



# 1900 Pearl

DALLAS, TEXAS

LINCOLN  
PROPERTY  
COMPANY





# It's all about the details

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Floors: **25**

Total RSF: **261,537**

Floor Plates: **22,285 RSF**

Parking Ratio: **3/1,000**

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Explore the opportunities at 1900 Pearl—Dallas' newest landmark in the Central Business District. 360 degree unobstructed views are guaranteed for life at 1900 Pearl as the new development is nestled in the Arts District with the Woodall Rodgers Deck Park, the Theater District and the Annette Strauss Pavilion—and all they have to offer — just steps from the building. Restaurants and entertainment surround the property but the building itself houses the ultimate in both.

This Class AA building is designed with modern, luxurious finishes throughout. Upon arrival in the 3.0 / 1,000 parking garage, take the convenient elevator direct from your car to your office floor. Stop off in the well-appointed lobby for a bite to eat in one of our two restaurants—our largest restaurant featuring upscale, white tablecloth dining, and our smaller restaurant perfect for a casual meeting.

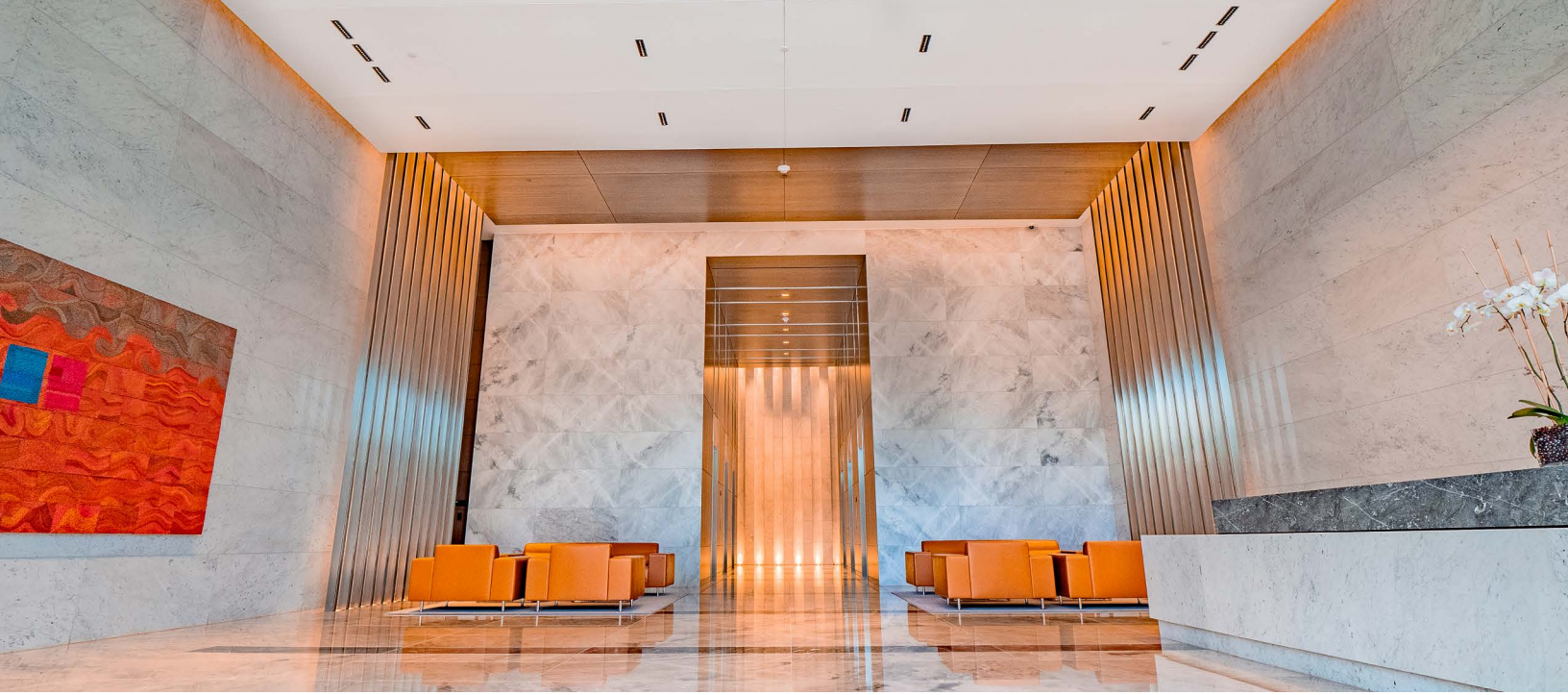
Recharge and enjoy our state-of-the-art 14th floor amenity center which includes a court for basketball and yoga, a workout facility, wine lockers and luxury lounge space for cocktails and meetings. The lounge opens up to an open air balcony featuring expansive views of Uptown, Downtown and Klyde Warren Park. A true luxury.



