



**YOUR
GATEWAY
TO DALLAS**

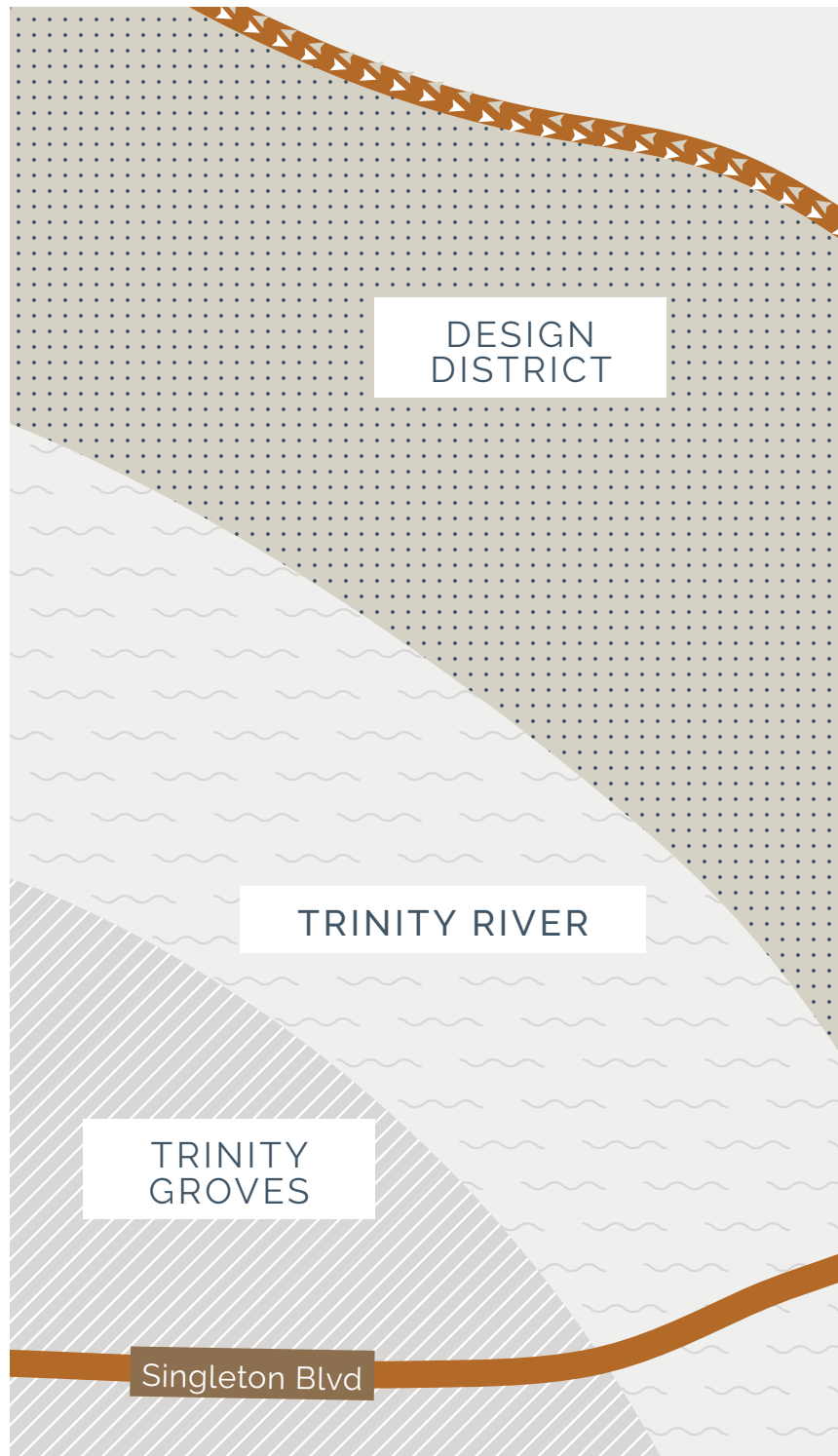
V



Dallas' premier workplace destination

Sitting at the epicenter of Dallas' bustling financial district, One Victory Park is your gateway to the city's highest-earning decision-makers. With a population of 1.2 million in a 10-minute radius, the property finds itself surrounded by six of the most sought after, highly affluent neighborhoods in Dallas.

