

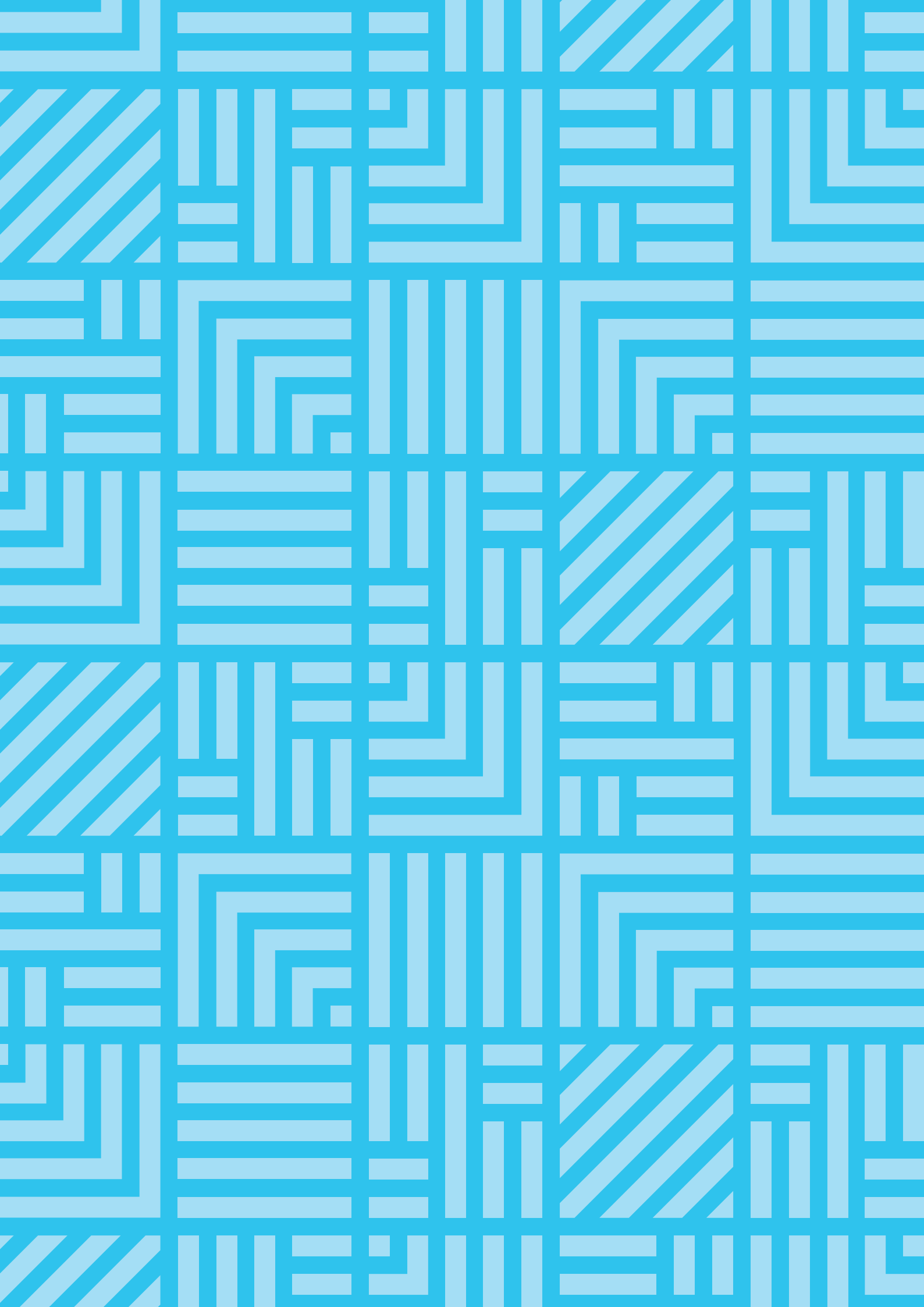


Feel The New Energy.