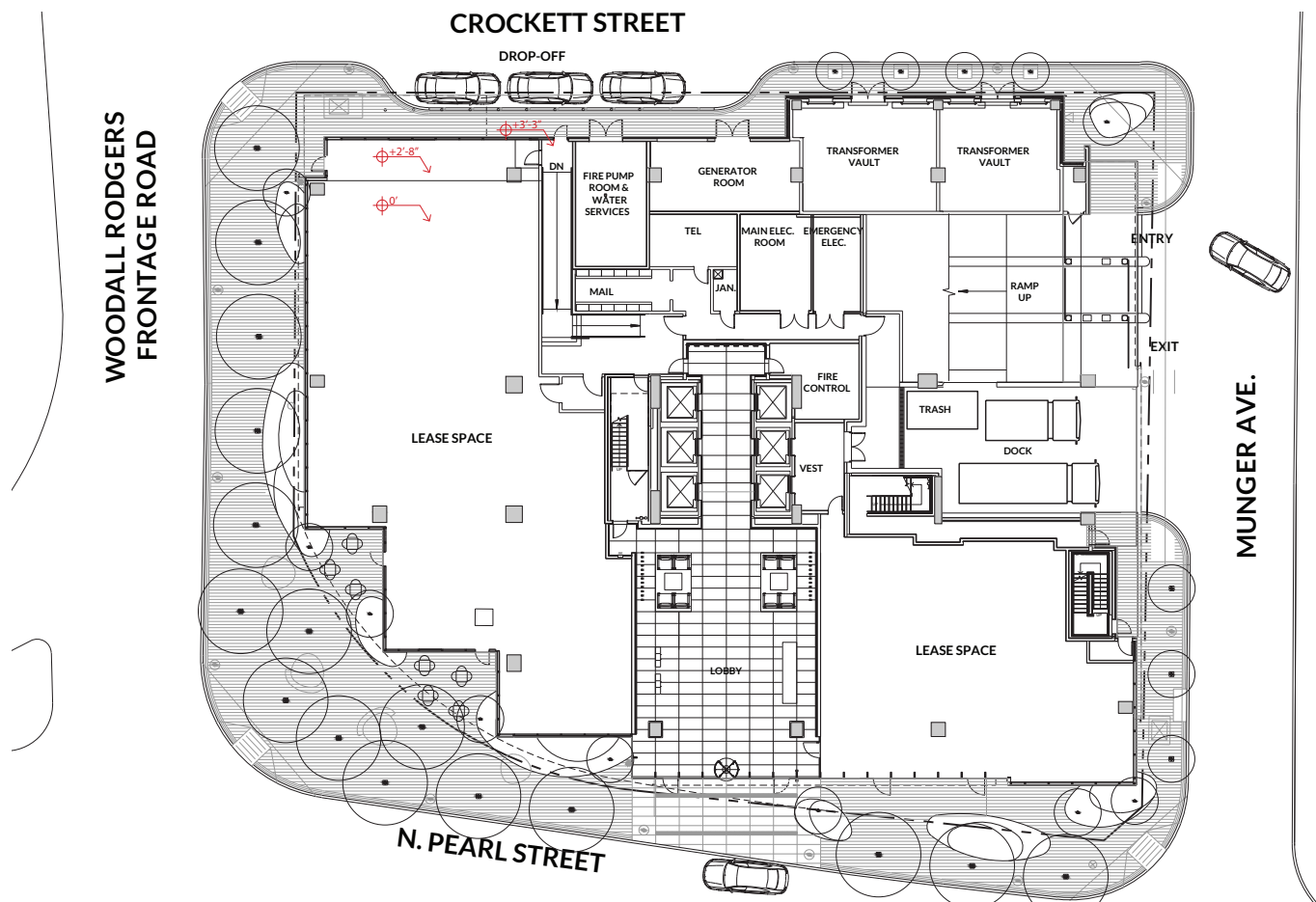






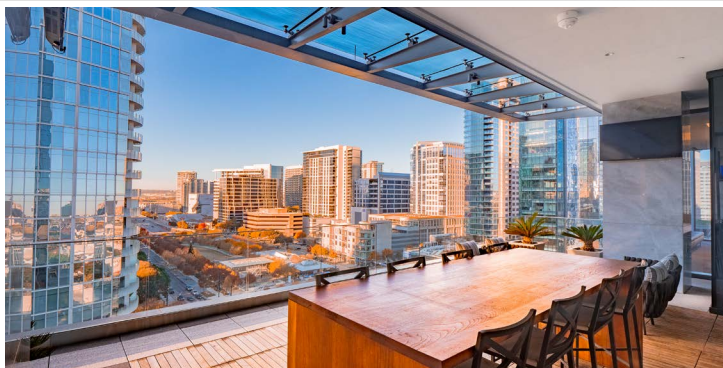
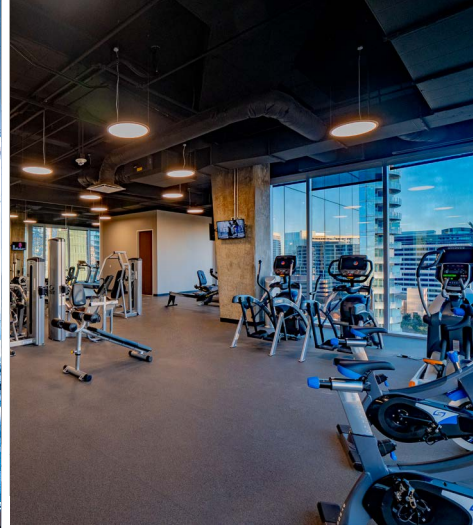


