

2012 N. FIELD TOWER
DALLAS, TX

HILLWOOD
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Victory



Klyde Warren



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Site Context

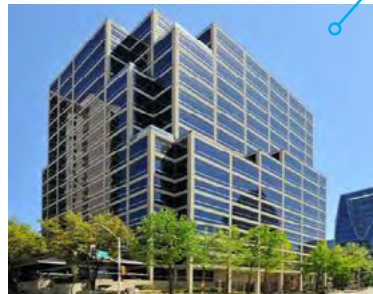
Existing Conditions



Miyama Parkside



1900 McKinney
Luxury Apartments



Advancial Tower



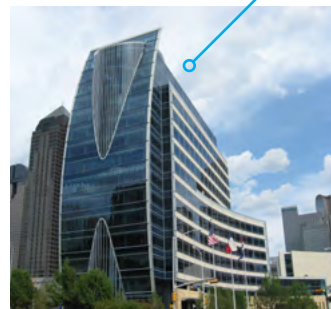
Park Seventeen



W Dallas Victory Hotel



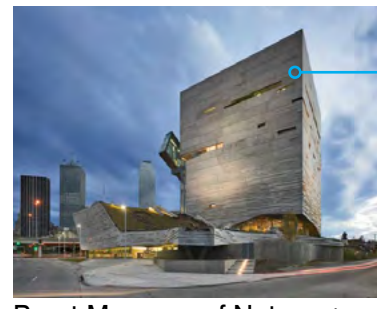
Klyde Warren Park



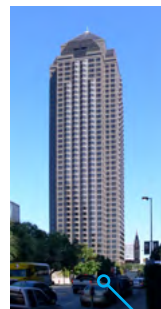
Hunt Oil Tower



Dallas Museum of Art



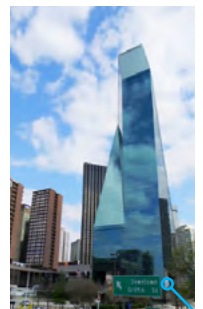
Perot Museum of Nature +
Science



Trammell
Crow



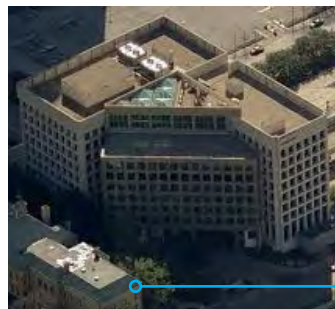
