

THREE
HUNDRED
PEARL



300P

300 Pearl is East Quarter's newest development adjacent to Deep Ellum, the Central Business District, and the Farmers Market. Located in the heart of East Quarter, 300 Pearl offers 200,000 square feet of office space, 25,000 square feet of retail space, and will be attached to and developed with 336 luxury apartment units.



300 PEARL OVERVIEW

JP Morgan Asset Management and Todd Interests

Broke ground in October 2019

Office delivering in Q2 2021

200,000 SF of Class A office space

25,000 SF of retail space

Attached to 336 luxury apartment units

Dedicated 3.0 / 1,000 square foot parking

Electric vehicle charging stations

Pursuing LEED & WELL certifications



**EAST QUARTER:
30 PROPERTIES
8 CITY BLOCKS
1 OWNER**



E.Q. BY THE NUMBERS

20,000 SF of leased retail space completed

18 fully restored historical buildings

175,000 SF of completed office space

200,000 SF of office space under construction

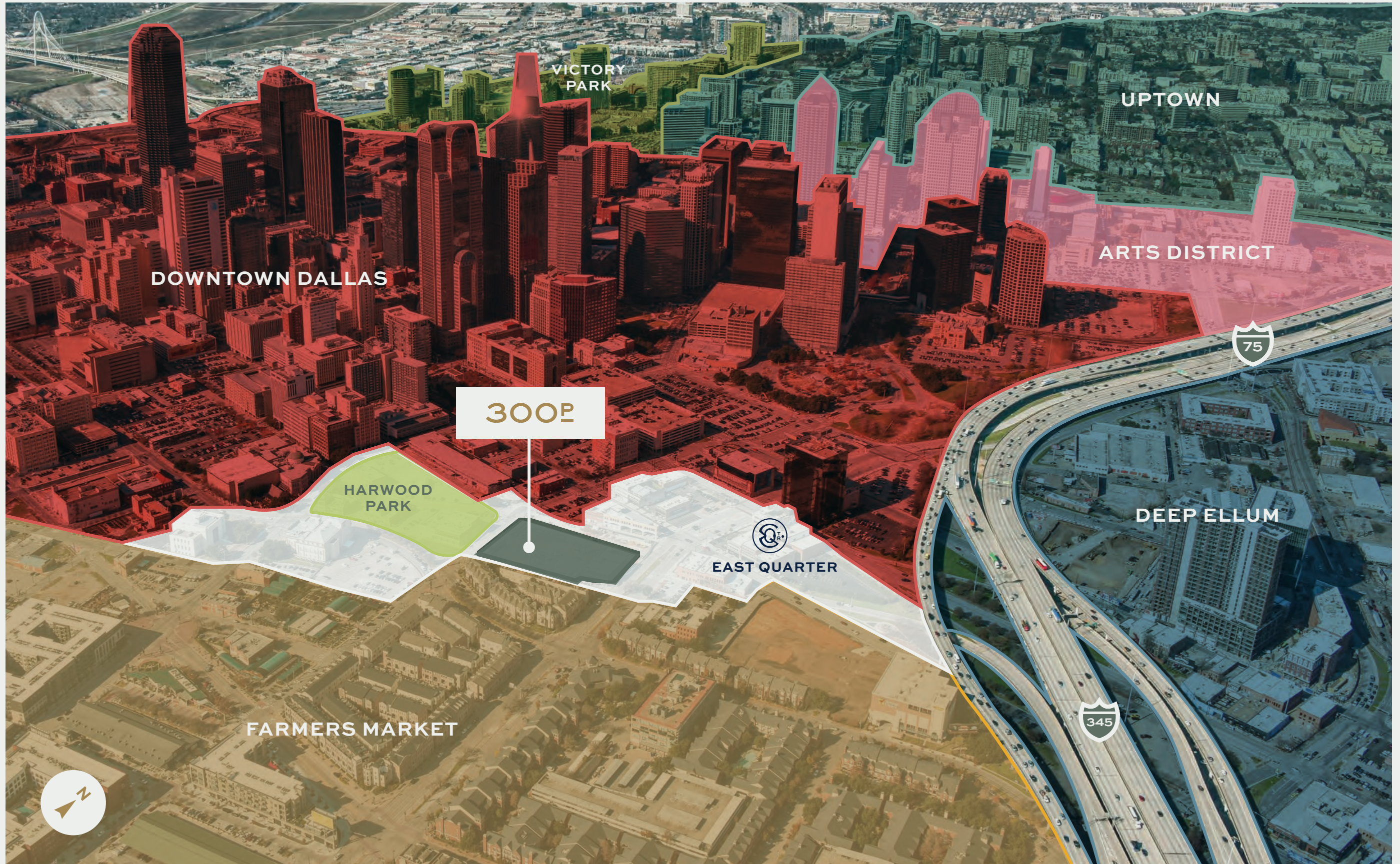
25,000 SF of retail space under construction

