

A low-angle photograph of the Rost Tower, a tall skyscraper with a distinctive stepped, tiered facade. The building is the central focus, reaching towards a clear blue sky with light, wispy clouds. The facade is composed of many rectangular panels, some of which are dark, possibly windows or reflective surfaces. In the background, other city buildings are visible, including a prominent one with a pointed top. The foreground shows the tops of green trees and a brick building on the left. The overall scene is bright and clear.

ROSTOWER



Class A
Office Building



Arts District
Location



26,000 RSF
Typical Floorplate
Size



3/1,000
Parking Ratio



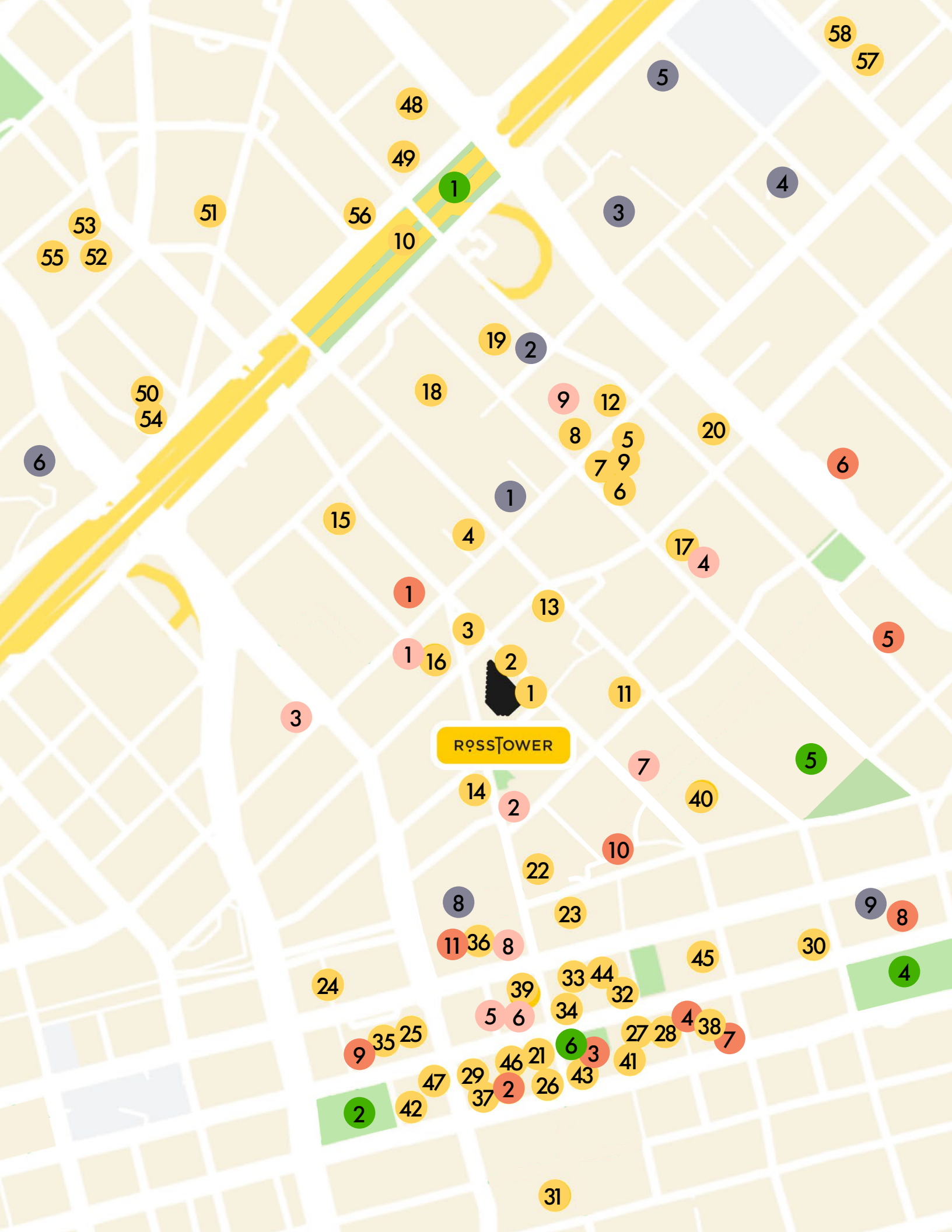
94
Walk Score



1,100,000
Total SF



Just around the corner



Restaurants

- 1 Starbucks
- 2 45 Oaks Café
- 3 Dakota's
- 4 Corrientes 348 Steakhouse
- 5 Mendocino Farms
- 6 400 Gradi
- 7 South Paws
- 8 Royal Blue Grocery
- 9 Roti Modern Mediterranean
- 10 Food Trucks
- 11 The Hospitality Sweet
- 12 Sloane's Corner
- 13 St Paul Café
- 14 Salsa Limon
- 15 Pyramid Restaurant & Bar
- 16 Power House Deli
- 17 Carmine's Pizzeria
- 18 DMA Café
- 19 Nasher Café by Wolfgang Puck
- 20 La Madeline
