



# SIXTY SIXTY

AT EASTLINE



6060 NORTH CENTRAL EXPRESSWAY | DALLAS, TX 75205



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AN AMENITY-RICH, JEWEL BOX OFFICE BUILDING



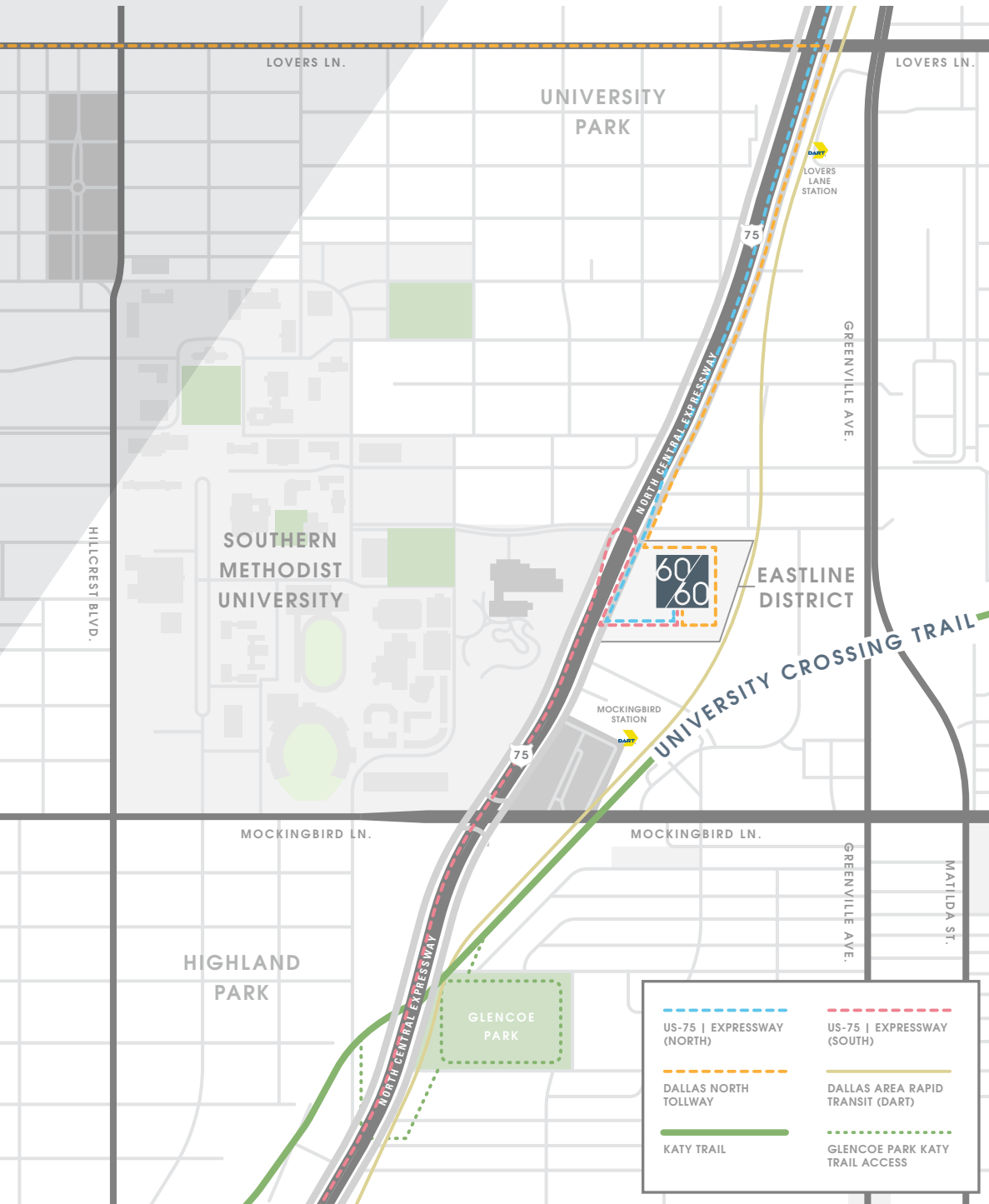
## AT THE CROSSING OF WORK & PLAY

Located in the walkable Eastline district of Dallas, 6060 at Eastline offers an amenity-rich contemporary office space in an unmatched location. The intelligently reimagined office tower features a boutique fitness center, gourmet café with patio dining, bike sharing and storage facility, free building Wi-Fi, showers suites, state-of-the-art conference center, dramatic views and more.

