

The NATIONAL



TABLE OF CONTENTS

PG. 3 ABOUT

PG. 4 PHOTO

PG. 5 AERIAL

PG. 6 DOWNTOWN DALLAS STATISTICS

PG. 7 NEIGHBORHOOD

PG. 8-9 FLOOR PLANS

PG. 10-11 HOTEL & CATBIRD



ABOUT

PROJECT SCOPE

The National features private residences, high-end artisanal restaurants, the flagship Thompson Hotel in Texas, and world-class amenities, all complemented by 25,000 SQ FT of ground floor jewel box retail.

Standing at 52 stories and totaling approximately 1.5 million square feet, The National is the largest adaptive re-use project in Texas. It is anchored by luxury boutique hotel Thompson Dallas with 219-keys, 18,000 square feet of amenity space, a full-service spa, and four gourmet dining experiences. The National Residences provide 324 luxury apartments and are commanding the highest rents in Downtown, and Downtown Dallas Inc., anchors the project from an office perspective. Complementing these elements is 25,000 square feet of ground floor retail, with tenants including Lucchese Boots, Tondeo Hair Lounge, Botanical Mix, and Samuel Lynne Galleries.

BUILDING OVERVIEW

- 25,000 SQ FT retail space
- 28,000 SQ FT office space
- 18,000 SQ FT event space
- 219 keys at Thompson Dallas, luxury boutique hotel
- 324 luxury high-rise residences
- 4 Gourmet Dining Experiences:
 - Monarch flagship restaurant by Michelin-star chef Danny Grant on 49th floor
 - Kessaku sushi and cocktail bar by Michelin-star chef Danny Grant on 50th floor
 - Then Catbird
 - Then Nine at the National; need to add weekend brunch too

DETAILS

- Retail A: 3,971 SF
- Retail Available: 1,716

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	32,454	223,970	456,070
Daytime Population	134,600	365,471	610,809
Medium Home Value	\$453,369	\$363,636	\$354,833

DEVELOPED BY



JOIN



PHOTO



STATISTICS

RESIDENTIAL

- Population ±11k
- Occupancy Rate 92.5%
- Residential population is up 71% since 2009
- Downtown resident professional demographic is between the age of 25-36
- Average household income is \$99,721

OFFICE MARKET

- 135k Downtown Employees
- 650k SF Office Space
- 23.5M SF of Class A Office Space with a total of 29 buildings
- 33M SF of total Office Space
- 300 Companies Relocated or Renewed leases in 2018



NEIGHBORHOOD

ARTS AND ENTERTAINMENT

- 01 American Airlines Center
- 02 Klyde Warren Park
- 03 Dallas Museum of Art
- 04 The Perot Museum

FOOD AND DRINK

- 05 Mirador
- 06 Bullion
- 07 Woolworth

ATT Discovery Experience

- 08 Jaxon Beer Garden & Rise + Thyme
- 09 400 Gradi
- 10 Happiest Hour
- 11 Saint Ann's
- 12 Cafe Momentum
- 13 Chop House Burger
- 14 Dallas Fish Market
- Adolphus Hotel
- 15 Otto's Coffee & Fine Food, French Room & City Hall Bistro