- 21 Freshii
- 22 Zenna
- 23 Café Momentum
- 24 Chick-fil-A
- 25 Commissary
- 26 The French Room
- 27 CBD Provisions
- 28 La Tarte Tropicaine
- 29 Bread Zeppelin
- 30 Dallas Chop House
- 31 Jaxon Beer Garden
- 32 The Woolworth
- 33 Sky Blossom
- 34 Dallas Fish Market
- 35 Grill & Vine
- 36 Catbird

- 37 Which Wich
- 38 The Zodiac
- 39 Fluellen Cupcakes
- 40 Quizno's
- 41 Weekend Coffee
- 42 Twisted Trompo
- 43 Flying Horse Cafe
- 44 Campisi's
- 45 Porta Di Roma
- 46 The Mitchell
- 47 Ravenna
- 48 Yardbird
- 49 Perry's Steakhouse & Grill
- 50 Meso Maya
- 51 CAVA
- 52 The Henry
- 53 Royal 38
- 54 El Fenix
- 55 TacoLingo Tex-Mex
- 56 Miriam Cocina Latina
- 57 Yolk
- 58 Tei-An

Attractions

- 1 Dallas Museum of Art
- 2 Nasher Sculpture Center
- 3 Meyerson Symphony Center
- 4 Wyly Theatre
- 5 Winspear Opera House
- 6 Perot Museum
- 7 American Airlines Center
- 8 Thanksgiving Square
- 9 Majestic Theatre
- 10 Sixth Floor Museum

Hotels

- 1 The Fairmont
- 2 Adolphus Hotel
- 3 Magnolia Hotel Dallas
- 4 The Joule
- 5 Sheraton Dallas Hotel
- 6 Marriott City Center
- 7 Hampton Inn & Suites
- 8 Hotel Indigo
- 9 Westin Dallas Downtown
- 10 Hilton Garden Inn
- 11 The National