And after cultivating a vibrant urban community of its own, Victory Park has truly become one of the city's top destinations for residents and businesses alike.



1.2 MILLION PEOPLE
Within 10 Minutes



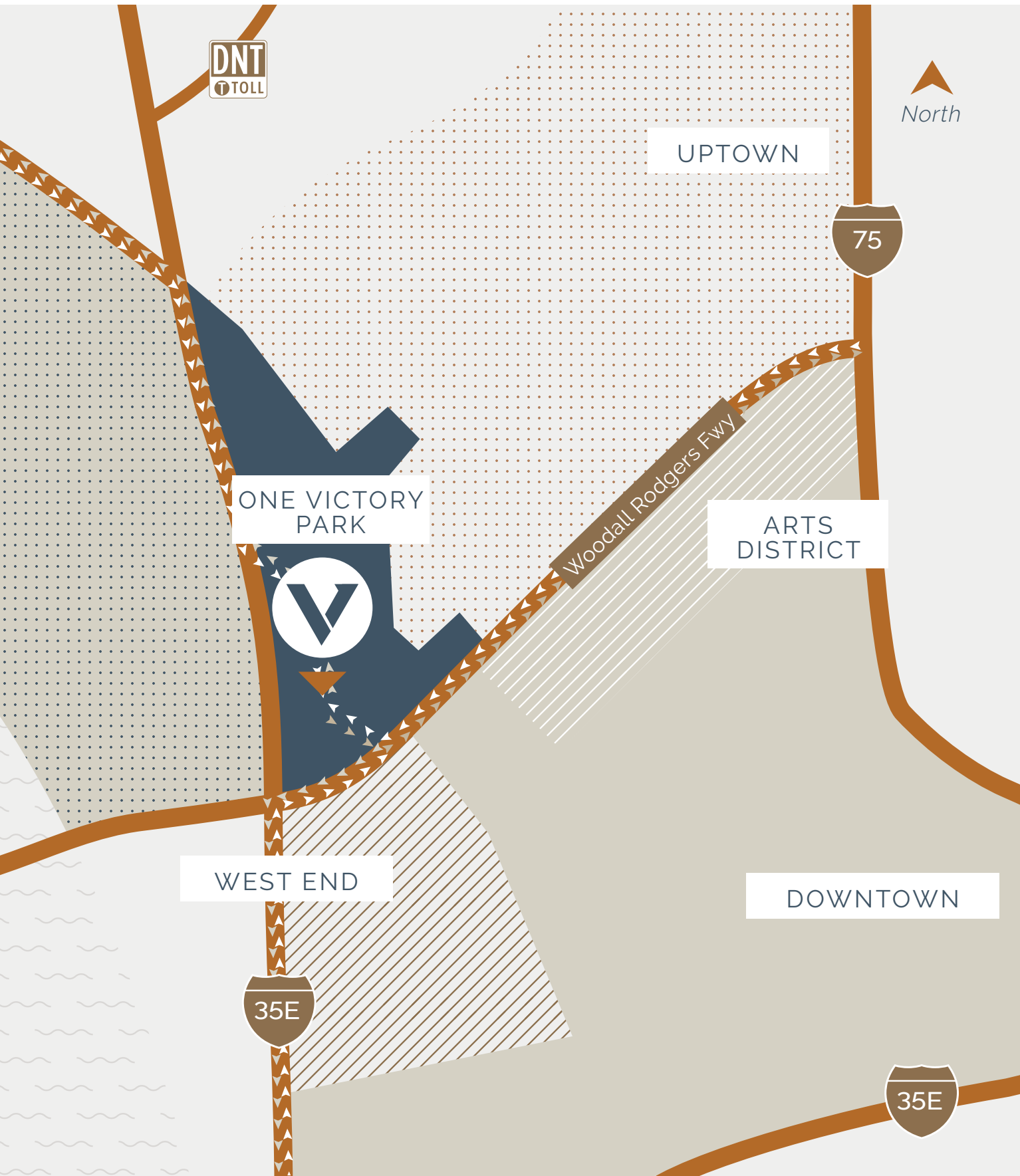
DFW & LOVE FIELD
Within Minutes



IMMEDIATE ACCESS
to Decision Maker
Neighborhoods



CLOSE PROXIMITY
to 6 Dynamic
Districts



Victory Park
 Design District
 Downtown
 Arts District
 West End
 Uptown
 Trinity Groves

Ingress

 Egress

First-Class Amenities

VICTORY SOCIAL

10,000 SF Eatery featuring a variety of fresh, chef-prepared food created daily. Open for breakfast, lunch and dinner.