1M SF of residential, office & retail to come

Known as an automotive hub in the 1920s, East Quarter is Dallas' newest district filled with turn-of-the-century brick, stone & timber jewel boxes woven together by innovative urban planning.

Bordered by Deep Ellum to the east, the Dallas Farmers Market to the south, and the CBD to the west, East Quarter spans eight city blocks and is at the hub of culture, commerce, and convenience.

Tenants within the original East Quarter buildings include Order My Gear, Paysafe, Dialexa, and three restaurant concepts by Nick Badovinus.



THE INTERSECTION

OF HISTORY,

INDUSTRY,

MODERNITY,

AND LIFESTYLE

A LOOK AROUND 300 PEARL

▶ Over 45,000 SF of retail within East Quarter

◀ Expansive balconies overlooking the coming Harwood Park, breaking ground Q1 2021

▼ State-of-the-art fitness center, with private shower suites, in historic Meletio Electric building, featuring Peloton, Rogue, & Woodway



▶ Double-height lobby on Pearl Street composed of white oak floors, natural stone and exposed steel

▼ Private office tenant lounge and bar in the fully restored, 100-year-old Meletio Electric Building located on the east side of the Property



▶ Panoramic views of the the Downtown Dallas skyline

◀ Preserved, historic facade of Meletio Electric building

A MORE DETAILED LOOK INSIDE



Thoughtfully designed parking allows for direct access from parking to your floor.