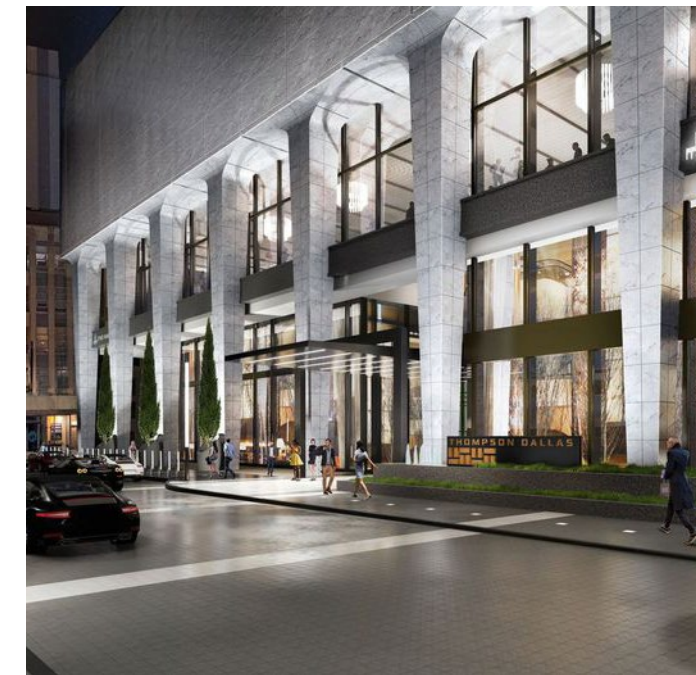
Services

- 1 T. Boone Pickens YMCA
- 2 Alphagraphics
- 3 Trophy Fitness Club
- 3 Fedex House
- 4 24 Hour Fitness
- 5 CVS Pharmacy
- 6 Chase Bank
- 7 Post Office
- 8 Crossfit Pac Elm
- 9 Royal Blue Grocery

Parks

- 1 Klyde Warren Park
- 2 Belo Garden
- 3 West End Square
- 4 Main Street Garden
- 5 Pacific Plaza
- 6 Pegasus Plaza
- 7 John W Carpenter Park