4925 Greenville Ave.
Dallas, Texas 75206

214-691-1300
energysquaredallas.com





There's An Energy Here.

"...community radiating with restaurants, retail shops, and open green spaces..."

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.



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.

RESTAURANTS/BARS

- 5 Café Brazil
- 9 Knife Dallas
- 5 Ozona Grill and Bar
- 3 Shuck N Jive
- 2 Genghis Grill
- 2 Fuddruckers
- 1 Raising Cane's Chicken Fingers
- 5 Twisted Root Burger Co
- 7 Old Chicago Pizza and Taproom
- 7 Twin Peaks
- 7 Urban Taco
- 8 La Madeleine French Bakery & Café
- 7 Café Express
- 7 Starbucks
- 7 Trinity Hall Irish Pub & Restaurant
- 1 Torchy's Tacos
- 5 Barley House

- 5 Seven Five Patio Bar
- 1 Fast Furious Japanese Grill
- 3 Chipotle Mexican Grill
- 3 Pho is for Lovers
- 3 In-N-Out Burger
- 2 Humperdinks
- 3 IHOP
- 5 SPIN! Neopolitan Pizza
- 2 Wingstop
- 3 Chick-fil-A

SHOPPING/RETAIL

- 2 Tom Thumb
- 1 Central Market
- 7 Kroger
- 7 Urban Outfitters
- 7 GAP
- 7 LOFT
- 7 West Elm
- 7 Victoria's Secret
- 8 SMU Barnes & Noble

- 8 Luke's Locker
- 2 Michaels
- 2 PetSmart
- 1 Office Depot
- 2 Cost Plus World Market

GYMS/FITNESS CENTERS

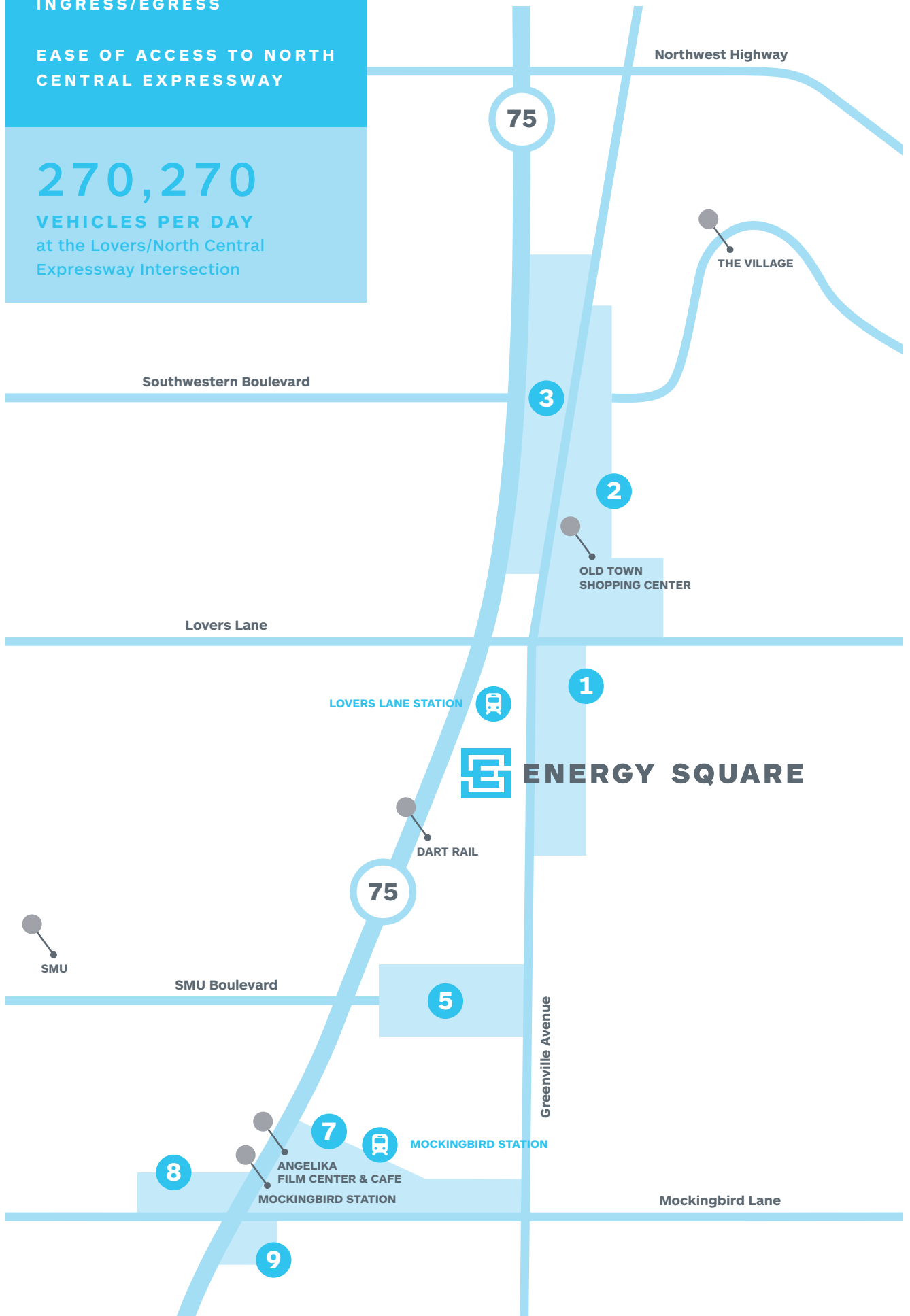
- 2 LA Fitness
- 1 Fit180
- 5 Crossfit Dallas Central
- 5 GRIT Fitness
- 7 Life Time Athletic
- 7 Trophy Fitness Club
- 9 Exhale Dallas: Barre, Yoga & Spa
- 3 Pure Barre
- 🚶 DART Stations

