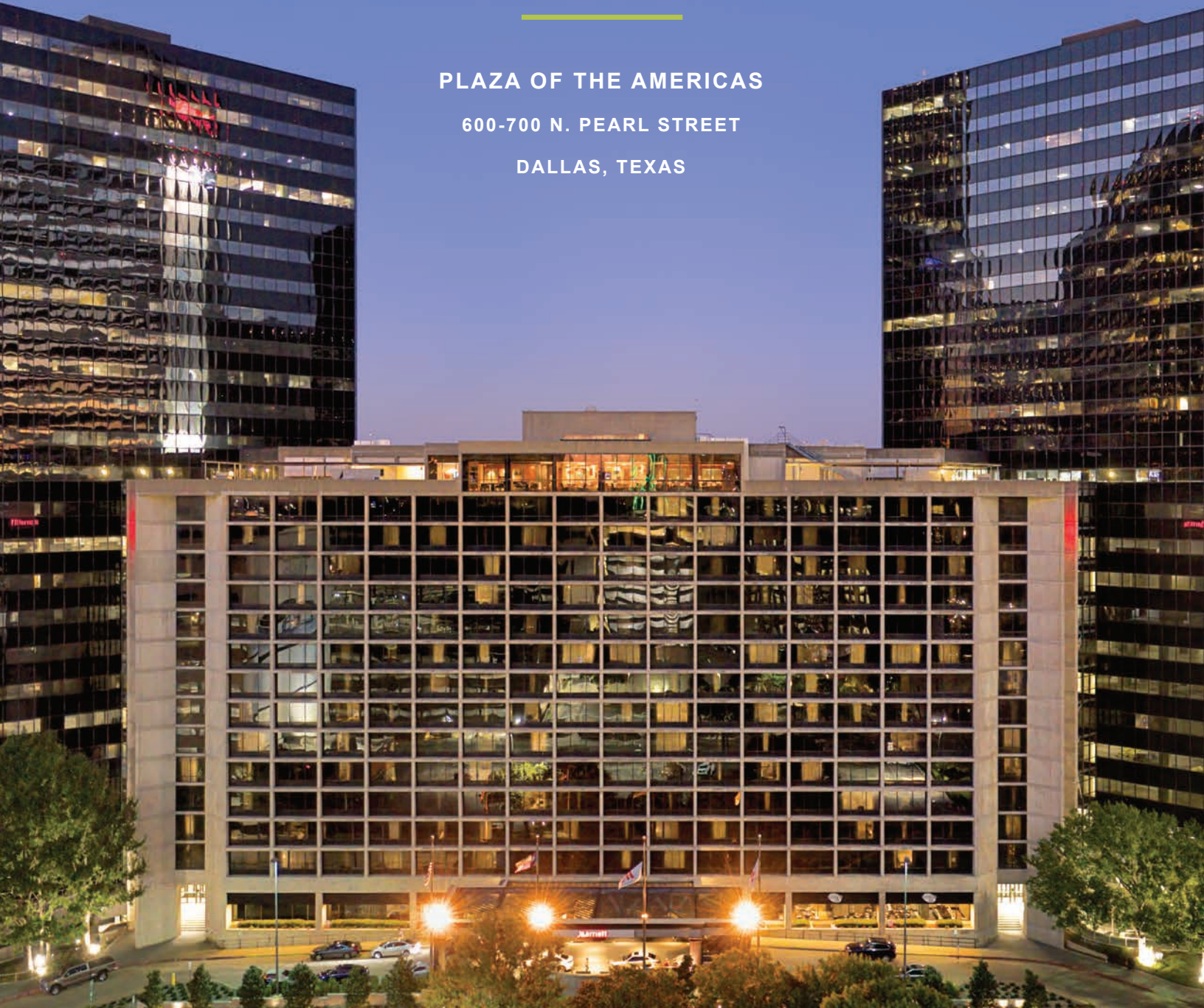
## DALLAS ARTS DISTRICT

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PLAZA OF THE AMERICAS

600-700 N. PEARL STREET

DALLAS, TEXAS





# THE WHO'S WHO OF THRIVING RETAIL



Testing Center



Pharmacy Center



Doctor's Office



Children's Center



Vision Center



Printing Center

**Marriott**  
HOTELS & RESORTS

**salvata**  
salad kitchen

**SMOOTHIE  
KING.**

FEED THE DAY  
**corner  
bakery**  
CAFE

**freshii**

# EVERYTHING UNDER ONE ROOF

**Plaza of the Americas** contains 1,090,426 RSF with 132,157 SF of retail including two, 25-story office towers connected by a 13-story glass atrium and adjacent to the 416-room **Marriott City Center Hotel**.

Recent atrium renovations include a **new urban garden** that will be filled with natural light, **water features, food pavilions and retail shops** where people can enjoy lunch or coffee protected from the elements.

## THE OFFICE IS BACK IN ACTION

**The Federal Deposit Insurance Corporation (FDIC)** has signed a long-term, 163,005-square-foot office lease, which ranks as one of the top five largest leases signed in the central business district over the last 10 years.

The FDIC lease follows the recent 71,133-square-foot lease renewal of **Thompson Coe**, the 23,769-square-foot lease renewal of **Saville Dodgen & Company** and the 8,986-square-foot relocation of **Estrada Hinojosa**, affirming the project's position as a strong site for firms to recruit and retain talent.