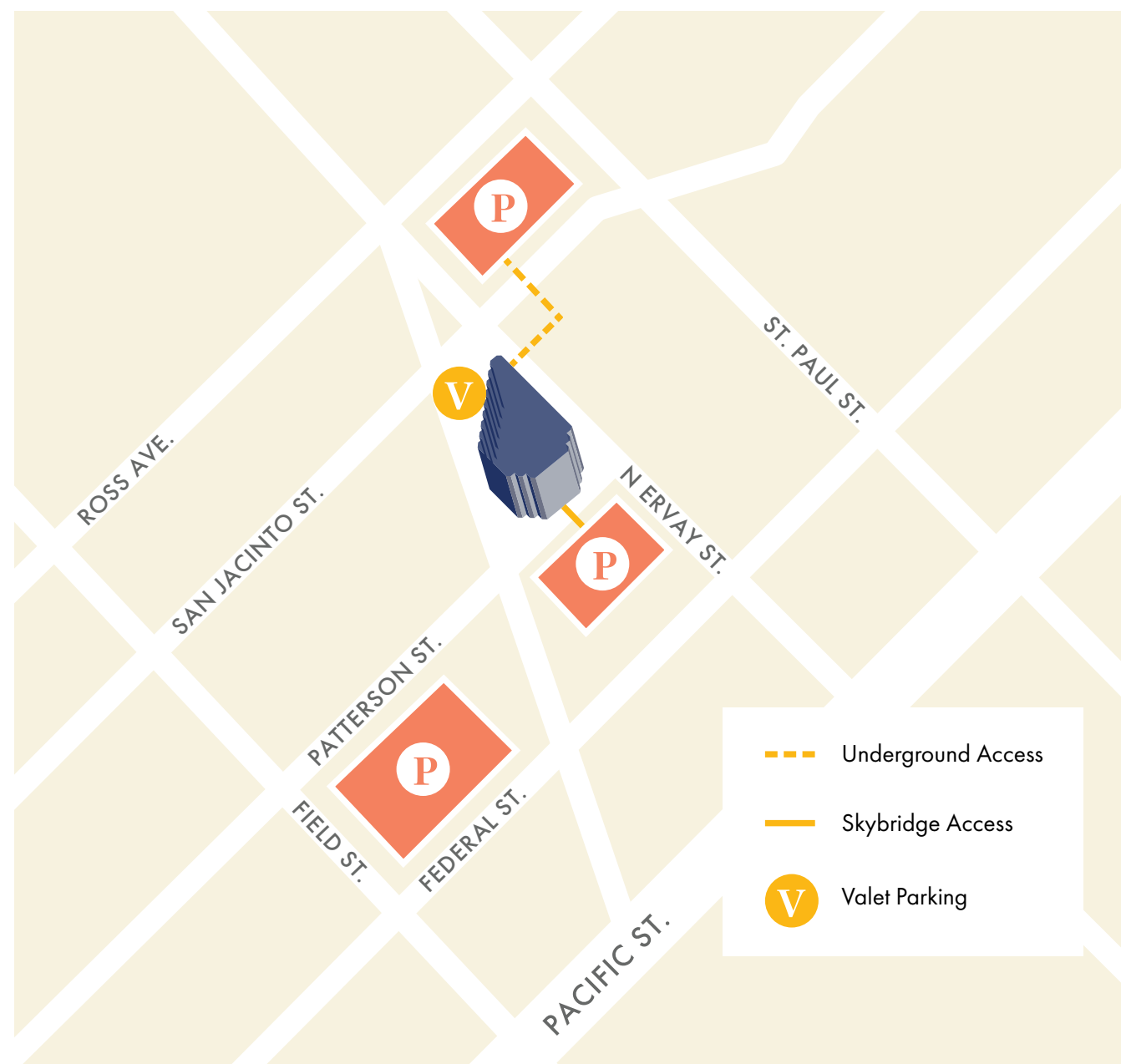
Where work and lifestyle merge





Easy Access

Get to work faster and save time with convenient interstate access, multiple points of ingress/egress, and three accessible covered garages next to our building.



Luxury Amenities

- Tenant Lounge
- Five-Star Restaurant
- 3/1,000 Parking
- Conference Centers
- Gourmet Food Hall
- Valet Parking
- Starbucks
- On-site Management
- 24-Hour Security
- Concierge Services



