Feel The New Energy.
There’s An Energy Here.

Fusing history with nature and modern stylings, Energy Square is a collaborative office working environment with the walkability of a new urban center. Its spark of innovation is transforming the campus into a community radiating with restaurants, retail shops, and open green spaces – community that invites you to come experience an energy all its own.

“...community radiating with restaurants, retail shops, and open green spaces...”
If It’s Not Here, It’s Nearby.

**LOCATION**
Located just off U.S. 75 between Lovers Lane and E. University Boulevard, the commuter-friendly location offers ample parking and a multitude of on-site and walkable amenities. Prefer to avoid traffic? The Lovers Lane DART rail station is located just steps away, directly connecting tenants to Downtown Dallas, DFW, Love Field and multiple North Dallas Suburbs.

<table>
<thead>
<tr>
<th>Restaurants/Bars</th>
<th>Shopping/Retail</th>
</tr>
</thead>
<tbody>
<tr>
<td>5. Ozona Grill and Bar</td>
<td>2. Michaels</td>
</tr>
<tr>
<td>2. Genghis Grill</td>
<td>2. Cost Plus World Market</td>
</tr>
<tr>
<td>2. Fuddruckers</td>
<td>1. Tom Thumb</td>
</tr>
<tr>
<td>1. Raising Cane’s Chicken Fingers</td>
<td>1. Central Market</td>
</tr>
<tr>
<td>5. Twisted Root Burger Co</td>
<td>5. Crossfit Dallas Central</td>
</tr>
<tr>
<td>7. Old Chicago Pizza and Taproom</td>
<td>5. GRIT Fitness</td>
</tr>
<tr>
<td>7. Twin Peaks</td>
<td>7. Life Time Athletic</td>
</tr>
<tr>
<td>7. Urban Taco</td>
<td>7. Trophy Fitness Club</td>
</tr>
<tr>
<td>8. La Madeleine French Bakery &amp; Café</td>
<td>9. Exhale Dallas: Barre, Yoga &amp; Spa</td>
</tr>
<tr>
<td>7. Café Express</td>
<td>3. Pure Barre</td>
</tr>
<tr>
<td>7. Starbucks</td>
<td>5. West Elm</td>
</tr>
<tr>
<td>7. Trinity Hall Irish Pub &amp; Restaurant</td>
<td>7. Victoria’s Secret</td>
</tr>
<tr>
<td>1. Torchy’s Tacos</td>
<td>8. SMU Barnes &amp; Noble</td>
</tr>
<tr>
<td>5. Barley House</td>
<td>2. DART Stations</td>
</tr>
</tbody>
</table>

**GYMS/FITNESS CENTERS**

2. LA Fitness
1. Fit180
5. Crossfit Dallas Central
5. GRIT Fitness
7. Life Time Athletic
7. Trophy Fitness Club
9. Exhale Dallas: Barre, Yoga & Spa
3. Pure Barre
5. West Elm
270,270 Vehicles Per Day at the Lovers/North Central Expressway Intersection

IMPROVED INGRESS/EGRESS

EASE OF ACCESS TO NORTH CENTRAL EXPRESSWAY
A Space For All.

CAMPUS
Energy Square is vibrant with businesses of all sizes and industries. With over 1.1 million rentable square feet spread out over five buildings, tenants have plenty of space to themselves. Whether you are looking for inspiration or just need some fresh air, the park-like green spaces, outdoor plaza and shared community spaces offer plenty of opportunities to relax, socialize, collaborate and work.
RENOSATIONS

The extensive renovations to the Energy Square campus create an elegant environment with style and modernization. Beyond the cosmetic updates, the new campus layout connects each building with new shared spaces that include park-inspired landscaping, outdoor seating and walking paths. The new Energy Square is unified around a green space that breathes life into the entire campus.

Energy Square is doing its part for the environment. Each of the buildings features natural landscaping and the three largest buildings are LEED certified – falling in the 85th, 87th and 92nd percentile in energy efficiency relative to other office buildings in the U.S.

This not only saves our tenants money, but it also allows them to show their clients the dedication they have to sustainability.
Convenience. Connectivity.