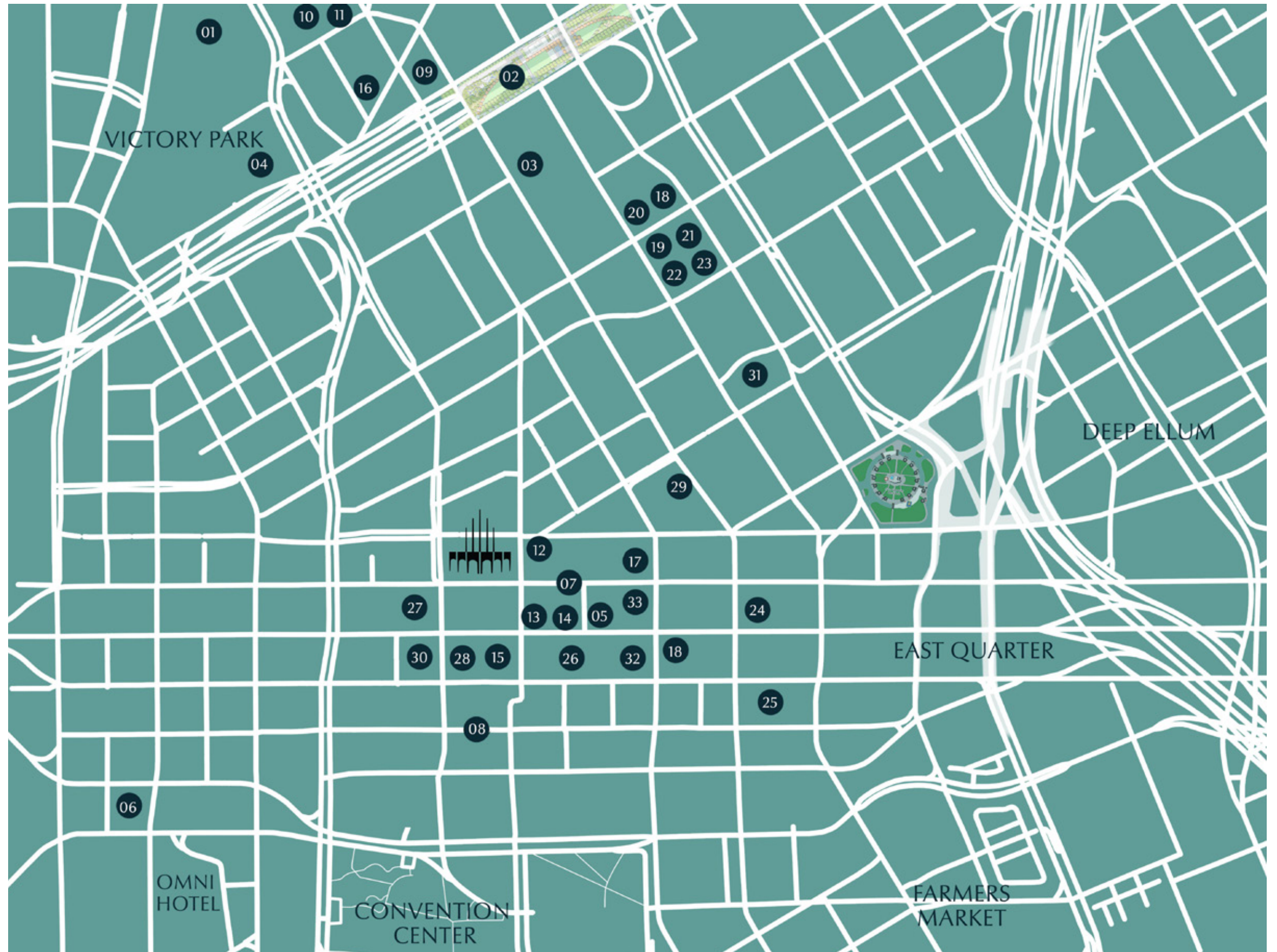
- 16 The Henry
- 17 Ascencion
- 18 Royal Blue Grocery
- 19 400 Gradi
- 20 Sloanes Corner
- 21 Mendocino Farms
- 22 Roti Modern Mediterranean
- 23 Southpaws
- 24 Partenope