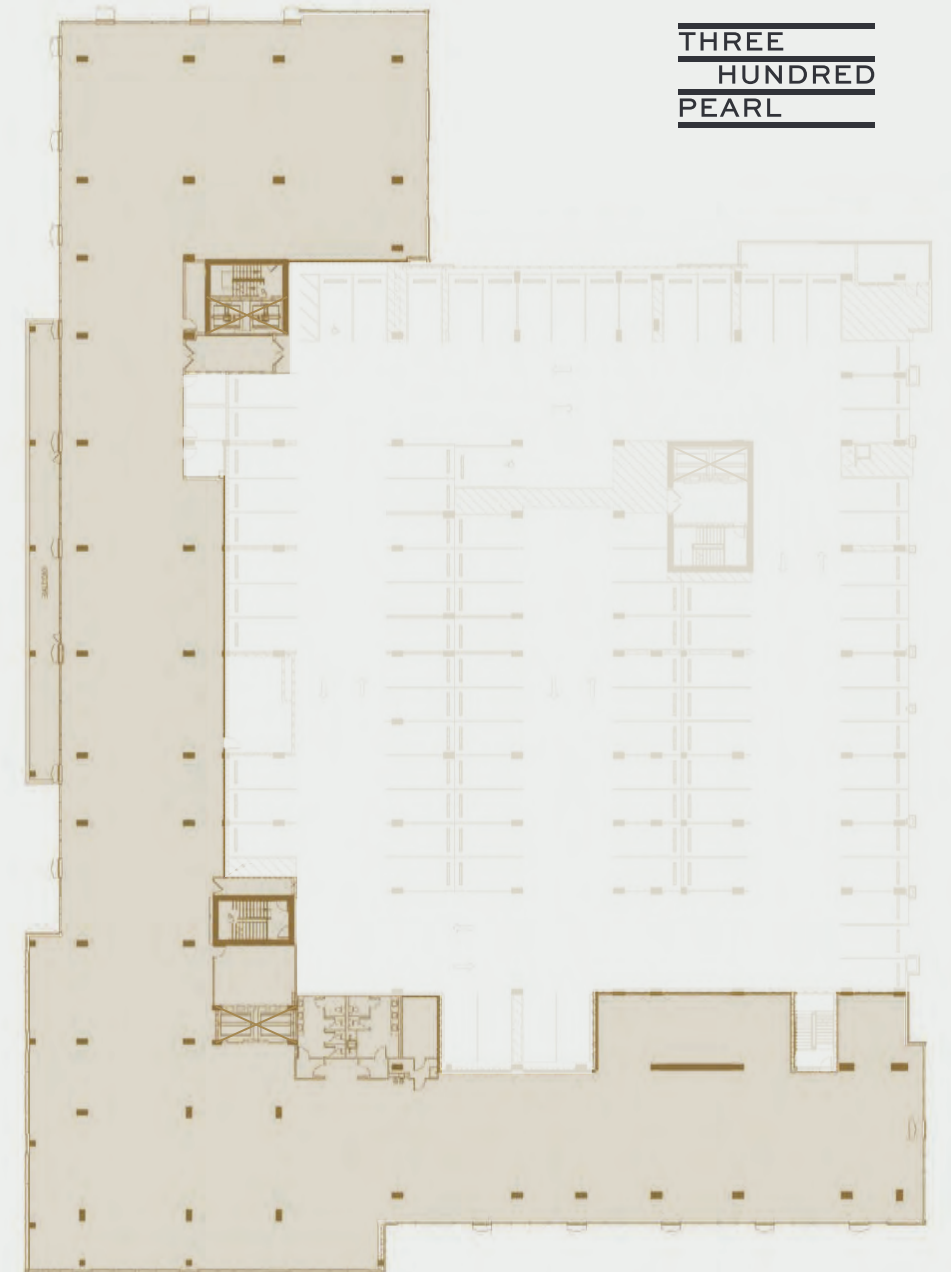
L-shaped floorplates, averaging 32,000 square feet, are designed to orient the majority of windows towards the downtown skyline.



A walk score of 90 is found directly out of the front lobby, with quick access on foot to Deep Ellum, Farmers Market, and the Central Business District.