## LOBBY & ENTRANCE



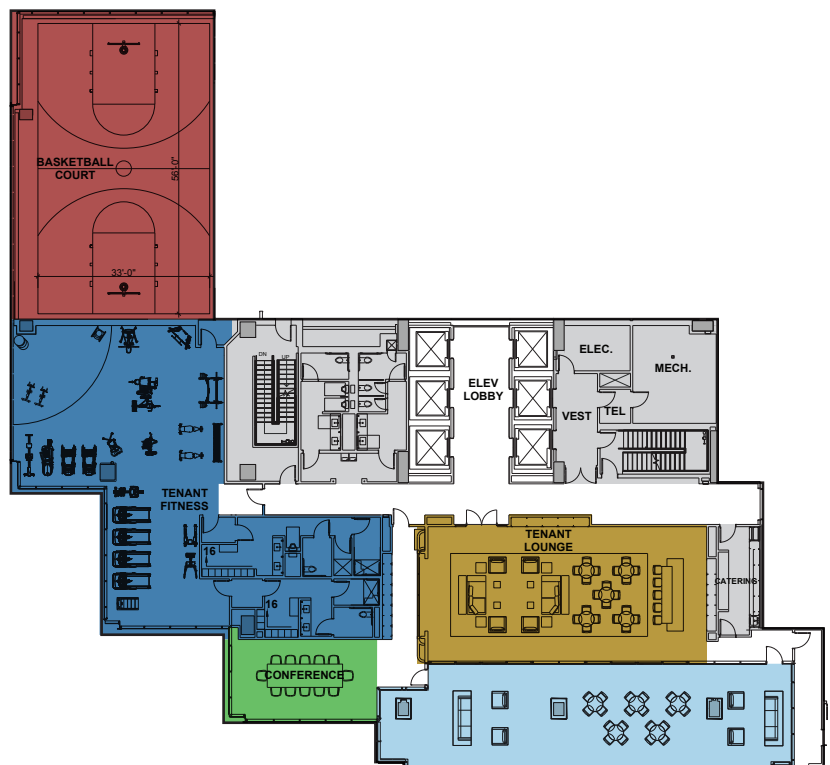
