

YOUR GATEWAY TO DALLAS



DALLAS' PREMIER

WORKPLACE DESTINATION

SURROUNDED BY DALLAS' MOST AFFLUENT NEIGHBORHOODS AND ANCHORED BY THE AMERICAN AIRLINES CENTER AND THE FUTURE 800,000-SF GOLDMAN SACHS CAMPUS, THIS PREMIER WORKPLACE DESTINATION SITS AT THE FOREFRONT OF THE CITY'S NEXT FINANCIAL HUB, SURROUNDED BY THE ENERGY, TALENT AND AMENITIES THAT DEFINE DALLAS' MOST DYNAMIC BUSINESS AND LIFESTYLE DISTRICT.

Victory Social eatery & bar

360-degree views

On-site ownership & management

24-hour security & controlled access

3:1,000 parking ratio



Victory Social entrance





FIRST-CLASS AMENITIES

Victory
SOCIAL
— eatery & bar —

VICTORY SOCIAL

10,000 SF full-service eatery, offering chef-prepared meals daily. Whether it's a quick breakfast, lunch meeting, or after-hours gathering, Victory Social delivers a dynamic, hospitality-driven experience.

STATE-OF-THE-ART FITNESS CENTER

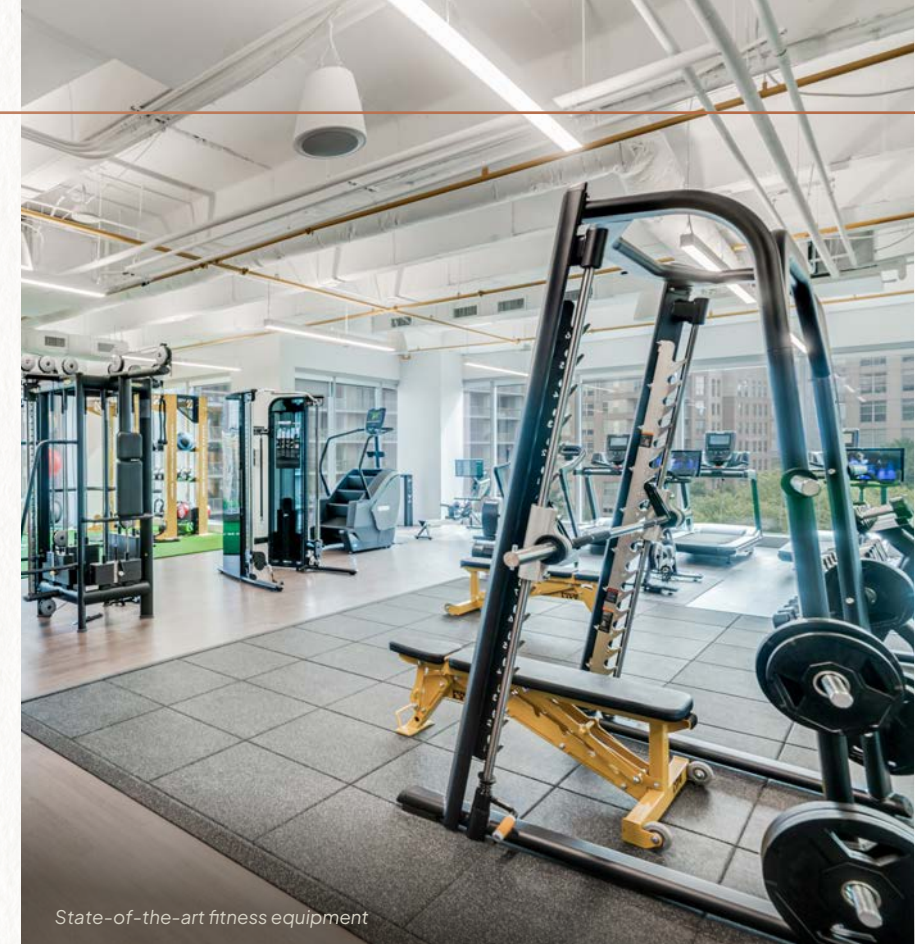
A newly renovated fitness center with 24/7 access making wellness and convenience part of the daily routine.