IMPROVED
INGRESS/EGRESS

EASE OF ACCESS TO NORTH
CENTRAL EXPRESSWAY

270,270

VEHICLES PER DAY
at the Lovers/North Central
Expressway Intersection





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.



TECHNOLOGY



DESIGN & ARCHITECTURE



LAW FIRM



CREATIVE/ADVERTISING
FIRMS



OIL AND GAS FIRMS



HEALTHCARE



CPA



COUNSELING



INVESTMENT



ENGINEERING



FAMILY OFFICE



BANKING



Renovation Powered By Inspiration.

*“...new shared spaces
that include park-inspired
landscaping, outdoor
seating and walking paths.”*

RENOVATIONS

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. Efficient.

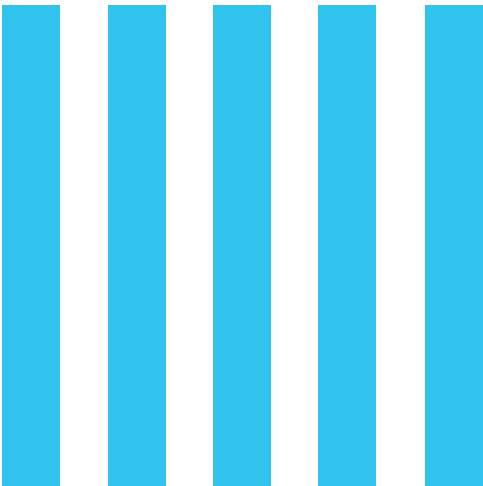
Energy Square is doing its part for the environment. Each of the buildings features natural landscaping and the three largest buildings are LEED certified – falling in the 85th, 87th and 92nd percentile in energy efficiency relative to other office buildings in the U.S.

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

Convenience. Connectivity.