PANORAMIC VIEWS

Take in 360 degrees of Dallas' most popular destinations including Uptown, the Design District, the Trinity River and American Airlines Center.

NEWLY RENOVATED FITNESS CENTER

Onsite, state-of-the-art, full-service fitness center available for use 24/7.

BANKING

A first-floor ATM and full-service banking available at PlainsCapital Bank.

24-HOUR SECURITY

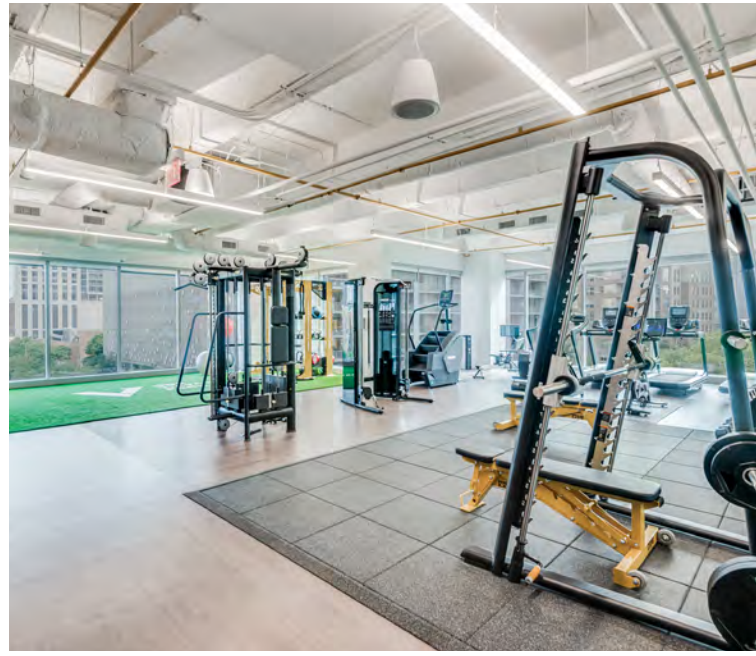
We've got your back with 24/7 secure, controlled access to the building.

ON-SITE CONCIERGE SERVICE

BUILDING SIGNAGE AVAILABLE

NEWLY RENOVATED CONFERENCE CENTER

- 6,200 SF of Conference Space
- Can accommodate large groups of up to 200 people in main conference room
- Can accommodate smaller groups of up to 10 people in the executive board room
- Commercial Catering Kitchen