Statler Hotel

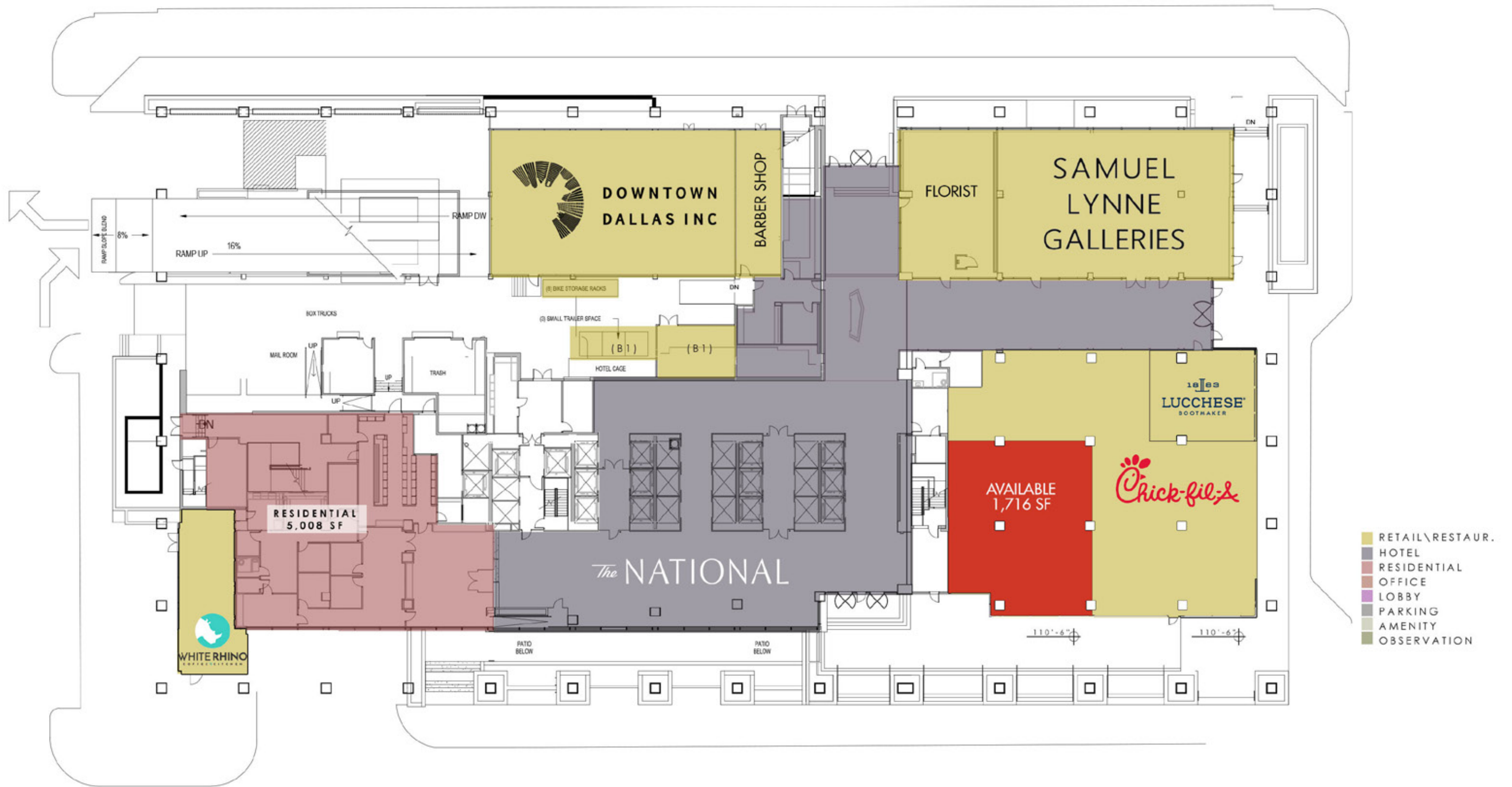
- 25 Overeasy, Waterproof, Scout Bourbon and Banter, Primo's
- The Joule Hotel
- 26 Midnight Rambler & CBD Provisions
- 27 Commissary
- 28 Bread Zeppelin
- 29 Hospitality Sweet
- 30 Twisted Trompo
- 31 Cibo Divino