Fairmont Dallas



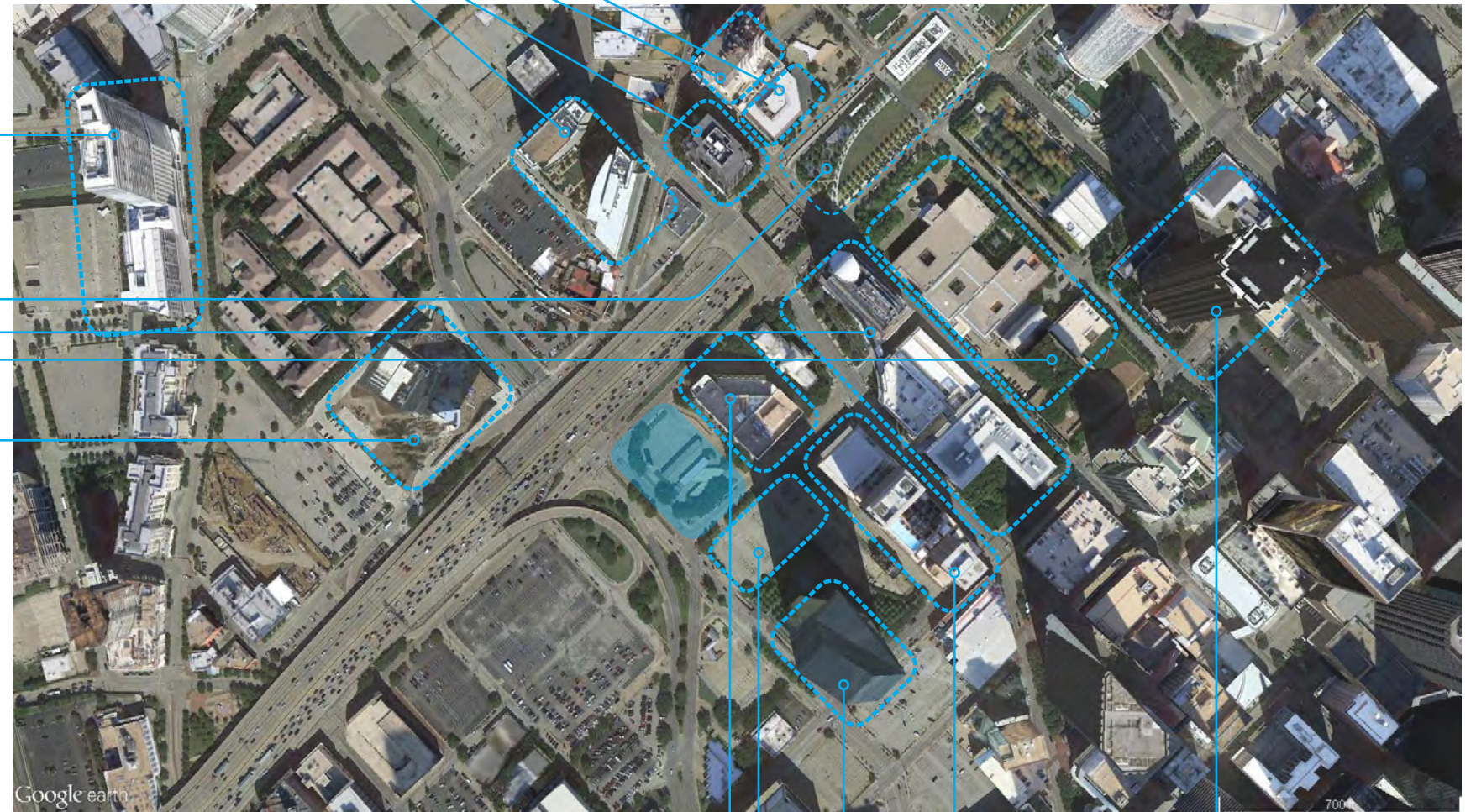
Fountain Place



Fountain Place Garage



Oncor



Project Summary

Zoning / Property Summary

Site Area is 75,838 SF
Site Zoning CA-1(A)

Front, Side, Rear Yard: No minimum.
Maximum structure height is: Any legal height
Floor Area Ratio: 20.0
(24 to 1 with setback bonus provision)

Lot Coverage: 100% lot coverage

Stories: No maximum

Off-Street Parking: 1 space for each 2000 sf

Off-Street Loading

Minimum 10-foot setback measured from street curb

Sidewalk must be provided

Total Allowable Area: 1,575,740 GSF

Base Allowable Area: 1,516,760 GSF

Setback Area: 9,830 GSF

(from Woodall, Field and Munger)