ONE VICTORY PARK

Victory

SOCIAL

eatery & bar

ENTRANCE FROM ELEVATORS



OVERALL FROM BREAKFAST



PRIVATE DINING



EXTERIOR



BAR



LOBBY ENTRANCE



Building Stack

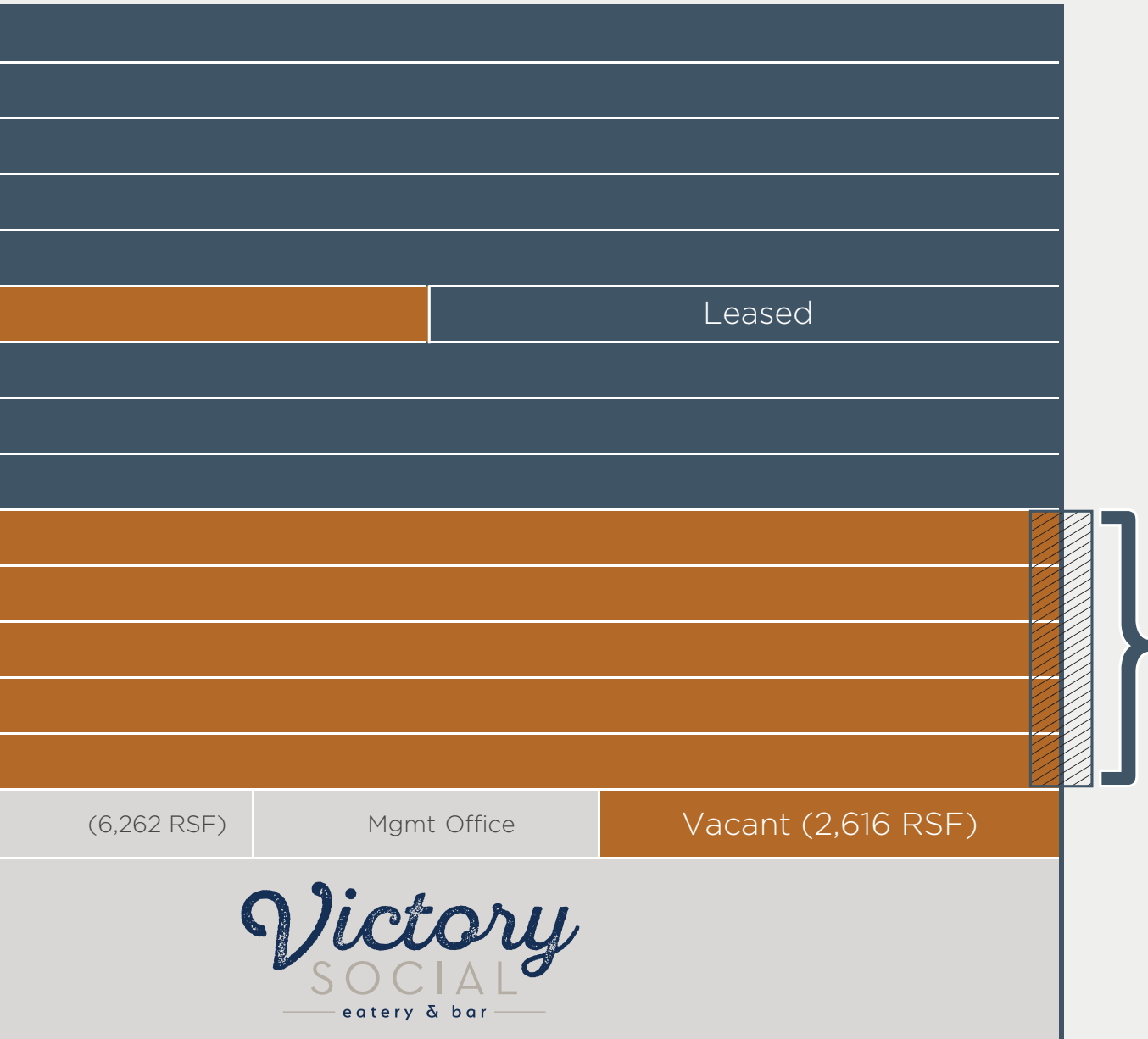
Level

20	Leased	
19	Leased	
18	Leased	
17	Leased	
16	Leased	
15	Vacant (10,950 RSF)	
14	Leased	
12	Leased	
11	Leased	
10	Vacant (30,203 RSF)	
9	Vacant (30,203 RSF)	
8	Vacant (30,203 RSF)	
7	Vacant (30,203 RSF)	
6	Vacant (30,203 RSF)	
5	Leased	Fitness (3,294 RSF)
3	Vacant (9,889 RSF)	
1	Leased	

Conference Center

Up to
180,000 SF
Available

Floors 6-10 Available



151,015 SF

(6,262 RSF)