### BUILDING SUMMARY

- 8 stories
- 7+ acre site
- 3.33:1,000 parking ratio
- 225,193 sq.ft. of office space
- Typical floor plate is 28,000 sq.ft.
- Restaurant space with outdoor dining area





# LOCATION

Perfectly placed in the heart of the vibrant Eastline district, 6060 at Eastline is the ideal work/play location. With a North Central Expressway address, the office tower is advantageously connected to University Park, Uptown, Downtown, the Arts District and Deep Ellum. Adjacent to the DART rail and the fitness-centric University Crossing Trail, the building is conveniently located in a neighborhood brimming with diverse and thriving dining, retail and entertainment. 6060 at Eastline actively bridges the gap between work and life.



18 minutes to Dallas Love Field Airport  
30 minutes to DFW International Airport



10 minutes to Downtown Dallas  
12 minutes to Dallas North Tollway  
20 minutes to Richardson  
21 minutes to Las Colinas  
25 minutes to Plano  
30 minutes to Frisco



1 short walk to shopping, dining and entertainment varieties at Mockingbird Station, as well as SMU Boulevard, and Mockingbird Lane.



Direct access to University Crossing Trail  
1 stroll to Glencoe Park



Less than 1 mile to the DART

# SITE PLAN



Effortless ingress and egress is one of the many advantages of this convenient address. Tenants and visitors alike access the site from multiple directions and connections, including US-75, DART and the University Crossing Trail.





THE HIGHLAND HOTEL



LOWER GREENVILLE



EASTLINE RESIDENCES



HIGHLAND PARK



PARK CITIES

# THE NEIGHBORHOOD

A multitude of luxury residential options, hotels, fine dining, exceptional shopping and serene green spaces surround 6060 at Eastline.