Allowable Bonus: 58,980 GSF

Project Summary

Area Tabulation

Total Office area: **1,207,490 GSF**
Approximate RSF (@93%) 1,122,960 RSF

Office: (37) 1,102,710 GSF

L14-50 @30,262 - 24,624 GSF

Podium office: (2) 88,720 GSF

L12/13 @ 44,360 GSF

Penthouse 7,920 GSF

Lobby Level 27,380 GSF

Podium Garage Area: 579,800 GSF

Dock and Service Drive: 16,420 GSF

Ground Level ramps and drop off: 16,890 GSF

P2-P4: 3@40,595 GSF 121,785 GSF

P5-11: 7@60,695 GSF 424,865 GSF

Below Grade Garage Area: 392,000 GSF

LL1: 60,115 GSF

LL2: Central Plant 7,830 GSF

LL2: 66,695 GSF

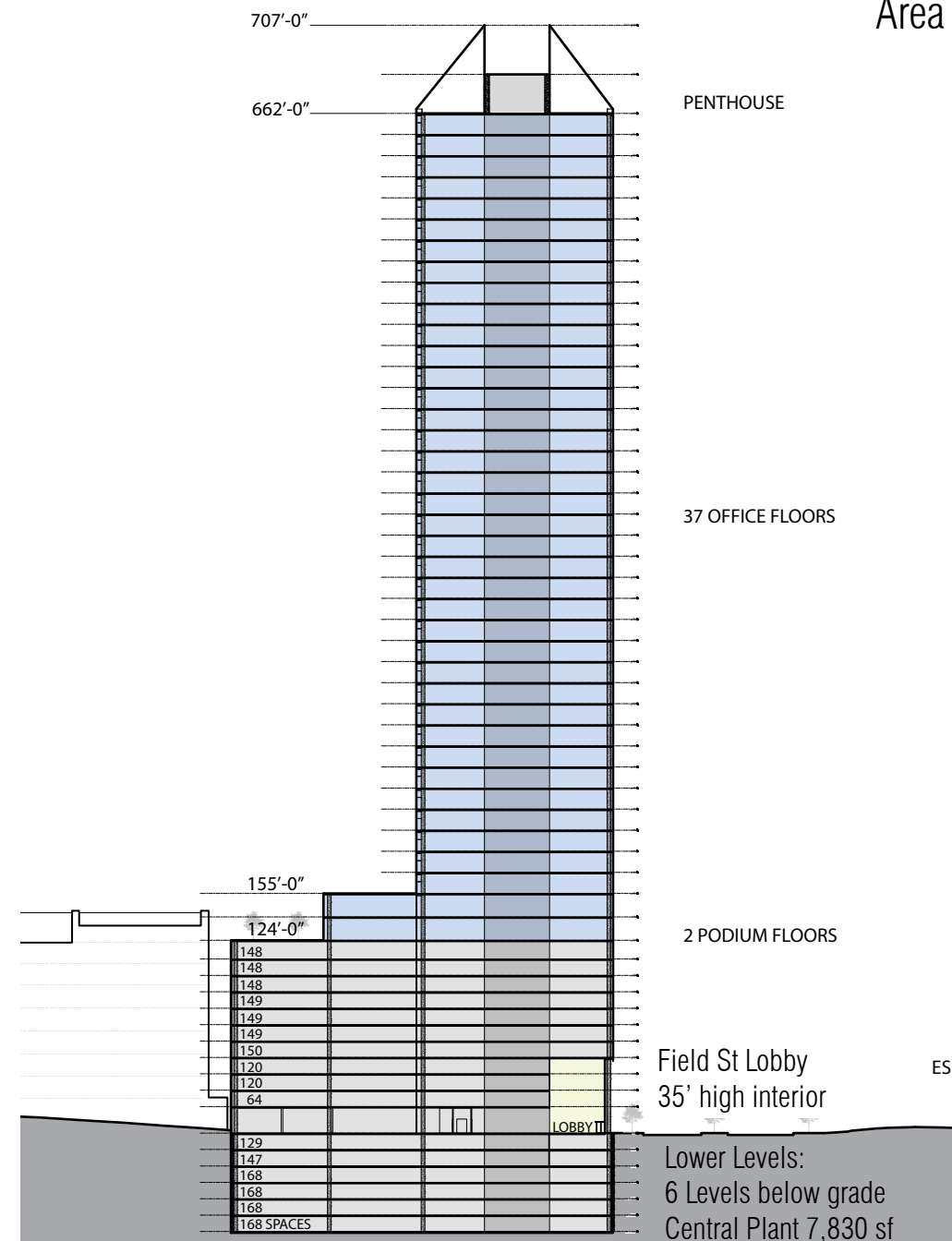