SHOPPING

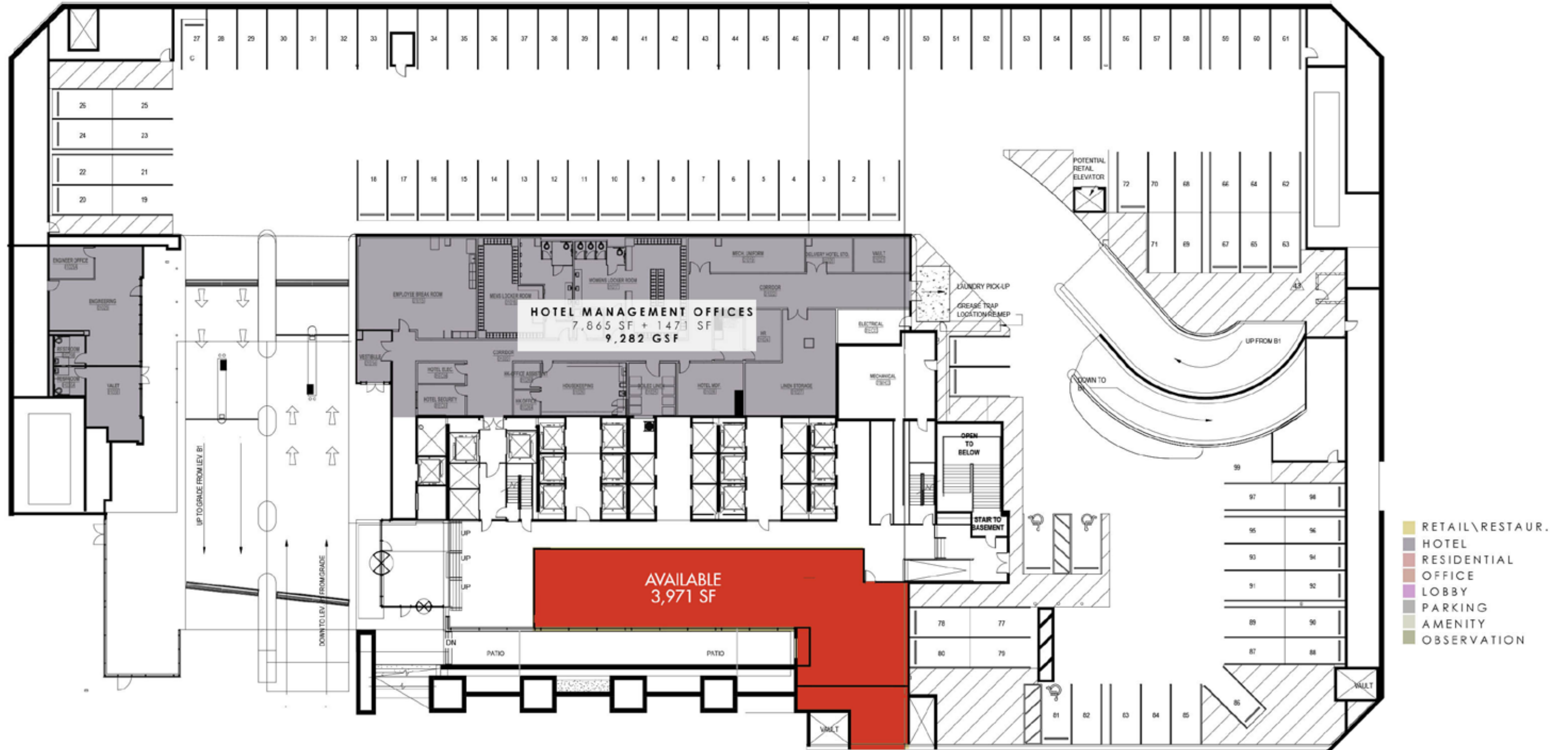
- 32 Neiman Marcus
- 32 4510



GROUND FLOOR PLAN



FLOOR PLAN



THOMPSON HOTEL



CATBIRD | MONARCH



SHOP COS.

Thomas Glendenning

4809 COLE AVE STE 300, DALLAS, TX 75201

THOMAS@SHOPCOMPANIES.COM

214-960-4528 (DIRECT)

214-205-8217 (MOBILE)

Jake Sherrington

4809 COLE AVE STE 300, DALLAS, TX 75201

JAKE@SHOPCOMPANIES.COM

214-960-4623 (DIRECT)

214-934-5904 (MOBILE)



1401 ELM STREET • DALLAS, TX 75202
THENATIONALDALLAS.OM



INFORMATION ABOUT BROKERAGE SERVICES



TEXAS LAW REQUIRES ALL REAL ESTATE LICENSE HOLDERS TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

SHOP COMPANIES

Licensed Broker/Broker Firm Name

9002835

License No.

shop@shopcompanies.com

Email

214.960.4545

Phone

RAND HOROWITZ

Designated Broker of Firm

513705

License No.

rand@shopcompanies.com

Email

214.242.5444

Phone