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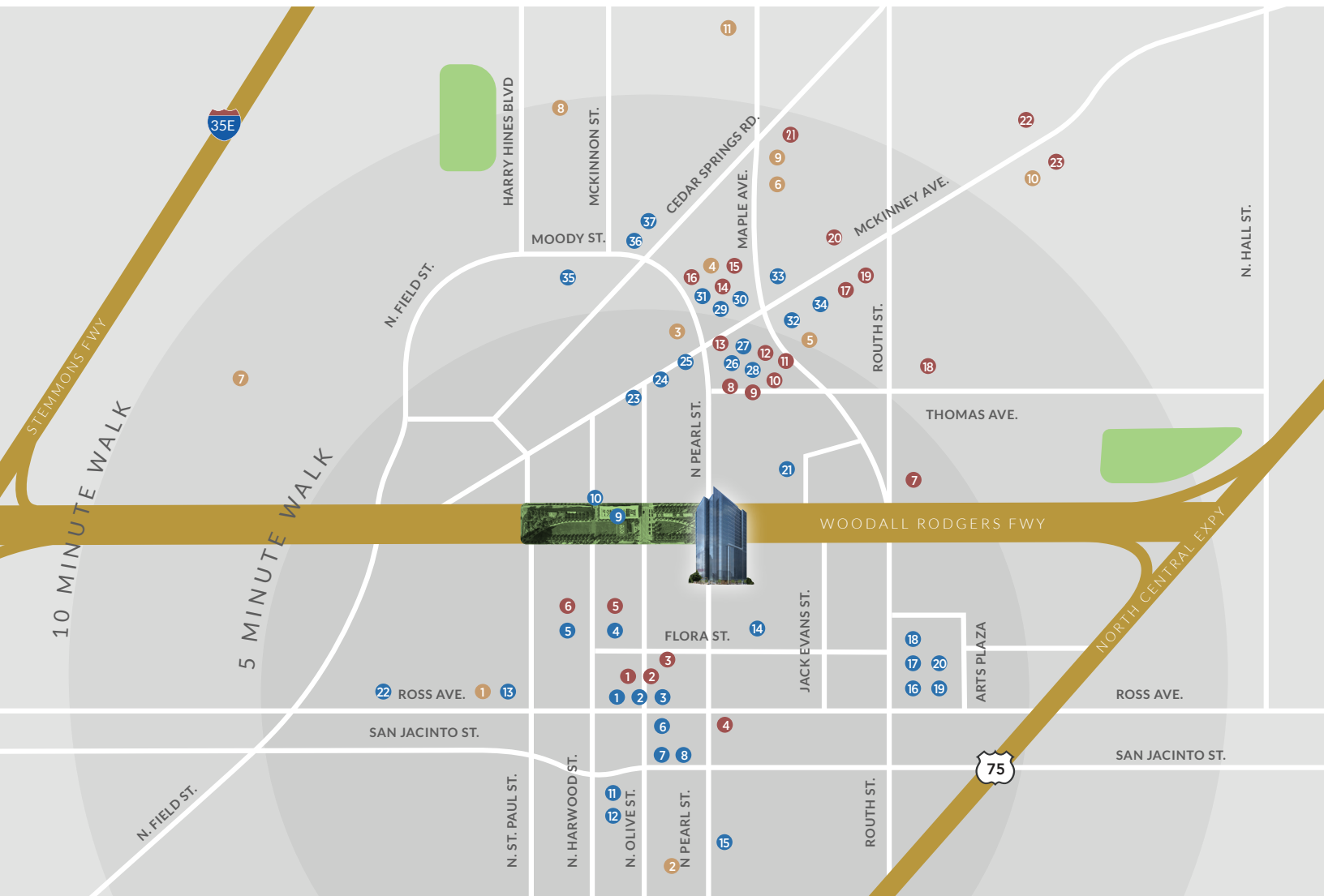