Mgmt Office

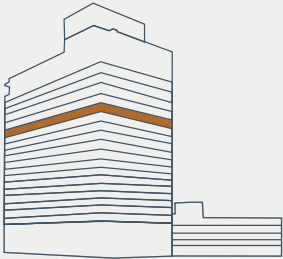
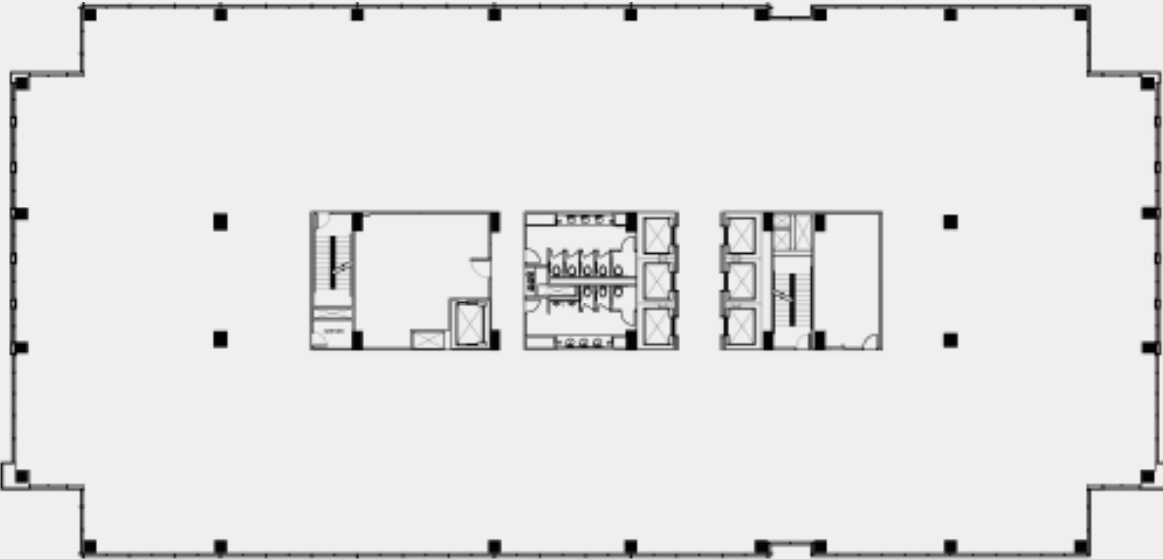
Vacant (2,616 RSF)

Victory
SOCIAL
— eatery & bar —



Typical Floorplate

30,203 RSF



Unrivaled Location

TOP DALLAS DESTINATIONS

Centrally located between the Design District, Arts District, Uptown, West End and American Airlines Center, home of the Dallas Mavericks and Dallas Stars.

AMAZING PARK ACCESS

With an abundance of lush green space surrounding Victory Park, you can take your pick between Klyde Warren Park, Margaret Hill Park, Reverchon Park, or you can take advantage of the direct access to the Katy Trail.

A PLACE TO STAY & LIVE

Victory Park is also home to the W Hotel and over 5,600 residential condominium and apartment units.

PREMIER DINING

Victory Park features some of the most unique dining experiences in the city for breakfast, brunch, lunch, and dinner, giving you an exciting variety of options, just steps away.

RETAIL & ENTERTAINMENT

With over 205,000 square feet of retail and entertainment space in the Victory Park area, you're never far from exciting shops, nightlife and cultural hot spots.





Unbeatable Accessibility

DART LIGHT RAIL ACCESS

Victory DART station is open daily for both orange and green line stops along with the TRE, which both provide direct access to Dallas Fort Worth International Airport.

HIGHWAY ACCESS

Victory Park is conveniently situated to provide unparalleled access directly off and on I-35, the Dallas North Tollway, the Central Expressway and I-30.

CONVENIENT PARKING

The building's six-story, secured access garage with a 3:1,000 parking ratio provides tenants with reliable and safe parking.



22+

Existing Restaurants

14

Existing Retail Shops

25

Planned Retail & Dining

5,600

Multi-Family Units





Katy Trail

The Camden
423 units

Victory Place
352 units

Ascent
300 units

10 Minute Walk

DART Rail

American Airlines
Center

Cirque
252 units

DART Station

Hero

The W Dallas

Jenis Splendid Ice Creams

5 Minute Walk

Black Tap
Craft Burgers
& Beer

Villa Azur

ZAAP Kitchen

Jimmy John's

Insomnia Cookies

Rise Southern Biscuits

Joanna Czech

Karen Konecny Interiors

Goldman Sachs
Development
Site

35E

Roti Grill

The Victor
355 units

Arpeggio
378 units

The Place 2 Be

Starbucks

Victory Park Ln

Mesero

Escapology

Chipotle

Cinopolis

Orange Theory

The 23
285 units

JINYA

Billy Can Can

The Vista
129 units

Perot Museum

Hatchaways Café

Skyhouse
336 units

The Terrace
95 units

Pur Noire Urban Wineries

House of Blues

The House
133 units

9Nine Kitchen & Lounge

Woodall Rodgers Freeway

5 Minute Walk





MATT SCHENDLE
972 663 9634
matt.schendle@cushwake.com

CYNTHIA COWEN
972 663 9617
cynthia.cowen@cushwake.com

CARRIE HALBROOKS
972 663 9887
carrie.halbrooks@cushwake.com

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