MOCKINGBIRD STATION



THE BEEMAN HOTEL



UNIVERSITY CROSSING TRAIL



KNIFE DALLAS



SOUTHERN METHODIST UNIVERSITY

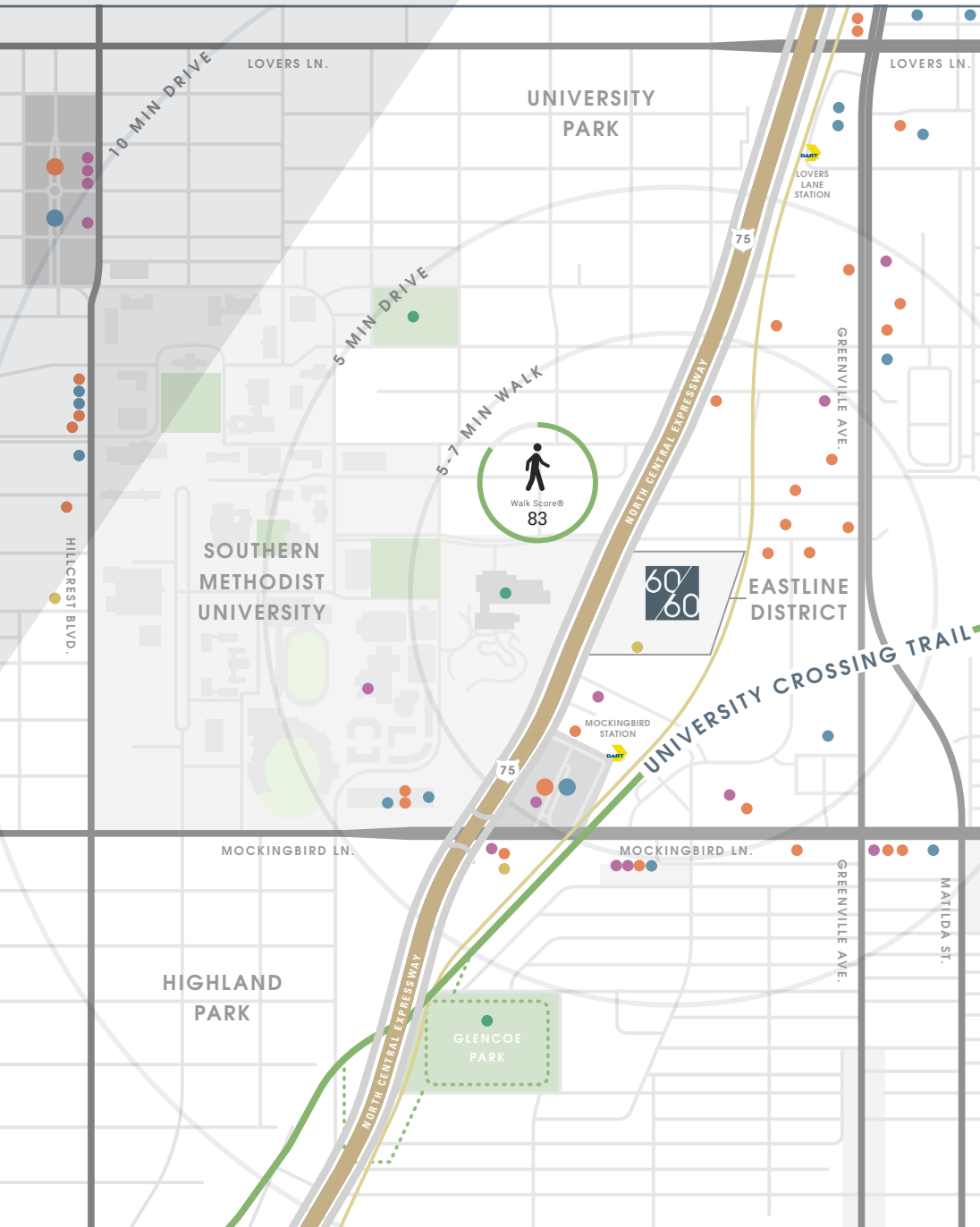


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GLENCOE PARK

# DESTINATIONS



## RESTAURANTS

1. Bangkok City
2. Barley House
3. Cafe Brazil
4. Campisi's Restaurant
5. Chick-fil-A
6. Cowboy Chicken
7. Desperados
8. Digg's Taco Shop
9. Grub Burger Bar
10. Jason's Deli
11. Jimmy John's
12. Knife Dallas
13. Krispy Kreme
14. MOCKINGBIRD STATION  
Buda Juice  
Meals To Live  
The People's Last Stand  
Reikyu Sushi & Bar  
Smallcakes  
Smash Burger  
Starbucks  
Urban Taco
15. My Fit Foods
16. New York Sub
17. Oishii
18. Olivella's Neo Pizza
19. Ozona Grill and Bar
20. Pokey O's
21. R Taco
22. Restaurant Doña Tere
23. Roly Poly Sandwiches
24. Shuck n Jive
25. Smoothie King
26. SNIDER PLAZA  
Amore Italian Restaurant  
Banditos Tex Mex Cantina  
Bubba's Cooks Country  
Burger House  
Cisco Grill  
Dive  
East Hampton Sanwich Co.  
The Festive Kitchen  
Food from Galilee  
Half Shells Oyster Bar & Grill  
JD's Chippery  
Kuby's Sausage House  
Mustang Donuts  
Nektar Juice Bar  
Penne Pomodoro Italian Bistro  
Plaza Health Food  
Short Stop Food To Go  
Starbucks  
Subway  
Yumilicious Frozen Yogurt
27. Torchy's Tacos
28. Union
29. Village Baking Co

## SHOPPING

1. Central Market
2. Culwell & Son
3. CVS Pharmacy
4. FedEx Office Print & Ship Center
5. Keith's Comics
6. Kroger Signature Store
7. McCartney's University Spirit
8. MOCKINGBIRD STATION  
Accents  
Bath & Body Works  
Centre  
Francesca's Collections  
GAP  
Index Skateboard Supply  
LOFT  
Michael Cross Gallery  
Movida Boutique  
Pound for Pound  
Sprint  
Sunglass Hut  
Urban Outfitters  
Victoria's Secret  
West Elm
9. Office Depot
10. Parkit Market
11. SMU Barnes and Noble
12. SNIDER PLAZA  
Allie-Coosh  
Arman Jewelry  
Baby Bliss  
Bevello  
Bicycles Plus  
Bittano  
Christy M. Boutique  
Cicada Collection  
Commonwealth Couture  
Cotton Island  
Craig Lawrence Jewelry  
Curated by Kristin Mullen  
CVS Pharmacy  
dear hannah  
Eclectic Galleries  
Edible Arrangements  
For Heavens Sake  
Gemma Collection  
H.A. Custom Apparel & Alterations  
HP Watch & Jewelry  
Hip! Hip! Hooray  
The Impeccable Pig  
The Ivy House  
Jackson Armory  
The Jewel Box, Inc.  
Kid Art  
Kidswap Consignment Shop  
Lane Florist  
LGS - Luxury Garage Sale  
Logos Bookstore

- Melanie Gayle
- miniME
- Mister Tuxedo
- Monalee
- Pieces Clothing Bouquet
- Piermarini
- Rosedale Rare Books
- Sarkis Oriental Rugs
- Shop September
- Snider Plaza Antique Shop
- Studio Sebastian
- Suzana Gordon Design Studio
- Suzane Roberts Gifts
- Tom Thumb
- The Urban Manor
- Warren Barron Bridal
- William Sheahan Designs
- 13. T-Mobile
- 14. Tom Thumb
- 15. USPS
- 16. Walgreens

