



# THE MERITUM

1221 MERIT DRIVE | DALLAS, TX



**Meritum** – /*mɛr-ɪ-tʊm*/ – *latin*

**Noun**

1. The recognition of value, distinction, or exemplary quality of a person or thing.

## OVERVIEW

- Building Size: 366,549 RSF
- Typical Floor Plate: 20,900 RSF
- Number of Floors: 19
- Site Size: 3.86 AC
- 6-Level Structured Parking Garage
- Elevators: 9 Passenger / 2 Garage / 1 Freight
- On-Site Property Management & Security

## AMENITIES

- Fitness Center with Locker Rooms
- 40-Person Conference Center
- Full-Service Restaurant / Café
- Common Area Wi-Fi

## COMING IMPROVEMENTS

- Comprehensive Enhancement of all Building Systems & Infrastructure to Best-in-Class Performance
- Renovations of Common Areas, Lobby, Restrooms, Amenities, & Building Exterior
- New Landscaping
- Spec Suites & Vacancy Improvements



# LOBBY



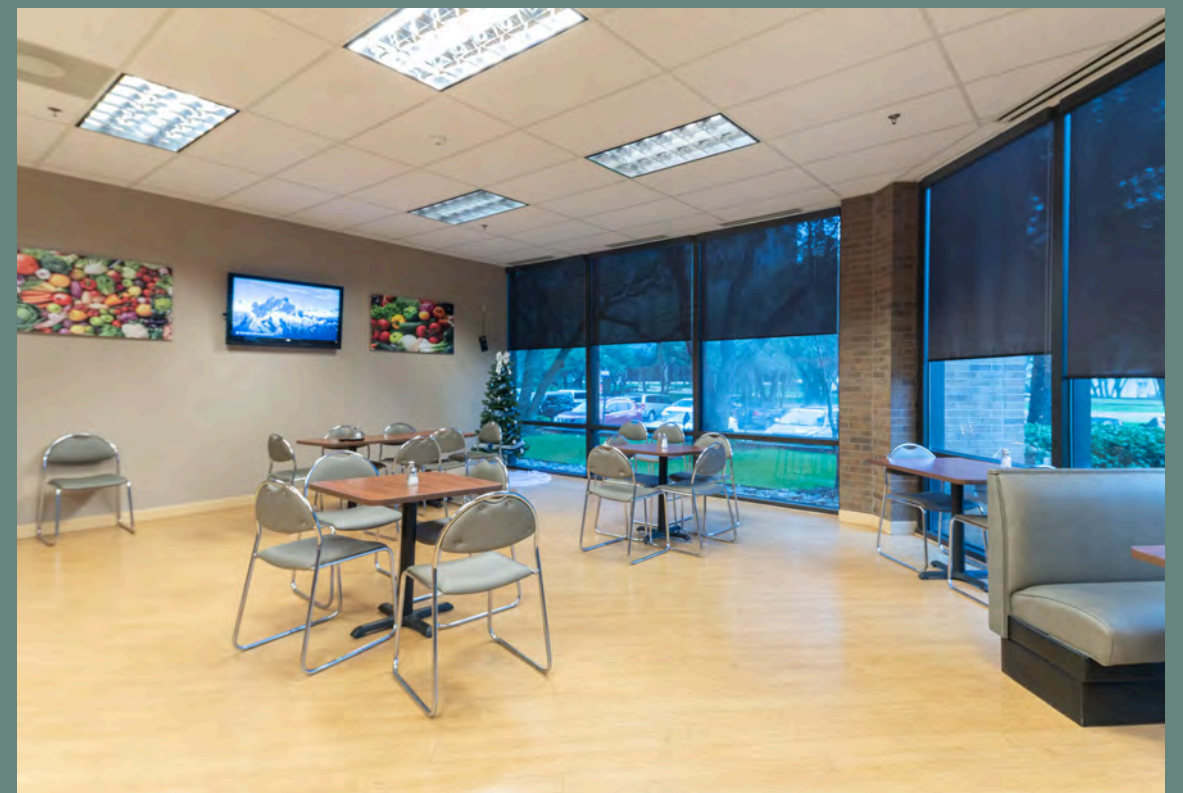
# FITNESS CENTER



# CONFERENCE CENTER



# CAFÉ



**12** MIN  
University Park

**14** MIN  
Plano

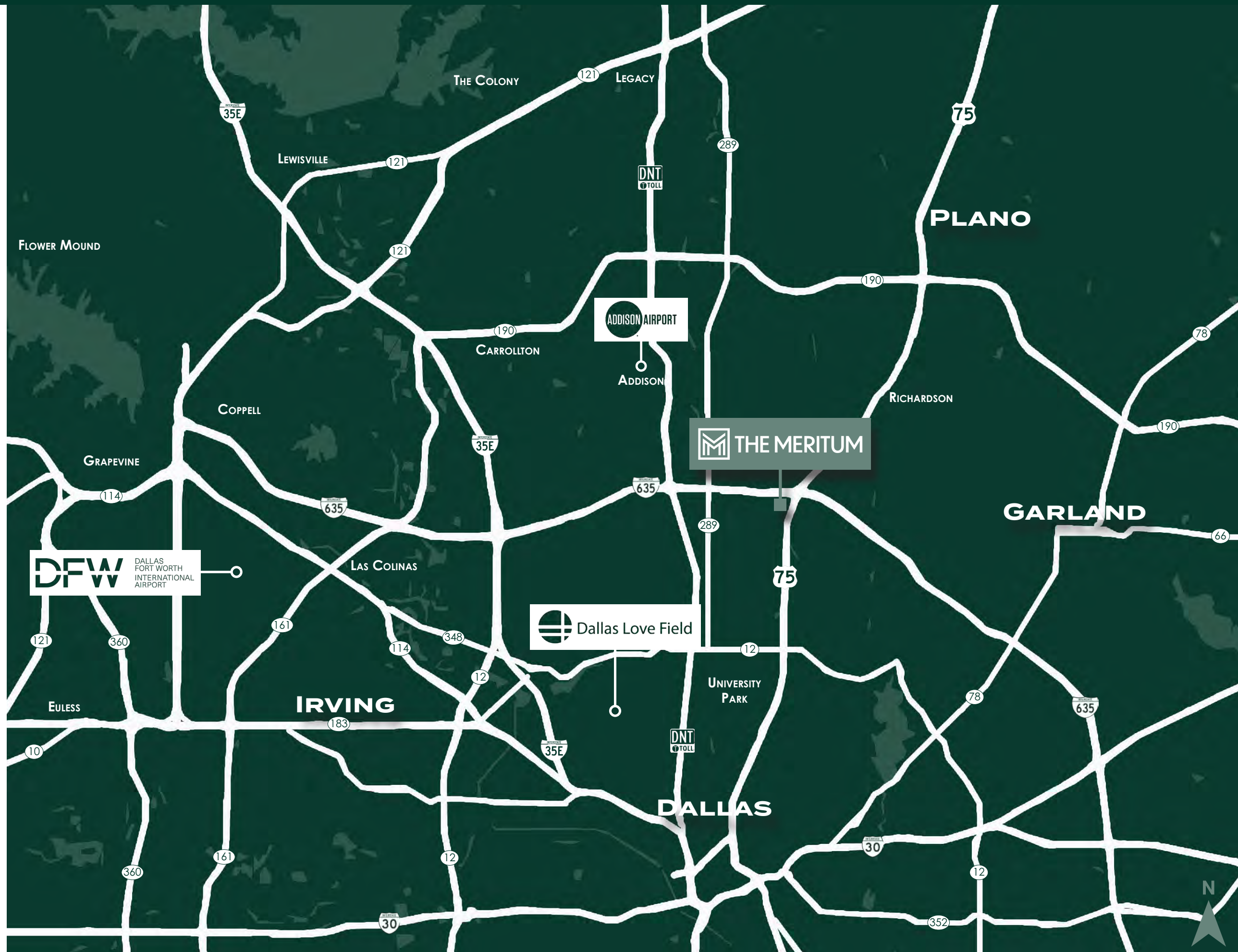
**14** MIN  
Addison Airport

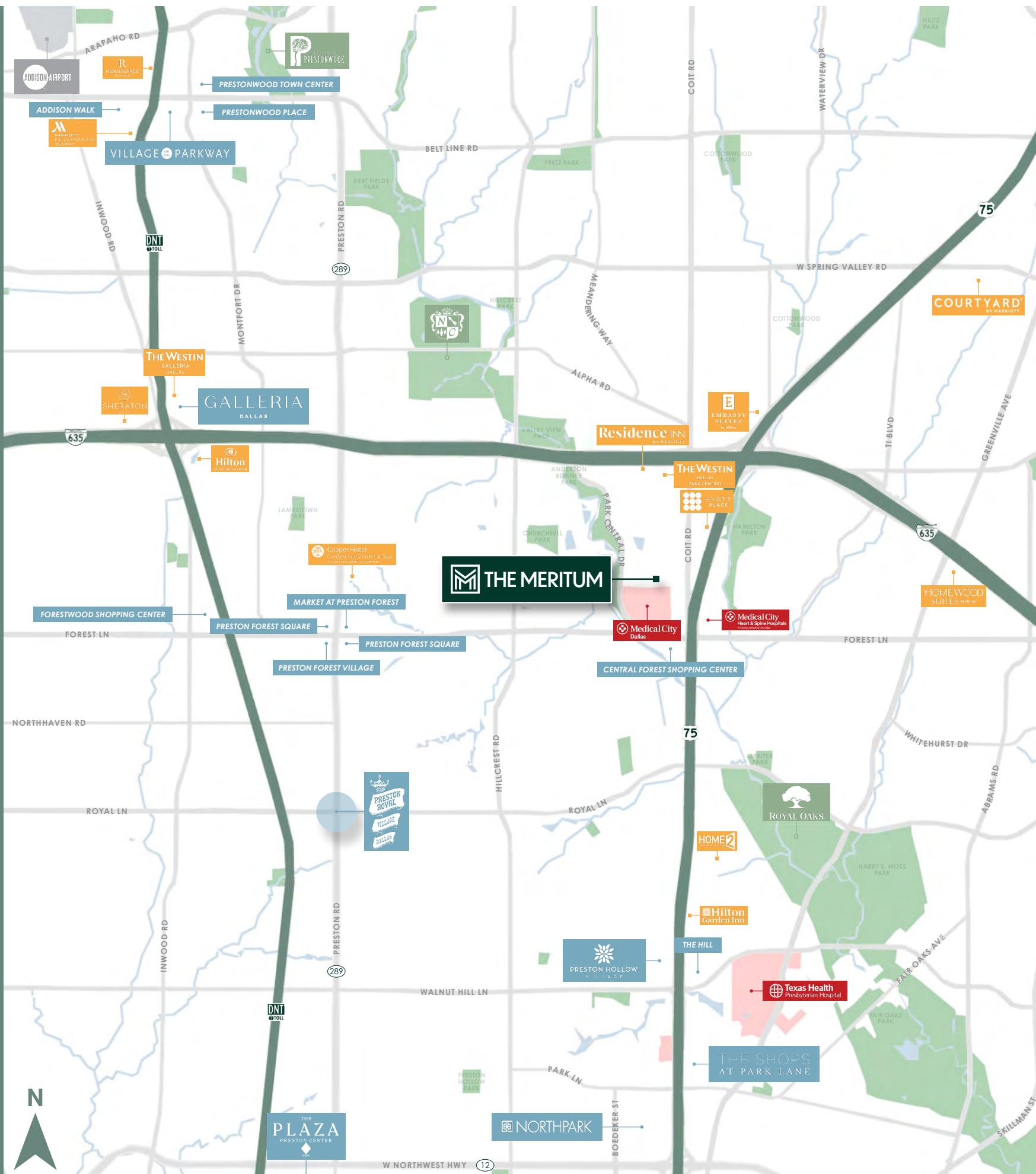
**15** MIN  
Dallas CBD

**18** MIN  
Dallas Love Field Airport