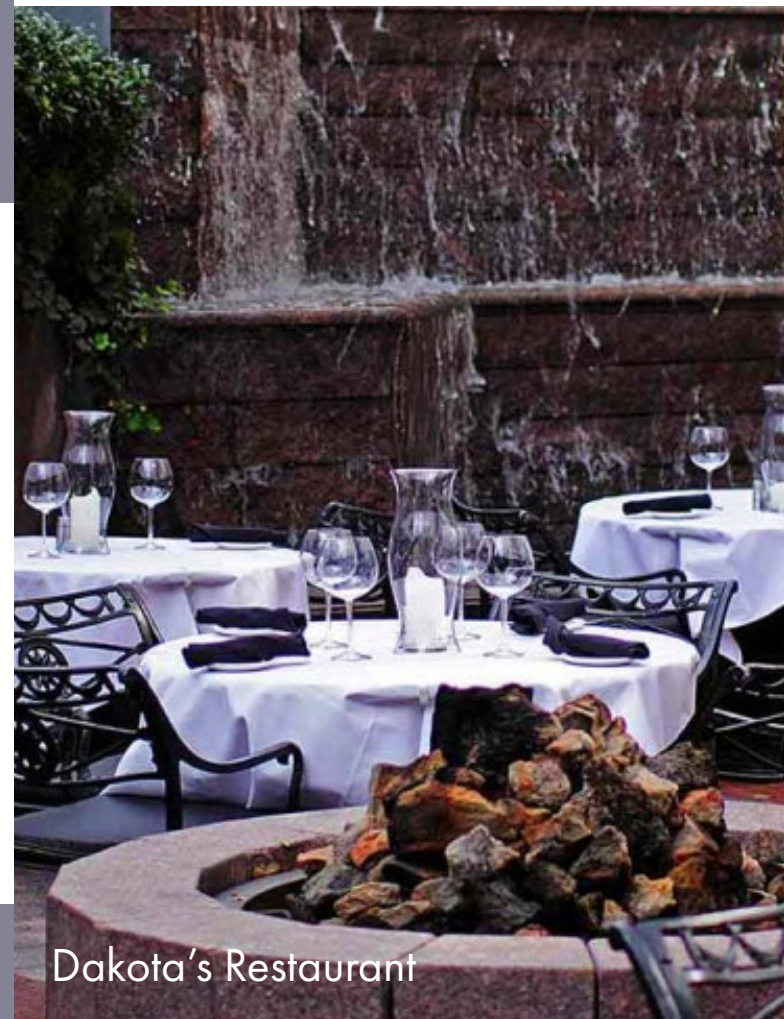
Starbucks



Conference Room



Tenant Lounge

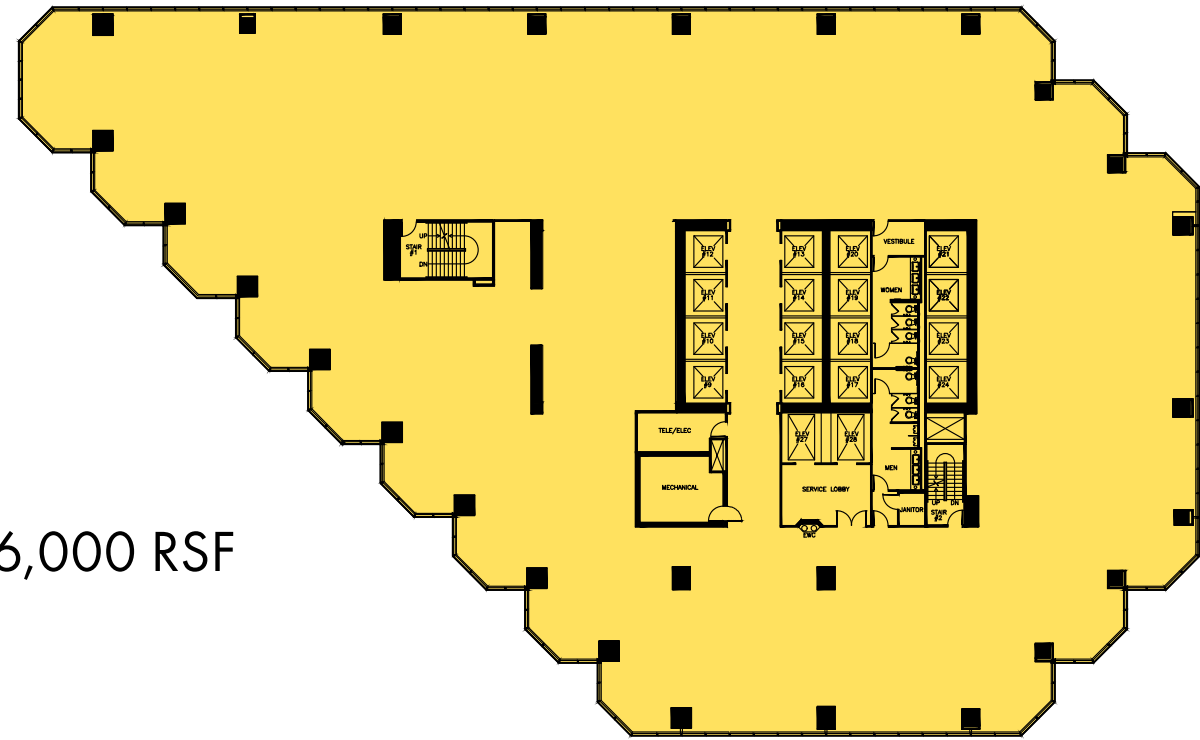


Dakota's Restaurant



Valet & Concierge Services

Typical Floorplate

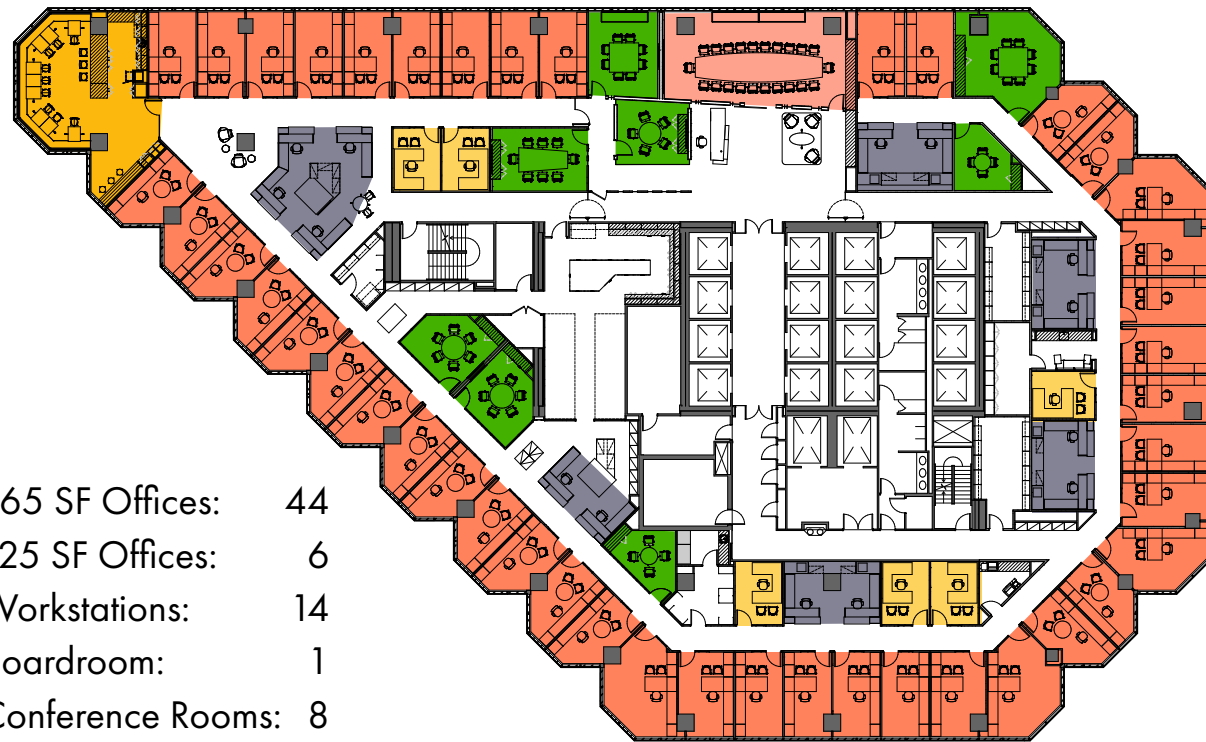