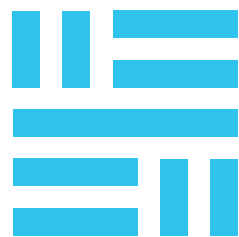


Shared Conference Facilities





Courtyard
Area And New
Campus Park



Upgraded
Building Deli At
Each Building





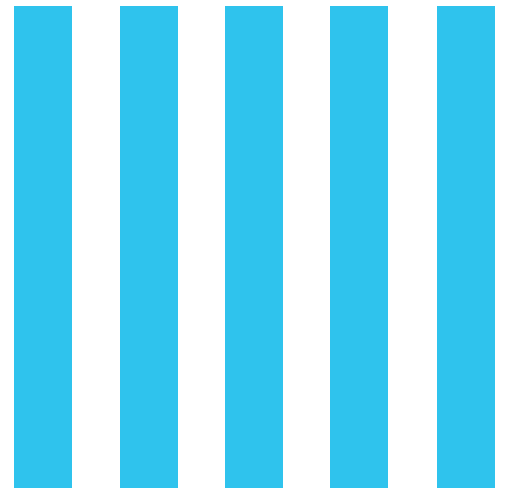
10,000 sf
Fitness Center



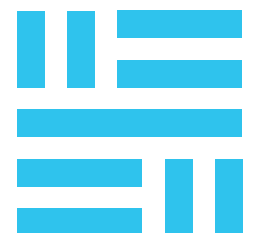
Outdoor
Entertainment
Area With
Campus Wi-Fi



Rooftop
Deck



Grub Burger Bar
With Expandable
Patio Seating



Energy Square 1

4925 Greenville Avenue
Dallas, Texas 75206

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

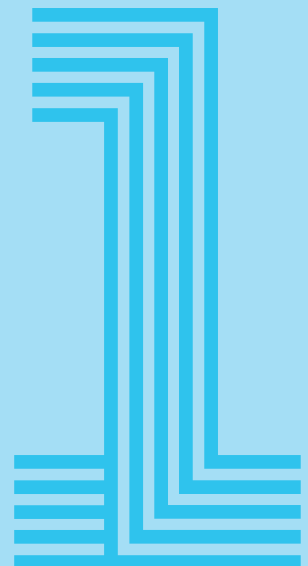
Renovated: 2018/2019

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

4849 Greenville Avenue
Dallas, Texas 75206

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 coming to multitenant floors
- > New prefinished suites (available for quick move-in)
- > 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 | Largest block of available space





Energy Square 3

6688 N. Central Expressway
Dallas, Texas 75206

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 coming to multitenant floors
- > 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: A

Parking Ratio: 3.0/1,000 Rsf

Year Built: 1955

Renovated: 2018/2019

RENOVATION HIGHLIGHTS

- › Renovated lobby and interiors
- › Upgraded corridors and restrooms coming to all floors
- › New spec suites
- › Structured parking beneath building
- › Access to outdoor spaces and new campus park
- › Campuswide Wi-Fi
- › Amenities Center access