LL3-6: 265,190 GSF

Parking Ratio: **2.02 spaces/1000 RSF**

Parking Count: 2,271 spaces

P1 - P10: 1,345 spaces

LL1 - LL6: 926 spaces



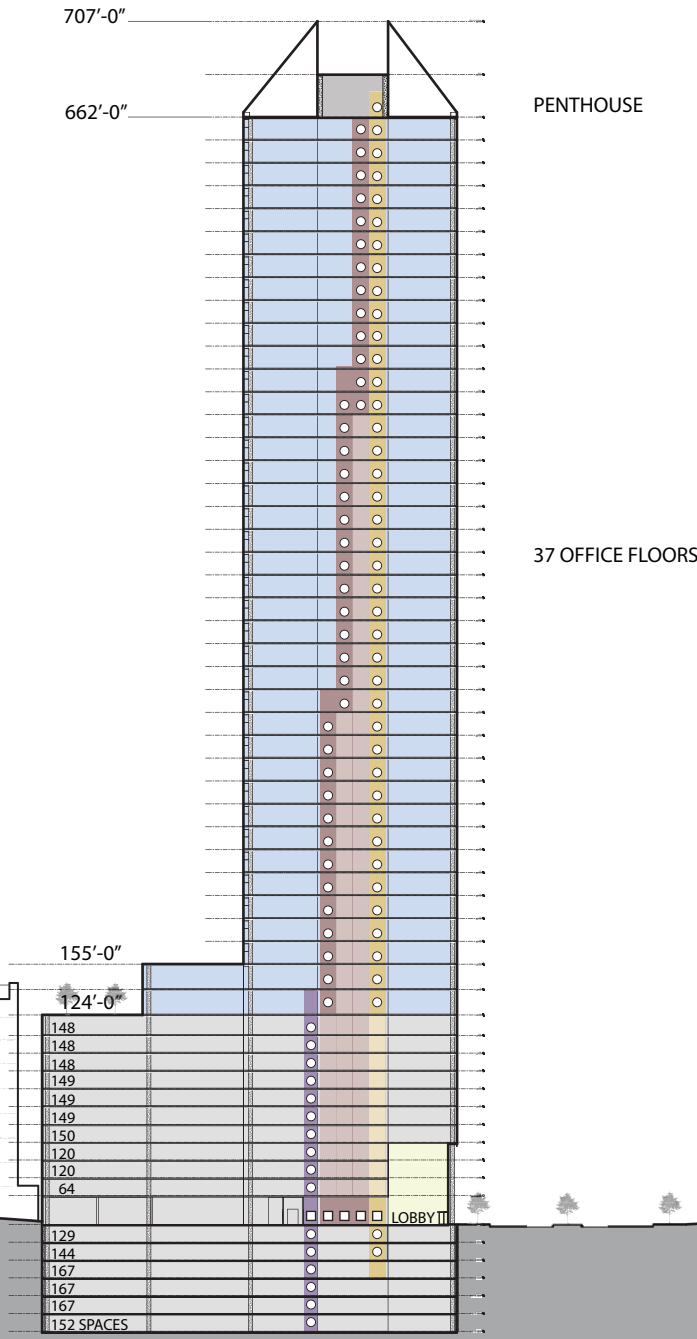
Building Section

Eight (8) High-Rise Destination Based Elevators
(1600 fpm / 3500 lb. capacity)
serving floors 1 & 38-50

Eight (8) Mid-Rise Destination Based Elevators
(1200 fpm / 3500 lb. capacity)
serving floors 1 & 25-37

Eight (8) Low-Rise Destination Based Elevators
(700 fpm / 3500 lb. capacity)
serving floors 1 & 12-24
Two (2) Service Elevators
(700 fpm / 6000 lb. capacity)
serving floors LL6-L50