BANKING CONVENIENCE

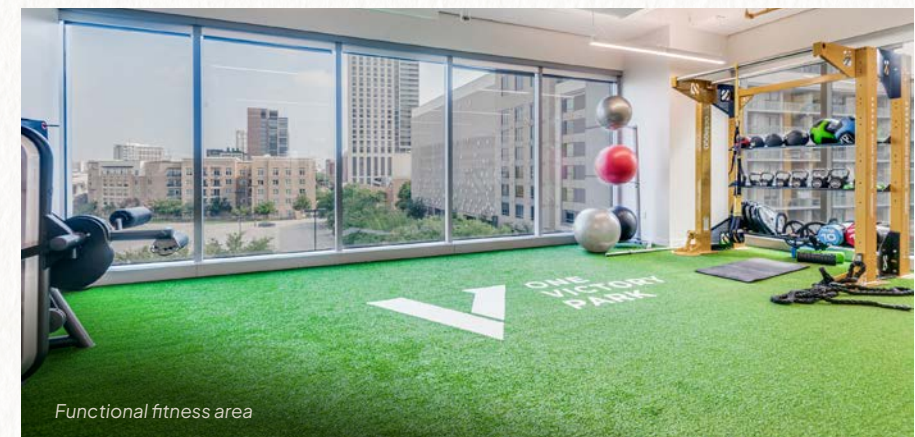
PlainsCapital Bank and ATM on the first floor for simple, on-site banking access.



Conference center



State-of-the-art fitness equipment



Functional fitness area

CONFERENCE CENTER

6,200 SF conference center designed to host everything from executive board meetings to large corporate gatherings of up to 200 people, complete with a catering kitchen and breakout spaces.



Overall from bar



Overall from breakfast



Beverage Bar



Exterior seating



Full-service eatery

AVAILABLE SPEC SUITES



ONE VICTORY PARK



DALLAS, TEXAS

BUILDING STACK

Level					
20	Leased				
19	Leased				
18	Leased				
17	Leased				
16	Leased				
15	Spec Suite 3,688 RSF	Leased		Leased	
14	Leased				
12	Leased				
11	Leased				
10	Leased				
9	Leased			Leased	
8	Leased				
7	Vacant 14,235 RSF			Leased	
6	Vacant 11,032 RSF				
5	Leased	Fitness (3,294 RSF)	Conference Center (6,262 RSF)	Mgmt Office	Vacant 2,616 RSF
3	Vacant 9,889 RSF				
1	Leased				



UNRIVALED LOCATION

AT THE CENTER OF DALLAS’ NEXT FINANCIAL AND LIFESTYLE HUB

Perfectly positioned between Uptown, the Design District, the Arts District, and Downtown Dallas, One Victory Park sits at the intersection of Dallas’ most vibrant neighborhoods. Surrounded by acclaimed restaurants, luxury residences, boutique retail and direct access to the Katy Trail and Klyde Warren Park, tenants enjoy a truly walkable urban lifestyle unmatched anywhere else in Dallas.



