STATE OF THE ART — WITH STYLE

Renzo Piano, Sir Norman Foster, Rem Koolhaas, Edward Larrabee Barnes, I.M. Pei — the best architects in the world have designed the buildings in Dallas’ Arts District. Two Arts Plaza is a new addition to the neighborhood by developer Billingsley Company. Two Arts offers state-of-the-art office space and a stunning restaurant set in a sculptural one-acre park. Part of a flourishing live-work-play community, this dynamic mixed-use development will enhance how you feel about your work environment.

A FEW OF OUR ARTS DISTRICT NEIGHBORS

AT&T PERFORMING ARTS CENTER
A new multi-venue center for music, opera, theater, and dance – Margot and Bill Winspear Opera House, Dee and Charles Wyly Theatre, Annette Strauss Artist Square, City Performance Hall, and Sammons Park.

DALLAS MUSEUM OF ART
The museum features an outstanding collection of more than 23,000 works of art from around the world, from ancient to modern times.

NASHER SCULPTURE CENTER
An outdoor “roofless” museum situated in downtown Dallas houses the 20th-century sculpture collection of Raymond and Patsy Nasher.

MEYERSON SYMPHONY CENTER
Home to the Dallas Symphony Orchestra, the Turtle Creek Chorale, the Dallas Wind Symphony, and the Greater Dallas Youth Orchestra.

CROW COLLECTION OF ASIAN ART
A permanent set of galleries dedicated to the arts and cultures of China, Japan, India and Southeast Asia.

KLYDE WARREN PARK
A 5.2-acre park, which is built on a deck over Woodall Rodgers Freeway between Pearl and St. Paul Streets, connects downtown Dallas and the Arts District to Uptown.

PEROT MUSEUM OF NATURE AND SCIENCE
Said to be a “world of wonder” by The Dallas Morning News, the Perot Museum offers permanent exhibits and programming, and hosts world-renowned traveling exhibitions. The Perot Museum draws international press and is a premier attraction for curious minds.
TWO ARTS PLAZA

ONE-ACRE PARK
HIGH-PROFILE ADDRESS IN THE MOST VIBRANT PART OF THE CITY
SUPERIOR VISIBILITY
UNMATCHED ACCESS
FULL-SERVICE RESTAURANT AND CAFE
NEW CONSTRUCTION FEATURING CUTTING-EDGE TECHNOLOGY

12 STORIES
24 MONTHS TO DELIVER
APPROXIMATELY 290,000 SF TOTAL
26,000 SF AVERAGE FLOOR
10 FOOT CEILING HEIGHT
30" BAY DEPTH
VISITOR SURFACE AND GARAGE PARKING AVAILABLE
With the opening of AT&T Performing Arts Center in October 2009, the Arts District includes more buildings designed by Pritzker Prize-winning* architects than in any other location in the world.

**ARCHITECTURE BY:**

1. I.M. PEI
   Morton H. Meyerson
   Symphony Center

2. RICHARD KEATING
   Trammell Crow Center,
   Crow Collection of Asian Art

3. RENZO PIANO*
   AND PETER WALKER
   Nasher Sculpture Center

4. SIR NORMAN FOSTER*
   AND SPENCER DE GREY
   Margot and Bill Winspear
   Opera House

5. REM KOOLHAAS
   AND JOSHUA PRINCE-RAMUS
   Dee and Charles
   Wyly Theater

6. THE OFFICE OF JAMES
   BURNET + THOMAS PHIFER
   AND ASSOCIATES
   Klyde Warren Park

7. EDWARD LARRABEE BARNES
   Dallas Museum of Art

8. SKIDMORE OWINGS
   AND MERRILL
   City Performance Hall

9. MICHEL DESVIGNE AND JJR
   Sammons Park

10. FOSTER + PARTNERS
    Annette Strauss Artist Square

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* PRITZKER PRIZE LAUREATES
A CITY FULL OF LIFE

1. One Arts Plaza
2. Two Arts Plaza
3. Morton H. Meyerson Symphony Center
4. Cathedral Santuario de Guadalupe
5. Belo Mansion
6. Trammell and Margaret Crow Collection of Asian Art
7. Dallas Museum of Art
8. Nasher Sculpture Center
10. Klyde Warren Park
11. Dallas Black Dance Theatre
12. St. Paul’s United Methodist Church
13. Oncor
14. Hunt Oil Company
15. Perot Museum of Nature & Science
16. Park Seventeen
17. Texas Capital Bank
18. Federal Reserve Bank of Dallas
19. Museum Tower
20. 2000 McKinney Avenue
21. State Thomas
22. The House
23. The Terrace
24. The Vista
25. One Victory Park
26. W Dallas Victory
27. Cirque
28. Victory Plaza Buildings
29. Santiago Calatrava Bridges
30. The Fairmont
31. Hotel ZaZa
32. Rosewood Crescent
33. Dallas Marriott City Center
34. The Mansion on Turtle Creek
35. Ritz-Carlton

AT&T PERFORMING ARTS CENTER

37. Annette Strauss Artist Square
38. Margot & Bill Winspear Opera House
39. Sammons Park
40. Dee & Charles Wyly Theatre
41. City Performance Hall
SITE PLAN

The Arts Plaza master plan has been thoughtfully designed by Dallas’ best.