Historic landmark

Ideal for design and creative fields

Targeting smaller tenants

As small as 400 sf available

*Meadows
Building*



The Annex

5005 Greenville Avenue
Dallas, Texas 75206

Building Size: 2 Floors Totaling 29,660 Rsf

Typical Floor Size: 14,830 Rsf

Building Class: A

Parking Ratio: 3.0/1,000 Rsf

Year Built: 1955

Renovated: 2018/2019

RENOVATION HIGHLIGHTS

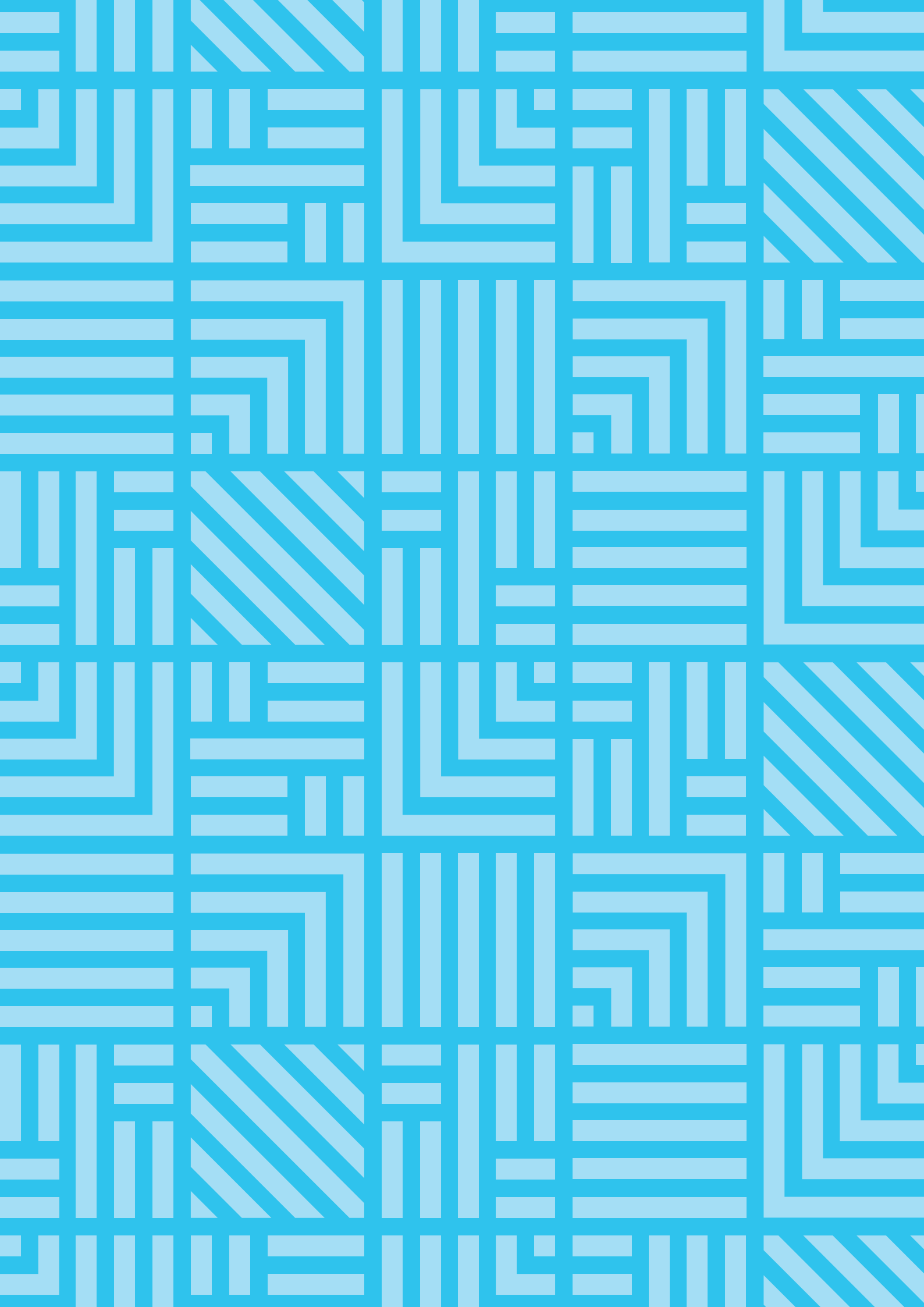
- › Renovated lobby and interiors
- › Upgraded corridors and restrooms coming to all floors
- › New skylights and exterior windows within office suites

COMING SOON

Meadows Amenities Center including: grab-n-go food service, tenant lounge, shared conferencing facilities and access to all Energy Square amenities.

MAJOR TENANT

Gensler



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

For leasing information,
please contact:

JLL

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