## AMENITY LEVEL

- Fitness Center
- Tenant Lounge
- Balcony
- Basketball Court
- Conference Center



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## LOCAL AMENITIES MAP



### RESTAURANTS

- |   |                       |                                |                             |
|---|-----------------------|--------------------------------|-----------------------------|
| 1 STARBUCKS                                 | 10 LARK ON THE PARK   | 20 FEDORA                      | 30 NOBU                     |
| 2 TRAMMELL CROW CENTER CAFÉ BY MURPHYS DELI | 11 CARMINE'S PIZZERIA | 21 SAMMY'S BAR-B-Q             | 31 CRESCENT CLUB            |
| 3 SUNDRY SHOP                               | 12 QUIZNOS            | 22 AVANTI RESTAURANT           | 32 DICKEY'S BARBECUE        |
| 4 NASHER CAFE BY WOLFGANG PUCK              | 13 STEPHAN PYLES      | 23 PERRY'S STEAKHOUSE & GRILLE | 33 TRULUCK'S                |
| 5 ATRIUM CAFE AT THE DMA                    | 14 FOOD TRUCKS        | 24 FEARING'S                   | 34 DRAGONFLY RESTAURANT     |
| 6 SAMAR BY STEPHAN PYLES                    | 15 CORNER BAKERY CAFE | 25 SAMBUCA                     | 35 ST. ANN RESTAURANT & BAR |
| 7 LA MADELEINE                              | 16 JORGE'S            | 26 MORTON'S THE STEAKHOUSE     | 36 OCEAN PRIME              |
| 8 SUBWAY                                    | 17 MEZE               | 27 POTBELLY                    | 37 DEE LINCOLN'S            |
| 9 SAVOR                                     | 18 TEI AN             | 28 PEI WEI                     |                             |
|   | 19 CAFÉ DES ARTISTES  | 29 ARCODORO & POMODORO         |                             |



### RETAIL / SERVICES

- |                           |                           |
|---------------------------|---------------------------|
| 1 BB&T                    | 13 UP IN SMOKE            |
| 2 TOWER CLEANERS          | 14 STANLEY KORSHAK        |
| 3 THE LOTUS SHOP (CCAA)   | 15 DEMESY FINE WATCHES    |
| 4 CHASE BANK              | 16 PRECIOUS JEWELRY       |
| 5 NASHER STORE            | 17 SOL BEN HAIR STUDIO    |
| 6 MUSEUM STORE (DMA)      | 18 UPTOWN YOGA            |
| 7 THE SHABBY SHEEP        | 19 TAILWATERS FLY FISHING |
| 8 AQUA MEDICAL SPA        | 20 GOLD'S GYM             |
| 9 TEXAS RANGERS TEAM SHOP | 21 CITIBANK               |
| 10 VERIZON WIRELESS       | 22 ECO CLEANERS           |
| 11 WELLS FARGO            | 23 UPTOWN NAIL SPA        |
| 12 DRYTECH CLEANERS       |                           |



### HOTELS

- |                             |
|-----------------------------|
| 1 THE FAIRMONT              |
| 2 SHERATON DALLAS           |
| 3 RITZ-CARLTON              |
| 4 ROSEWOOD CRESCENT HOTEL   |
| 5 HOTEL ZAZA                |
| 6 HOTEL ST GERMAIN          |
| 7 W HOTEL                   |
| 8 HYATT HOUSE DALLAS-UPTOWN |
| 9 MAPLE MANOR               |
| 10 BAILEY'S UPTOWN INN      |
| 11 THE STONELEIGH HOTEL     |

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