± 26,000 RSF



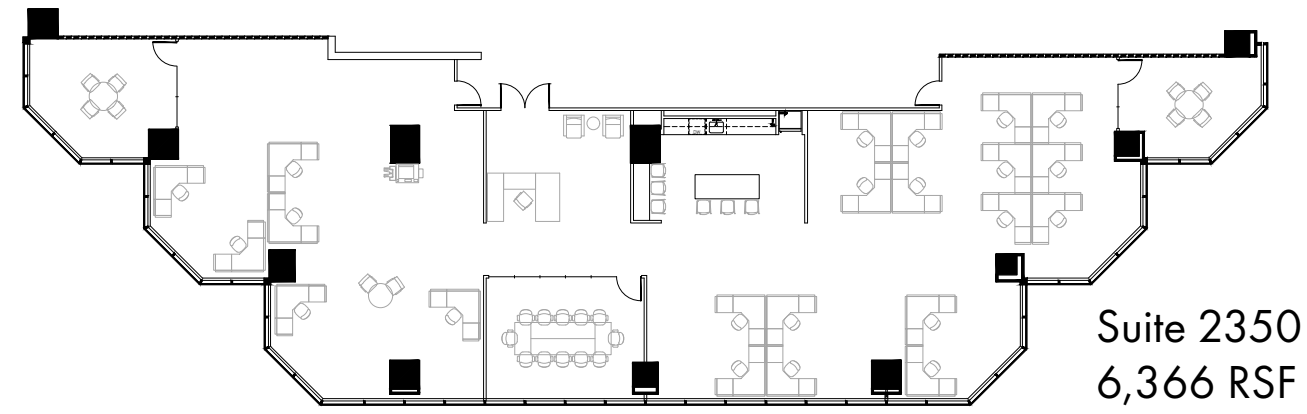
Office space that inspires creativity and innovation.

Hypothetical Space Plan



- 165 SF Offices: 44
- 125 SF Offices: 6
- Workstations: 14
- Boardroom: 1
- Conference Rooms: 8
- Break Room: 1