**THREE
HUNDRED
PEARL**



FLOOR PLAN

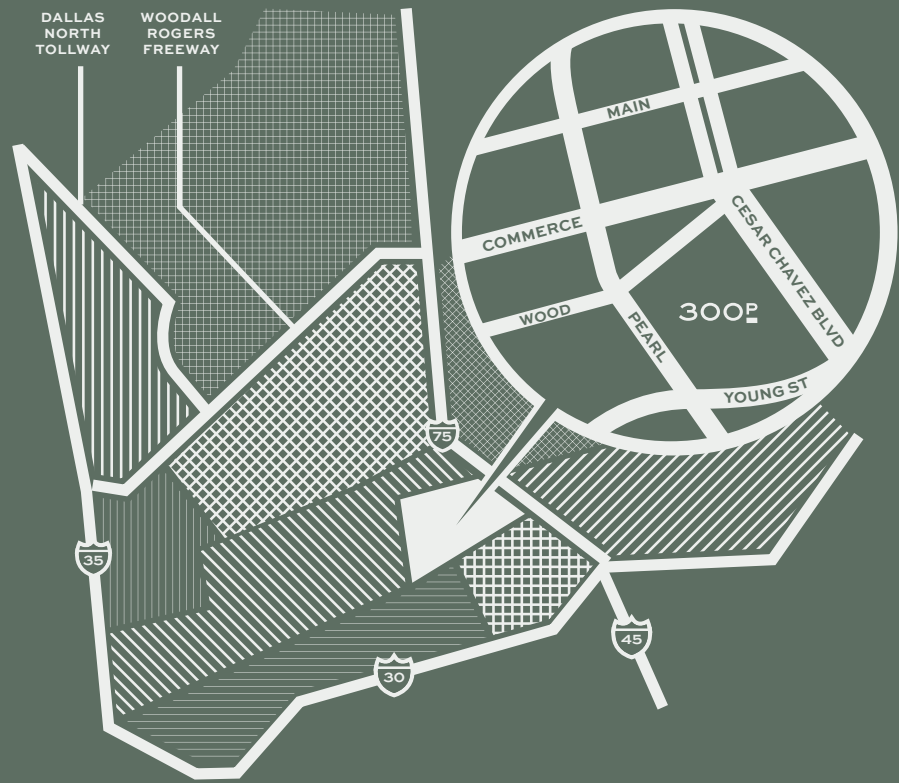
Rentable Office:
34,404 SF





CENTRAL TO THE CITY

Positioned among Dallas' top international businesses, 300 Pearl sits directly between Uber's 450,000 SF tower at the Epic and AT&T's world headquarters downtown. It serves as a direct connector between Deep Ellum with 60+ restaurants, 20+ music venues, and 30+ retail shops and Dallas' CBD with a daytime population of 135,000, 11,000 residents, and nearly 500 restaurants and bars.



EQ BUILDINGS

- 01 MAGNOLIA
- 02 WOODRUFF
- 03 WATERS
- 04 2200 MAIN
- 05 JUANITA
- 06 PERSHING
- 07 BLOCK HOUSE

EAT & DRINK

- 08 HARWOOD TAVERN
- 09 SCOUT
- 09 OVEREASY
- 09 FINE CHINA
- 09 BOURBON & BANTER
- 09 WATERPROOF
- 10 METROPOLITAN CAFE
- 11 AMERICANO
- 11 CBD PROVISIONS
- 11 MIDNIGHT RAMBLER
- 12 CANE ROSSO
- 13 PUNCH BOWL SOCIAL
- 14 TWISTED ROOT
- 15 DOT'S HOP HOUSE
- 16 PECAN LODGE
- 17 ANGRY DOG
- 18 ADAIR'S SALOON
- 19 BOTTLED BLONDE
- 20 ASCENSION
- 21 THE WOOLWORTH

- 22 8 CLOVES
- 22 CHELLES MACARONS
- 22 LAILI JUICE + MORE
- 22 NAMMI BANH MI
- 22 PALMIERI CAFE
- 22 SCARDELLO ARTISAN CHEESE
- 22 REX'S SEAFOOD & MARKET
- 22 TAQUERIA LA VENTANA
- 22 COOLHAUS ICE CREAM
- 23 GREEN DOOR PUBLIC HOUSE

HOTELS

- 09 THE STATLER
- 24 THE MAGNOLIA
- 25 KIMPTON HOTEL
- 26 HILTON GARDEN INN
- 11 THE JOULE
- 27 CAMBRIA HOTEL

SURROUNDING NEIGHBORHOODS

- EAST QUARTER
- DEEP ELLUM
- WEST END
- ARTS DISTRICT
- CIVIC CENTER
- MAIN STREET DISTRICT
- FARMERS MARKET
- UPTOWN
- OLD EAST DALLAS
- VICTORY PARK



DEVELOPER / OWNER

Todd Interests is an award-winning, Dallas-based real estate firm that discovers unique opportunities. We are intentional, calculated and disciplined in our investment approach. We acquire and develop all traditional real estate types.

ToddInterests.com
214.468.0707



JV PARTNER / OWNER

With more than \$66 billion in direct real estate under management (as of Q1 2019) and over 45 years of investment experience, JPM-REA is a trusted advisor to some of the world's most respected corporations, governments, institutions and high net worth investors. JPM-REA primarily invests third-party capital through a series of open-ended commingled funds and separate accounts.



COMMERCIAL BROKER

BEN DAVIS
ben.davis@cbre.com
214.979.6336

JACKIE FRAKER MARSHALL
jackie.marshall@cbre.com
214.979.6115

FLETCHER CORDELL
fletcher.cordell@cbre.com
214.979.6102