

NAI Robert Lynn



RETAIL & RESTAURANT SPACE AVAILABLE FOR LEASE



REPUBLIC CENTER

325 N. SAINT PAUL STREET, DALLAS, TEXAS 75201

For Lease

867-9,823 SF

Retail/Restaurant

Republic Center

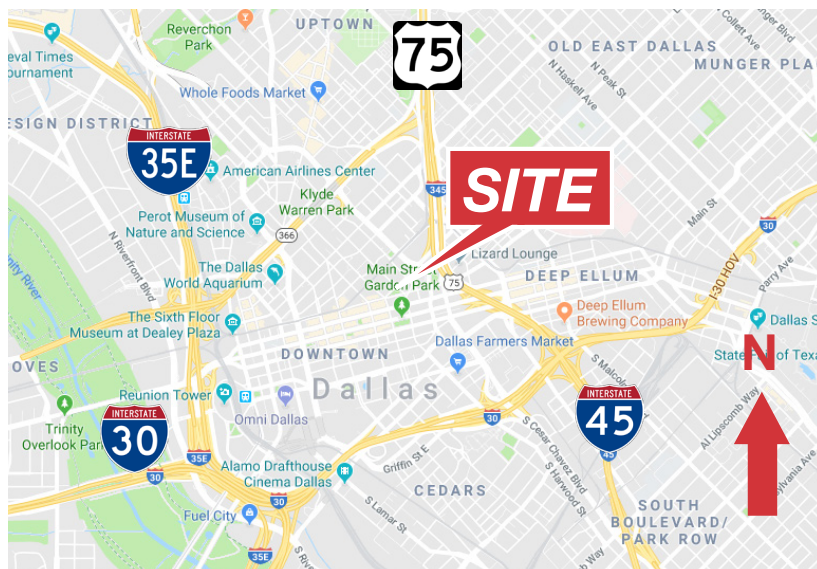
325 N. Saint Paul Street

Dallas, Texas 75201

Property Features

- Substantially Occupied Class A Office Building
- Retail & Restaurant Spaces Available
- Located in the Heart of the Central Business District
- Gables Residential Tower at Republic Center
- Located at the Center of the Pedestrian Tunnel System
- Valet Parking Available
- Close to DART Rail at the Intersection of Bryan Street and St. Paul Street
- 5,461 Office Tenants
- 330 Gables Tower Residents
- Lease Rate: Contact Broker

Lobby/Concourse Tenants:



Notable Building Tenants:



Contact:

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nairl.com



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Concourse

Suite	Property Features	Floor Plan
C1/C6	<ul style="list-style-type: none"> 2nd Generation Restaurant 	
C2	<ul style="list-style-type: none"> Healthcare or Fitness Use Full locker room with three showers 	
C3	<ul style="list-style-type: none"> Gift shop or sundry opportunity 	
C4	<ul style="list-style-type: none"> 2nd Generation Restaurant with grease trap, vent hood, in-space female/male restrooms & dine-in seating space 	
C8	<ul style="list-style-type: none"> 2nd Gen restaurant Large dine-in seating area 	
C10	<ul style="list-style-type: none"> Large general retail opportunity Currently shell space 	
C13	<ul style="list-style-type: none"> 2nd Generation bank Vault unable to be removed Currently shell space Unique opportunity for a F&B concept or "speak easy." 	

Lobby

Suite	Property Features	Floor Plan
G6	<ul style="list-style-type: none"> Retail/Office use Shell Space 	
105	<ul style="list-style-type: none"> Currently a building amenity Retail/Office Main lobby access 	
108	<ul style="list-style-type: none"> Restaurant concept opportunity Street level & lobby access off Akard Street, across from Thanks-Giving Square 	



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Demographics

	1 Mile	3 Miles	5 Miles
Total Population	27,715	188,312	397,071
Daytime Population	100,787	225,678	340,688
Total Number of Businesses	4,977	16,345	26,579
Average Household Income	\$113,547	\$92,136	\$91,229

Source: CoStar 2019

Traffic Counts

- N. St. Paul @ Bryan St. 9,862 VPD
- N. St. Paul @ Elm St. 10,249 VPD
- Elm St. @ N. Ervay St. 17,470 VPD
- N. Ervay St. @ Pacific Ave. 8,859 VPD

Source: CoStar 2018

Downtown Dallas Pedestrian Tunnel Map



CBD Building Key

- | | |
|----------------------------------|-------------------------------|
| 1 Bank of America Plaza Garage | 26 Thanks-Giving Square |
| 2 Bank of America Plaza | 27 Republic Center |
| 3 One Main Place | 28 Energy Plaza |
| 4 1217 Main | 29 Houseman Building |
| 5 Davis Building | 30 Spurgeon Harris Garage |
| 6 Metropolitan Garage | 31 505 North Erway |
| 8 Homewood Suites | 32 Ross Tower |
| 9 Renaissance Tower | 33 First Baptist Church |
| 10 Renaissance Tower Garage | 34 Ross Avenue Garage |
| 11 Elm Place | 35 Fairmont Hotel |
| 12 1505 Elm | 36 Fountain Place |
| 13 Tower Garage | 37 One Dallas Center |
| 14 1600 Pacific | 38 Hartford Building |
| 15 Thanksgiving Tower | 39 One Dallas Center Garage |
| 16 1700 Pacific | 40 Bryan Tower |
| 17 Tower Petroleum Building | 41 Sheraton Conference Center |
| 18 Corrigan Tower | 42 Sheraton Dallas Hotel |
| 19 Pacific Place | 43 KPMG Centre |
| 20 Comerica Bank Tower | 44 Bryan Tower Garage |
| 21 1900 Elm | 45 Plaza of the Americas |
| 22 Universities Center at Dallas | 46 Univision Center Garage |
| 23 Majestic Garage | 47 Univision Center |
| 24 Hotel Indigo | 48 Chase Tower |
| 25 El Street Garage | 49 2100 Ross Avenue |

Notable Dallas Tunnel Tenants

- | |
|--------------------------|
| 32 Dakota's Steakhouse |
| 16 Starbucks |
| 45 Salata |
| 10 Chick-Fil-A |
| 16 Subway |
| 9 Dickie's BBQ |
| 9 Potbelly Sandwich Shop |
| 45 Smoothie King |
| 2 Grandy's |
| 3 NOLA Brasserie |
| 2 Urban Coffee |



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Suites



Suite 108



Suite C2



Suite C4



Suite C4



Suite C8



Suite C8



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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Contact:

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