CHECK OUT THE LOCATION →



# THE DEFINITION OF EASILY ACCESSIBLE

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Plaza of the Americas' prime location at the corner of **Pearl and San Jacinto Streets**, makes it one of the most easily accessible properties in all of downtown Dallas. The **adjacent on-site garage** includes more than **1,000 parking spaces** and has a parking ratio of **1:1,300 SF**.

**Woodall Rodgers, Central Expressway** and the **Dallas North Tollway** are within five minutes drive. **Dallas Love Field** is within a 20-minute drive and **DFW International Airport** is just a 30-minute drive.

The **on-site garage** can be entered from San Jacinto. The **Pearl Street DART Station** located curbside at Plaza of the Americas South Tower is the line's first stop from North Dallas, Plano and Garland.

[EXPLORE THE DEMOGRAPHICS](#) →





# WE LET THE DATA SPEAK FOR ITSELF



**306,208 3-MILE POPULATION**



**83 WALK SCORE**



**19-BLOCK NEIGHBORHOOD**

Consumer expenditures out-index almost every category including apparel and services, entertainment and recreation, food away from home, and personal care products and services.

## POPULATION SUMMARY

2021 Total Daytime Population	(1-mile) 99,376	(2-mile) 196,190	(3-mile) 306,208
Workers	(1-mile) 89,553	(2-mile) 161,257	(3-mile) 227,753
Residents	(1-mile) 9,823	(2-mile) 34,933	(3-mile) 78,455

## INCOME SUMMARY

Median Household Income	(1-mile) \$91,322	(2-mile) \$80,737	(3-mile) \$74,368
Per Capita Income	(1-mile) \$74,165	(2-mile) \$57,390	(3-mile) \$50,541

# THE AVAILABILITY FIRST FLOOR

STE	TENANT	SF	STE	TENANT	SF	STE	TENANT	SF
A100	Freshii	261 sf	G110	China Dragon	643 sf	N106	Available	2,779 sf
A120	Available	479 sf	H101	Salata	3,294 sf	N107	Available	1,150 sf
FC1	Eqqwich	622 sf	H102	Available	1,439 sf	N108	Gateway Newstands	1,224 sf
FC2	Social Chicken	677 sf	H104	Plaza Fine Jewelry	1,031 sf	N110	Available	1,563 sf
FC3	Available	691 sf	H105	Smoothie King	845 sf	S100	Corner Bakery	2,596 sf
FC5	McDonald's Corporation	683 sf	H106	Available	1,762 sf	S101	Available	1,348 sf
FC6	Hoagie Bear	606 sf	H107	Available	1,880 sf	S102	Available	3,577 sf
G100	McDonald's Corporation	605 sf	H108	Available	1,127 sf	S103	Maxine Aaronson	209 sf
G101	Available	6,056 sf	H109	Available	855 sf	S104	Available	5,250 sf
G102	Available	1,313 sf	N101	Bright Horizons	10,170 sf	S105	Available	2,471 sf
G103	Louie's Sammies	919 sf	N102	STE Foods Two, LLC	735 sf	S106	FDIC	3,345 sf
G104	Me Latte Cafe	645 sf	N103	Available	1,167 sf	S107	Available	1,337 sf
G105	Engineering	4,058 sf	N104	Broadway Pizza	893 sf	S108	McLeod/Windstream	2,322 sf
G106	Available	6,255 sf	N105	Available	343 sf			

■ AVAILABLE - RETAIL  
■ AVAILABLE - RESTAURANT  
■ LEASED



# THE AVAILABILITY SECOND FLOOR

- AVAILABLE - RETAIL
- AVAILABLE - RESTAURANT
- LEASED

STE	TENANT	SF	STE	TENANT	SF
G201	Kingsway Delivery Corp	1,009 sf	N207	Ramilla & Associates	796 sf
<b>G202</b>	<b>Available</b>	<b>493 sf</b>	N208	Ramilla & Associates	4,848 sf
<b>G203</b>	<b>Available</b>	<b>3,989 sf</b>	N210	Plaza Donuts	1,501 sf
<b>G205</b>	<b>Available</b>	<b>2,550 sf</b>	<b>N211</b>	<b>Available</b>	<b>1,301 sf</b>
G207B	Mandalay Press	1,948 sf	N218	Denson Esthetics, PLLC	2,095 sf
G208	Mandalay Press	1,318 sf	S201	Windstream	7,327 sf
H201	Plaza Apothecary	1,447 sf	S202	M-M Properties	4,817 sf
<b>H204</b>	<b>Available</b>	<b>769 sf</b>	S203	Lively Insurance Agency	1,293 sf
<b>H205</b>	<b>Available</b>	<b>432 sf</b>	<b>S204</b>	<b>Available</b>	<b>2,392 sf</b>
<b>H206</b>	<b>Available</b>	<b>509 sf</b>	S205	Windstream	2,899 sf
N200	Clarke D. Newman	2,792 sf			
N201	Clarke D. Newman	2,107 sf			
N202	Auto Parts Solutions	404 sf			
N204	First Impressions Studio	1,093 sf			



# LET'S TOUR

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