



VICTORY CENTER

VICTORY IN THE CENTER OF IT ALL



AREA BENEFITS



68,000 PEOPLE
WITHIN 2 MILES

2 MILLION PEOPLE
WITHIN 30 MIN



DFW & LOVE FIELD
WITHIN MINUTES



PROXIMITY TO 6
DYNAMIC DISTRICTS



IMMEDIATE ACCESS
TO DECISION MAKER
NEIGHBORHOODS

ACCESS TO VICTORY



VICTORY PARK 2018



6 PRIMARY ACCESS POINTS



4,700 UNITS OF RESIDENTIAL



300,000 SF of RETAIL



650 CONCERTS, GAMES, & EVENTS



5 MIN WALK TO POPULAR AMENITIES



EXCELLENT TRANSIT



1 MILLION SF of OFFICE SPACE



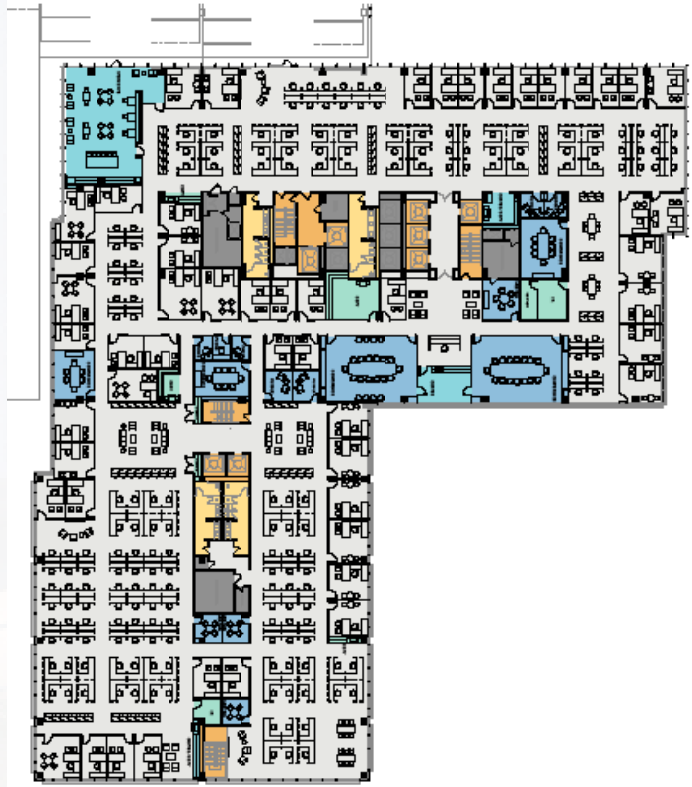
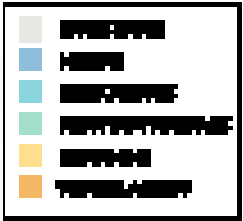
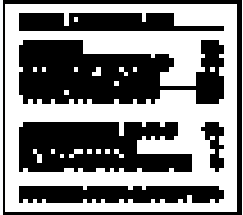
DIRECT ACCESS

VICTORY CENTER STACKING PLAN & FLOOR PLATES



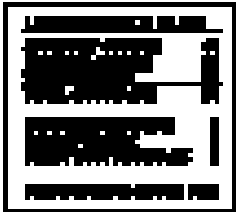
SUPER FLOOR

47,711 RSF



HIGH-RISE FLOOR

28,000 RSF



★ VICTORY
PARK

WAVELENGTH

VICTORY CENTER HIGHLIGHTS

BUILDING SIZE	455,526 RSF
BUILDING HEIGHT	23 Stories, 15 Office Floors
LEED	LEED Silver Pre-Certification
OFFICE SPACE	28,500 RSF Average Floor Plate 47,700 SF Super Floor
PARKING	3:1,000 Structured Parking
ELEVATORS	Two Elevator Banks, 4 Low Rise, 5 High Rise 2 Garage Elevators 1 Service Elevator



**BUILDING
AMENITIES**

5,300SF Fitness Center - 1ST Floor

Direct Access to Katy Trail

Commuter Bike Facility

Rooftop Terrace on 9th Floor,
with Incredible Views of Downtown

Conference/Training Center - 9TH Floor

**RETAIL
SERVICES
1ST Floor**

Starbucks Coffee

White Tablecloth
Dining Concept

Grab-and-Go Deli

Sundry Shop



VICTORY PARK SITE PLAN

RESTAURANTS

- Buda Juice
- BuzzBrews
- Cafe Victoria
- Cook Hall
- Freshii
- Jimmy John's
- Kenichi
- Medina Oven & Bar
- Naga Thai Kitchen & Bar
- Olivella's Neo Pizza
- Napoletana
- W Living Room
- Rebees by Triston Simon

- Shooters
- Victory Tavern

ENTERTAINMENT

- American Airlines Center
- Havana Social Club
- Cinépolis (Coming 2017)

RETAIL

- Read Between the Lines
- Simply Elegant Dallas
- The Hangar
- V.O.D. Boutique

OTHER/SERVICES

- Classic Pilates
- Metro Tickets
- Plains Capital Bank
- Plains Capital Bank
- WFAA Channel 8
- Joanna Czech
- Chad Rookstool Salon
- Victory Crossfit
- Nardos Design

BUILDINGS/PARKING

- Cirque
- New Construction
- W Hotel & Residences
- East Plaza Building
- Garages/Lots
- The Vista
- The Terrace
- One Victory Park
- West Plaza Building
- Arpeggio



↙ Design District ↓ IH-35 Stemmons Freeway

Trinity Groves ↓

VICTORY PARK GROUND PLAN









Hines



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