Shared Conference Facilities
Courtyard Area And New Campus Park

Upgraded Building Deli At Each Building
10,000 sf
Fitness Center

Outdoor
Entertainment
Area With
Campus Wi-Fi
Rooftop Deck

Grub Burger Bar With Expandable Patio Seating
Energy Square 1

**Building Size:** 14 Floors Totaling 270,122 Rsf

**Typical Floor Size:** 19,500 Rsf

**Building Class:** A

**Parking Ratio:** 3.0/1,000 Rsf

**Year Built:** 1974

**Renovated:** 2018/2019

**RENOVATION HIGHLIGHTS**

- Fully renovated lobby and interiors
- Upgraded corridors and restrooms on all multitenant floors
- Structured parking beneath the building
- New building deli
- New tenant lounge
- Access to outdoor spaces and new campus park
- Campuswide Wi-Fi access

**LEED GOLD CERTIFIED**

Full-floor tenant availability with top-of-building signage | Grub Burger Bar on-site | Shared Conferencing Facilities | Numerous smaller tenant space options | New 10,000 sf Fitness Center with Full Locker Room and Shower Facilities
ENERGY SQUARE 2

Building Size: 16 Floors Totaling 370,806 Rsf

Typical Floor Size: 22,500 Rsf

Building Class: A

Parking Ratio: 3.0/1,000 Rsf

Year Built: 1980

Renovated: 2018/2019

RENOVATION HIGHLIGHTS

› Renovated lobby and interiors
› Upgraded corridors and restrooms
› Structured parking
› New building deli
› New tenant lounge
› Access to outdoor spaces and new campus park
› Campuswide Wi-Fi
› Amenities Center access

LEED GOLD CERTIFIED

Fortune 500-caliber tenants (New York Life) |
Largest contiguous availability | Billboard/top-of-
building signage with great exposure to North
Central Expressway
Energy Square 3

**Building Size:** 16 Floors Totaling 283,233 Rsf

**Typical Floor Size:** 19,500 Rsf

**Building Class:** AA

**Parking Ratio:** 3.0/1,000 Rsf

**Year Built:** 1986

**Renovated:** 2018/2019

**RENOVATION HIGHLIGHTS**

› Renovated lobby and interiors
› Upgraded corridors and restrooms
› Structured garage parking beneath the building
› New prefinished suites (available for quick move-in)
› New building deli
› New tenant lounge
› Access to outdoor spaces and new campus park
› Campuswide Wi-Fi
› Amenities Center access

**LEED GOLD CERTIFIED**

Full floor tenant availability with top-of-building signage visible from North Central Expressway |
Newest building in this office campus | Superb quality of construction | Below-grade parking | Coffee Bar in lobby | New Energy of Excellence and Establishment
Meadows Building

5646 Milton Street
Dallas, Texas 75206

**Building Size:** 9 Floors Totaling 133,655 Rsf

**Typical Floor Size:** 14,715 Rsf

**Building Class:** B

**Parking Ratio:** 3.0/1,000 Rsf

**Year Built:** 1955

**Renovated:** 2018/2019

**RENOVATION HIGHLIGHTS**

- Upgraded corridors and restrooms
- Structured parking beneath building
- Access to outdoor spaces and new campus park
- Campuswide Wi-Fi
- Amenities Center access
- Penthouse with 360 surrounding balcony

Historic landmark

Ideal for design and creative fields

As small as 400 sf available
The Annex

Building Size: 2 Floors Totaling 29,660 Rsf
 Typical Floor Size: 14,830 Rsf
 Building Class: B
 Parking Ratio: 3.0/1,000 Rsf
 Year Built: 1955
 Renovated: 2018/2019

RENOVATION HIGHLIGHTS

› Renovated lobby and interiors
› Upgraded corridors and restrooms
› New skylights and exterior windows within office suites
› Restored original 1955 mural on roof

MAJOR TENANT

Gensler
Energy Square is jointly-owned by Glenstar and USAA Real Estate and leased by JLL.

For leasing information, please contact:

JLL

JEFF ECKERT, CCIM
Managing Director
214-438-6153
jeff.eckert@am.jll.com

HALEY HULLETT
Associate
214-438-1566
haley.hullett@am.jll.com

BLAKE SHIPLEY
Managing Director
214-438-6118
blake.shipley@am.jll.com

JLL DALLAS
8343 Douglas Avenue
Suite 100
Dallas, Texas 75225
214-438-6100
www.jll.com/dallas
energysquaredallas.com