Two Arts Plaza contributes to the developing urban landscape of design distinction by the unification of architecture, lifestyles, conveniences, and its prominent location at the eastern terminus of the Arts District and downtown Dallas.
STYLE, SUBSTANCE AND SPIRIT

In an urban district studded with world-class architecture, Two Arts Plaza takes its place proudly with soaring glass and crisp geometry to carve a unique space in the skyline. In the spacious lobby, rich textures of stone and wood are enhanced by vast natural light and an impressive skyline view.

AMENITIES

• One-acre urban park lined with trees and complete with an outdoor restaurant will live right outside the main doors of the lobby, creating an intimate meeting place and a tranquil escape from the energy of the city and the office.

• Concierge services will stand by ready to assist tenants with special requests: Booking hotel and dinner reservations, planning corporate events and catering, and assisting with the purchase of theater and concert tickets.

• Upscale dining is just a step away at One Arts Plaza. Whether a quick meal or a formal business dinner, tenants will be able to enjoy both high-end and casual cuisine, sophisticated ambience, and attentive service offered by any of the five plaza restaurants.

• Whether you’re by the fountain in the middle of the plaza, under a tree in the park, or re-energizing at the restaurant – stay connected with complimentary Wi-Fi.
IN THE HEART OF IT ALL

An enticing array of restaurants and conveniences make Arts Plaza the perfect place to wine, dine and relax. Just step outside and enjoy.

**FEDORA**: Italian Bistro: Black and white velvet booths mimic the classic Film Noir period of Hollywood. A great spot to enjoy northern Italian pastas & Neapolitan pizzas.

**JORGE’S**: Tex-Mex Cuisine: Relax and unwind. Let the rich colored walls and fresh delicious food transport you to Mexico.

**TEI AN**: Five-Star Japanese Restaurant: You'll be allured by chef Teiichi Sakurai’s tantalizing tastes and be inspired by the serene and stunning design.

**CAFÉ DES ARTISTES**: French Brasserie: The ambiance and menu will incorporate a culinary mix of French and California flavors.

**THE GREEK**: Greek Small Plates & Wine Bar: Fresh and flavorful food from the local restaurant family, Ziziki’s.

**RENÉE ROULEAU SKIN SPA**: Advanced Skin Care Treatments: facials, peels, skin treatments, and more – in a relaxing, spa environment.

**7-ELEVEN FLAGSHIP STORE**: Convenience Store: Only steps away from where you work and play, you’ll find everything you need without any of the stress.
THE BEST FIT

Two Arts Plaza offers a range of floor plan options to fit your needs. In addition, 2AP’s location in downtown Dallas offers easy ingress and egress options for employees.

199,000 VEHICLES PER DAY
170,000 VEHICLES PER DAY
TWO ARTS FACT SHEET

LOCATION
Arts District, Downtown Dallas, TX 75201

ADDRESS
1900 Routh Street, Dallas, TX 75201

DEVELOPER
Billingsley Company

ARCHITECT
Corgan Associates, Inc.

BUILDING/HVAC HOURS
HVAC services are available during regular working hours Monday through Friday, 7:00 am – 6:00 pm; Saturday, 8:00 am – Noon. After-hours services are available upon request.

BUILDING FACTOR
7.7% Single tenant – Office
13.5% Multi-tenant – Office

SECURITY
• 24-hour on-site security officers will provide a professional welcoming environment.
• A state-of-the-art security system with video surveillance cameras monitoring and recording building exits, office lobby, and parking garage lobbies will be integrated into the building infrastructure for tenant safety.
• Tenants will have simplified access with encrypted security card device, and elevators will be programmed to provide restricted floor access.
• On-site Property Manager.

CONTROLLED ACCESS
Computer operated access control system with motion activated and recorded CCTV monitoring. Single access card or key for 24-hour access to parking, building entrances and elevators (expandable to tenant suites).

HIGHWAY ACCESS
Central Expressway, Woodall Rodgers Freeway, Dallas North Tollway, Uptown, Downtown

DART
Shuttle service every 10 minutes to and from the DART Light Rail.

PARKING
• 3.45/1,000 GSF
• 933-space parking garage
• Optional 5th floor to park 224 more cars
• 54 executive spaces within the building
• 21 visitor spaces in the motor court
• 177 spaces in adjacent surface parking.

ELEVATORS
OFFICE ELEVATOR: Six (6) gearless traction passenger elevators (700 FPM), each at a 3,500 lbs. capacity.

GARAGE ELEVATOR: Two (2) gearless traction passenger elevators (350 FPM), at a 3,500 lbs. capacity.

SERVICE ELEVATOR: One (1) gearless traction elevators (500 FPM) at a 4,500 lbs. capacity. Serving all office floors.