**20** MIN  
Legacy

**24** MIN  
DFW International Airport





# LOCATION

5-MILE RADIUS AMENITIES

## DINE

250+ RESTAURANTS

## SHOP

50+ RETAIL CENTERS

## STAY

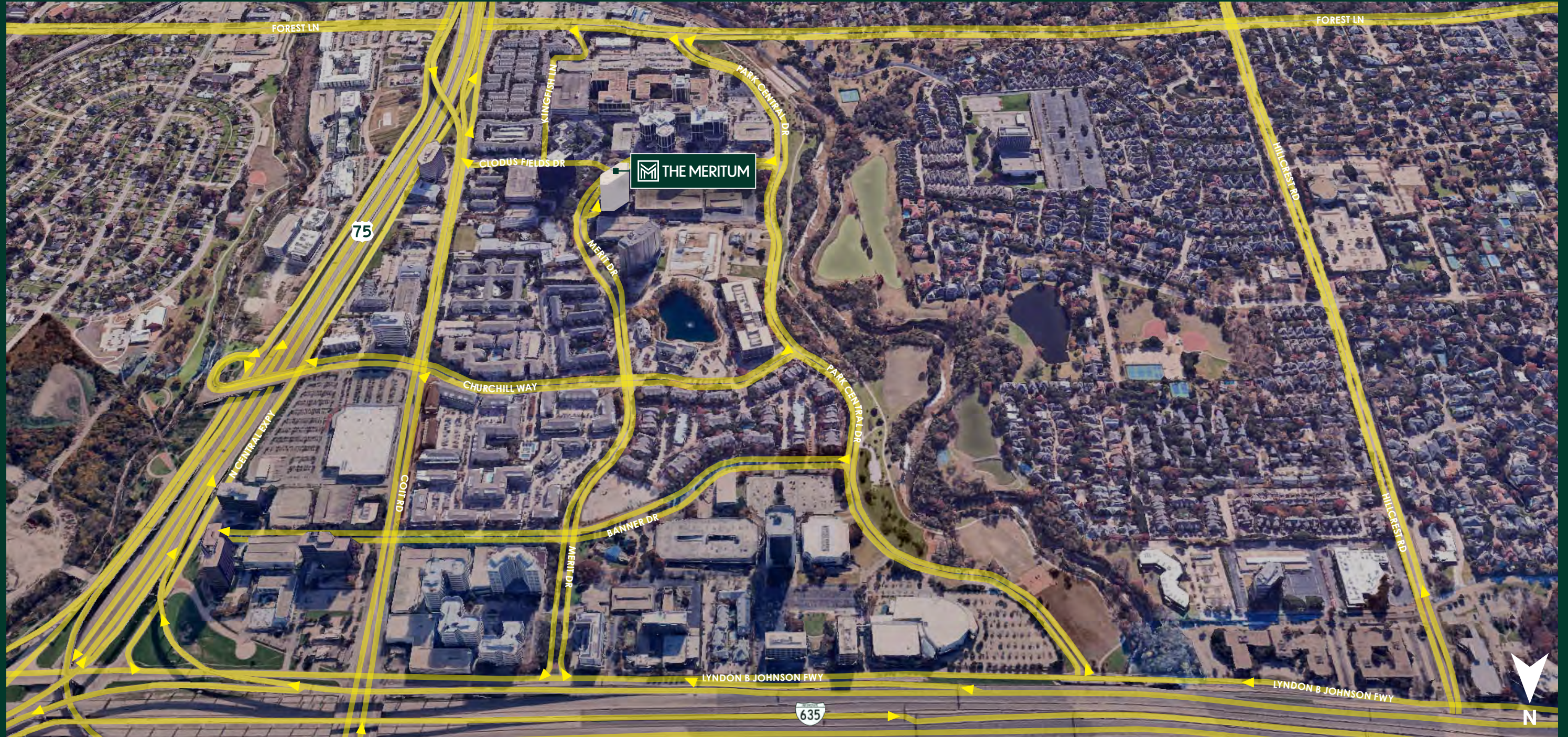
20+ HOTELS

## PLAY

20+ PARKS & TRAILS  
10+ COUNTRY CLUBS & GOLF COURSES

# ACCESS

A CLOSER LOOK





# THE MERITUM

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