EXISTING
RESTAURANTS

22

EXISTING
RETAIL SHOPS

14

PLANNED
RETAIL & DINING

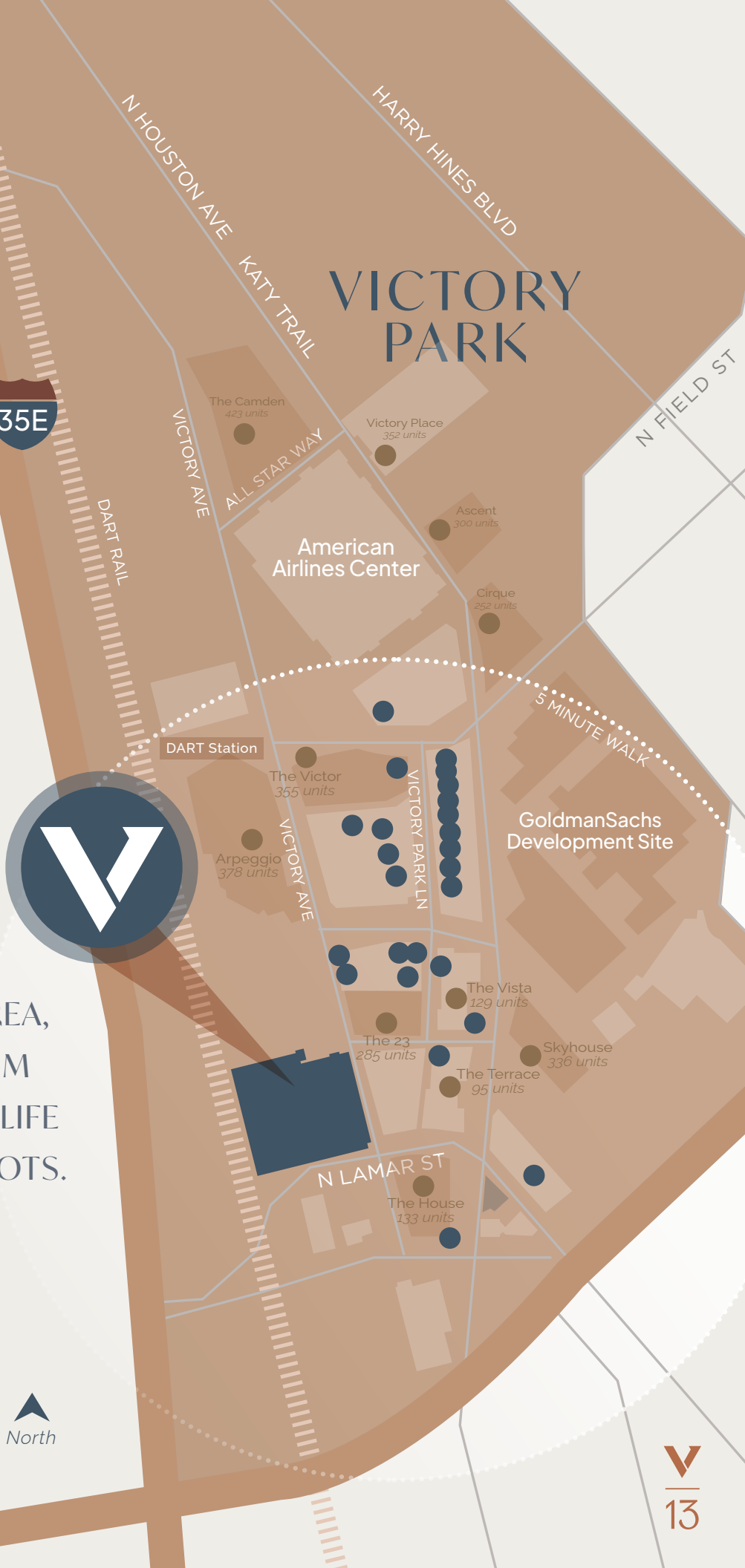
25

MULTI-FAMILY UNITS

5,600

ONE VICTORY PARK

WITH OVER
205,000 SF
OF RETAIL AND
ENTERTAINMENT SPACE
IN THE VICTORY PARK AREA,
YOU’RE NEVER FAR FROM
EXCITING SHOPS, NIGHTLIFE
AND CULTURAL HOT SPOTS.