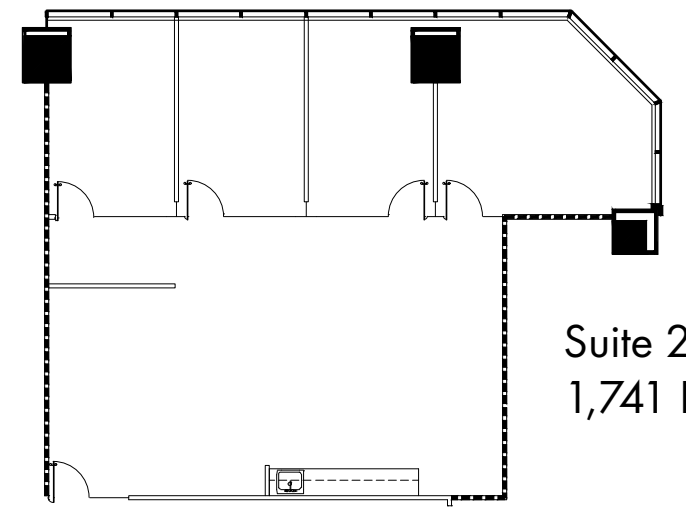
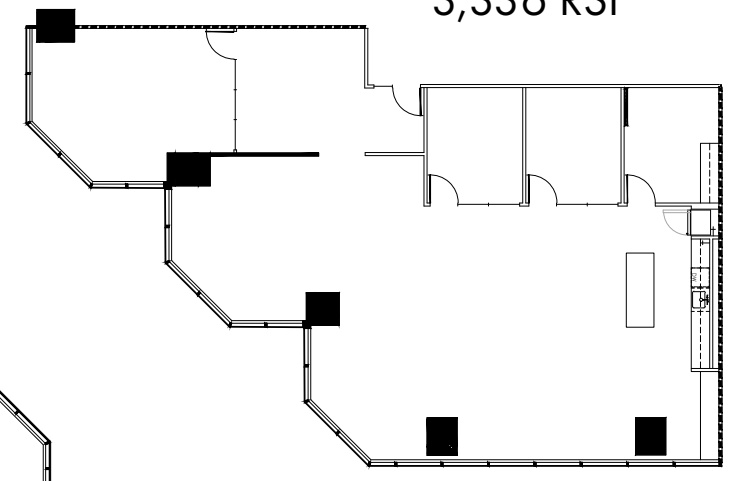
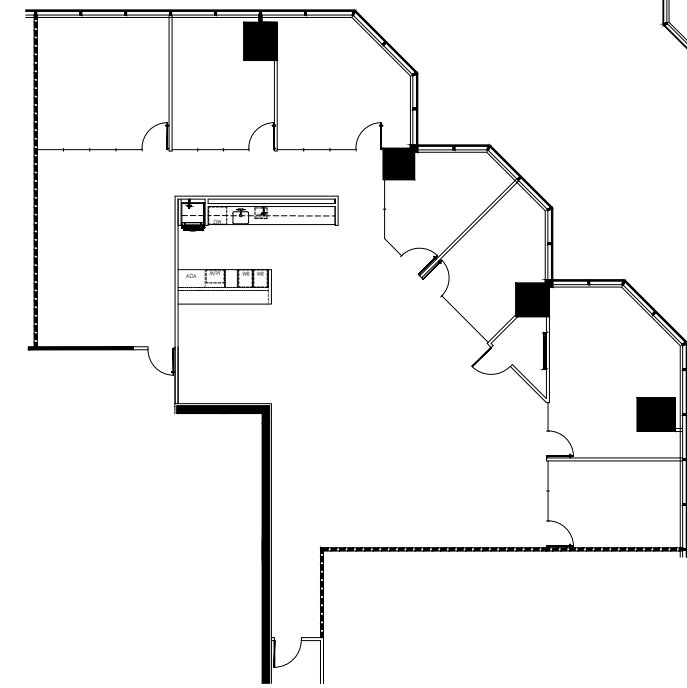


Suite 2350
6,366 RSF

Move in Ready Spec Suites

Suite 2225
4,035 RSF

Suite 2940
3,336 RSF



Suite 2020
1,741 RSF

ROSS TOWER

500 N. Akard St. Dallas, TX 75201

www.rosstower.com



HPI is a Texas-based full service commercial real estate firm with over 28 years of experience investing in, leasing, managing, and developing commercial real estate. Backed by the best staff in the industry, their mission is to build trusted relationships with clients through proven results, professional integrity, and exceptional service. They offer a comprehensive set of services to help tenants, asset managers, and investors successfully navigate the commercial real estate landscape.

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