WINDOWS & FAÇADE
10’0” tall punched windows with energy efficient glazing and with reflective Low E coating.

CEILING HEIGHT
Typical 10’–0”

FLOOR-TO-FLOOR HEIGHT
Typical 15’–0”

PARKING GARAGE: Combination of metal halide and fluorescent

LOADING DOCK
Dual bay dock with truck access from Woodall Rodgers.

STRUCTURE AND FLOOR LOADING
OFFICE AREAS: 50 lbs. psf live load, 20 lbs. partition load.

CORRIDORS: 100 lbs. psf live load

LOBBY FINISHES
Modern yet timelessly elegant, the bright spacious lobby will be crafted from the finest building materials. Beautiful thick-set stone will line the floors and warm accents of wood will complement the stone walls and floor-to-ceiling windows.

EXTERIOR FINISHES
The exterior will welcome and impress visitors with warm accents, and a fully glazed building utilizing a combination of vision and spandrel glazing curtain wall system.

• Chilled Water Loop system with on-floor Air Handling Unit(s) – Complies with ASHRAE 62.1-2007 air quality standards.
• DDC control system.
• Diffusers provided in common area and perimeter zone only.
• Medium and low pressure ductwork in place.
• 10 tons additional capacity in the condenser water loop system per floor for special tenant systems.
• Fresh air capacity designed for additional HVAC load.
• 24-hour HVAC use to be available to tenants upon request.

HVAC
A state-of-the-art HVAC system will ensure fresh air and maintain optimal indoor temperatures despite extreme outside weather conditions.

ELECTRICAL
Main power is served by redundant feed within a network power grid which is part of the Central Business District.
• 16.0 watts per RSF connected load for tenant power, lights, and equipment.
• 8.0 watts per RSF diversified load for tenant power, lights, and equipment.

EMERGENCY POWER
One (1) 750 KW generator to provide stand-by power to operate elevators, lighting, water, as well as other security and emergency life safety systems.
CONNECTIVITY
The building’s technology infrastructure ensures exceptional connectivity and performance. VoIP, Wi-Fi and other cutting-edge technologies.

TELECOMMUNICATIONS
The building’s telecommunications infrastructure will accommodate traditional copper cable, fiber optic, and satellite communications.

FIRE PROTECTION & LIFE SAFETY
Fully sprinkled buildings with intelligent addressable fire alarm system – audible/visual alarming in all common areas.

AMENITIES
• Concierge services will stand by ready to assist tenants with special requests: Booking hotel and dinner reservations, planning corporate events and catering, coordinating dry cleaning, and assisting with the purchase of theater and concert tickets.
• Dining will be just a step away at One Arts Plaza. Whether a quick meal or a formal business dinner, tenants will be able to enjoy both high-end and casual cuisine, elegant ambience, and attentive service offered by Jorge’s, Tei-An, Fedora’s Italian Bistro, Café des Artes, and The Greek.
• A one-acre urban park lined with trees and complete with an outdoor beer garden will live right outside the main doors of the lobby, creating an intimate meeting place and a tranquil escape from the energy of the city and the office.
• Whether you’re by the fountain in the middle of the plaza, under a tree in the park, or re-energizing at the restaurant — stay connected with complimentary Wi-Fi.

CONVENIENTLY NEARBY (IN MILES)

GROCERY STORES:
Whole Foods (2015): 0.2
Urban Market: 1.1
Neighborhood Market: 1.3
Albertson’s: 1.4
Whole Foods (Lemmon Ave.): 2.1
Central Market: 4.7

PHARMACIES:
CVS: 0.8
Walgreens: 1.4

GAS STATIONS:
Texaco: 0.1
Shell: 0.5
Mobil: 1

MAJOR HIGHWAYS:
I-30, I-35E, I-45, I-75: 0.1-1
Dallas North Tollway: 1.4

AIRPORTS:
Dallas Love Field: 6.2
DFW International: 21.4

PARKS:
One Arts Plaza: On-site
Arts Plaza Park: On-site
Klyde Warren Park: 0.3
Katy Trail: 1.5

FITNESS FACILITIES:
Baylor Tom Landry Fitness Center: 1.5
24-Hour Fitness: 0.5
Gold’s Gym: 0.6
Bally Total Fitness: 1.2
YMCA: 0.7

SHOPPING:
Stanley Korshak: 0.7
Neiman Marcus Downtown: 1
West Village: 1.5
Forty Five Ten: 2.6
NorthPark Center: 5.2

MOVIE THEATERS:
Magnolia: 1.5
Angelica: 2
AMC North Park: 5.2

CONVENIENCE STORES:
7-Eleven: On-site

HOTELS:
The Fairmont: 0.4
Hotel ZaZa: 0.5
Ritz-Carlton: 0.6
The Crescent: 0.7
Marriott City Center: 0.7
The W: 1.4
The Mansion on Turtle Creek: 1.5

ARENA:
American Airlines Center: 1.5

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