UNBEATABLE ACCESS

CONNECTED TO EVERYTHING —IN MINUTES

HIGHWAY ACCESS

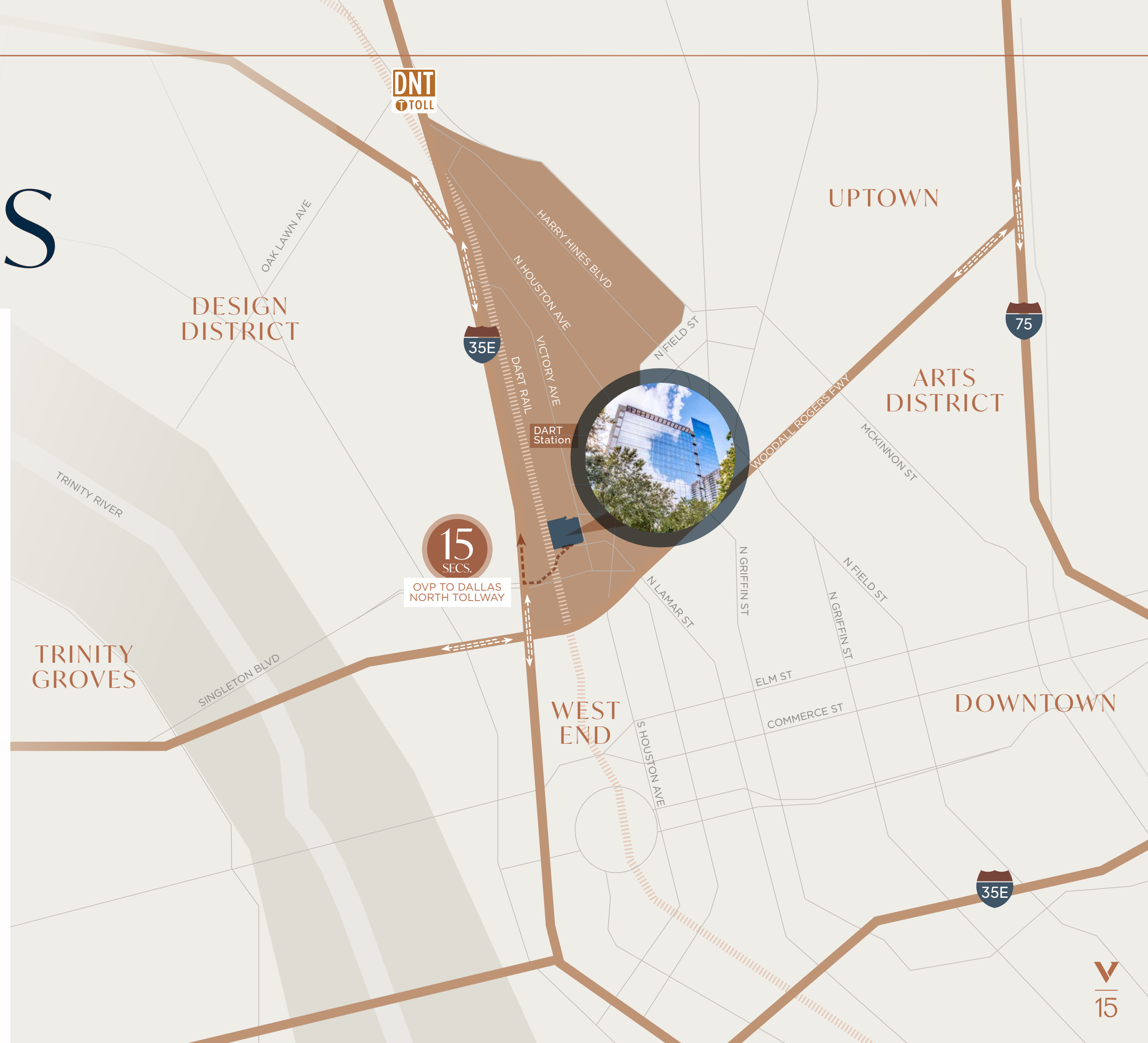
With direct access to I-35E, Dallas North Tollway, Central Expressway and I-30, tenants can move across the Metroplex with ease, reaching Love Field or DFW International Airport in minutes.

DART LIGHT RAIL ACCESS

Victory DART station is open daily for both orange and green line stops along with the TRE, which both provide direct access to Dallas Fort Worth International Airport.

CONVENIENT PARKING

Six-story secured access garage with a 3:1,000 parking ratio provides tenants with reliable and safe parking.





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