## HOTELS

1. The Highland Hotel
2. Hotel Lumen Dallas
3. The Beeman Hotel

## PUBLIC

1. Burleson Park
2. George W. Bush Presidential Library
3. Glencoe Park

## HEALTH & FITNESS

1. 24 Hour Fitness
2. BEYOND Pedaling Studio
3. Body Renovation Personal Trainer
4. CorePower Yoga
5. Crossfit Dallas Central
6. Dedman Center for Lifetime Sports
7. Exhale Dallas: Barre, Yoga + Spa
8. Fit 180 Private Training Studio
9. Life Time Athletic
10. Lync Cycling
11. The Pilates Barre
12. Private Workout Two
13. Sunstone FIT (American Power Yoga)
14. Trophy Fitness Club





GOURMET CAFÉ & WI-FI LOUNGE





## AMENITIES

6060 at Eastline serves as more than just a place of work – it is a place to connect and be inspired. Whether dining on the outdoor patio of the café, exercising in the state-of-the-art fitness center or biking on the University Crossing Trail, 6060 offers endless amenities for all interests.

- Two-story dramatic entry
- Fully renovated entry featuring large-scale art
- State-of-the-art fitness center with lockers and shower suites
- Bike share and storage facility
- Conference center with 75-inch monitor
- On-site management team
- 24/7 card key access to the building
- Touch-screen elevator technology
- On-site café with patio dining area and Wi-Fi lounge
- First floor Work Tank common area offering indoor seating and work stations and outdoor seating for working, dining and relaxing
- Convenient access to the University Crossing Trail and DART rail stations
- Walking distance to SMU Boulevard and Mockingbird Station
- Substantial parking garage

# OWNERSHIP



## CONVEXITY PROPERTIES

Convexity Properties is a Chicago-based commercial real estate development firm specializing in restoring old and historical properties. The firm has been active in the commercial real estate market since 2009. Our mission is to acquire value add properties and take them through the necessary steps to give them a new purpose. We collaborate with development and architectural firms to rebuild these spaces within the landscapes of their communities.

[convexityproperties.com](http://convexityproperties.com)



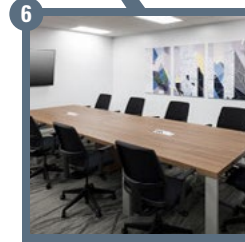
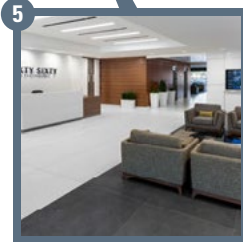
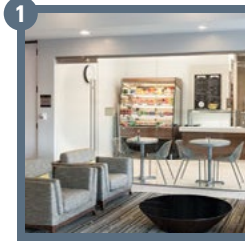
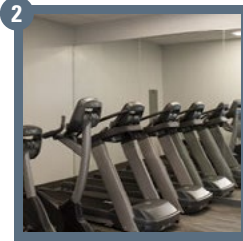
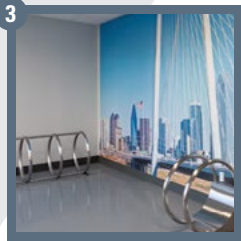
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Dallas office of CBRE has been a major player in the commercial real estate market since 1970 and is the largest full-service national brokerage firm in the area, bringing together strong ties and involvement in the local community and the resources of the world's largest real estate services firm. Today, CBRE is considered DFW's foremost real estate services firm according to the Dallas Business Journal's List of Top Commercial Real Estate Firms. Our success isn't a result of size; it is a result of our strong commitment to meeting and exceeding our clients' expectations. Our focus is to help clients of all sizes meet their real estate objectives and enhance their bottom lines.

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# FLOOR PLANS



## DETAILED PLAN AMENITIES

- 1 Gourmet café with patio dining
- 2 Boutique fitness center
- 3 Bike share and storage facility
- 4 Fitness center shower suites
- 5 Renovated lobby
- 6 Conference center

# TYPICAL FLOOR PLANS



Detailed floor plan amenities include:

- Typical bay depths of 50' in the south, 27' in the north and 35'– 42' in the east and west
- 11' ceilings on the first floor
- 8'6" ceilings on floors 2-8



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**FOR LEASING INQUIRIES, CONTACT CBRE:**

Ben Davis | Senior Vice President

214.979.6336

[ben.davis@cbre.com](mailto:ben.davis@cbre.com)

[6060ATEASTLINE.COM](http://6060ATEASTLINE.COM)