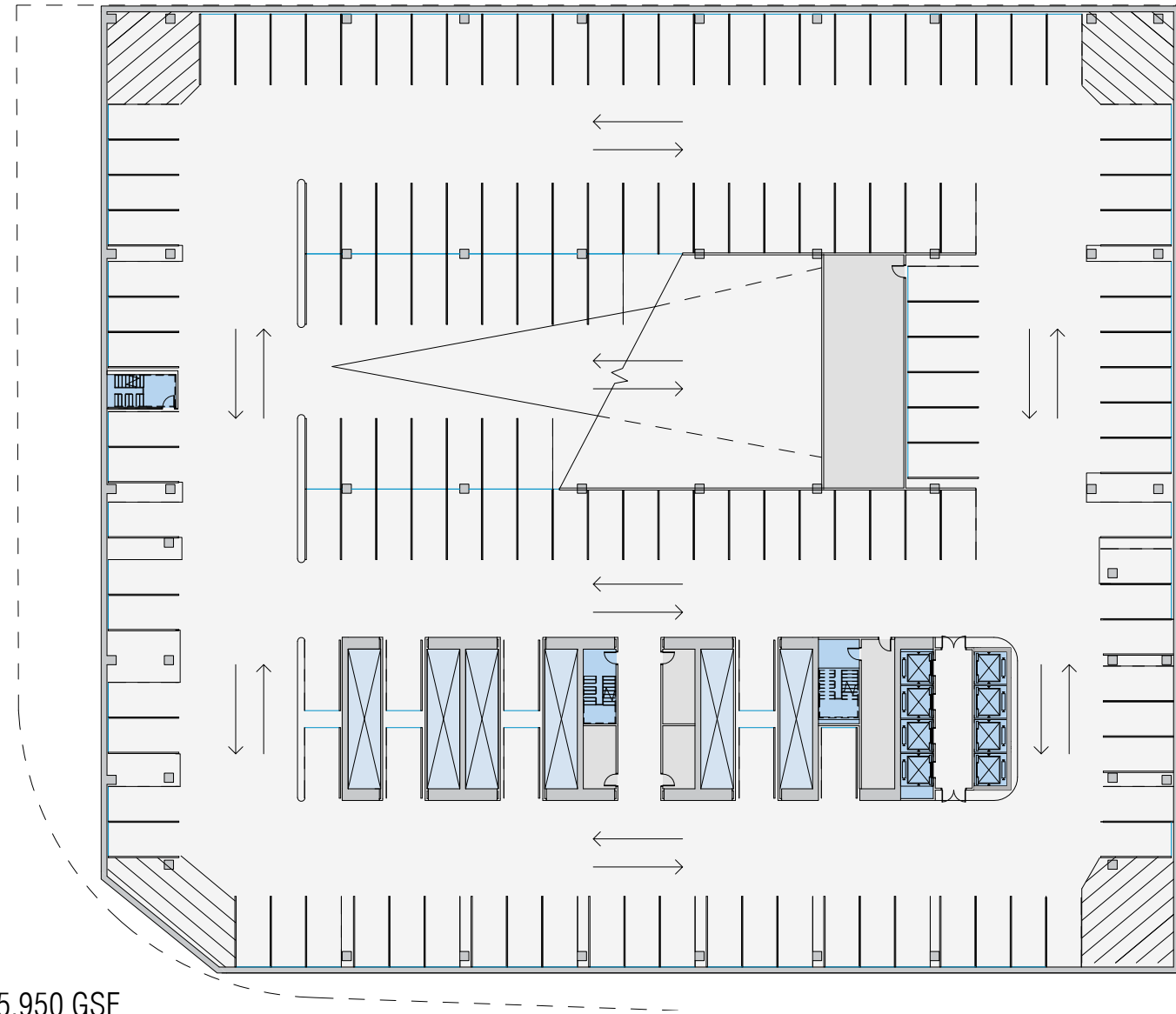
Eight (8) Garage Elevators
(700 fpm / 3500 lb. capacity)
serving floors LL6- P11



Ground Level Plan Office Lobby and Service

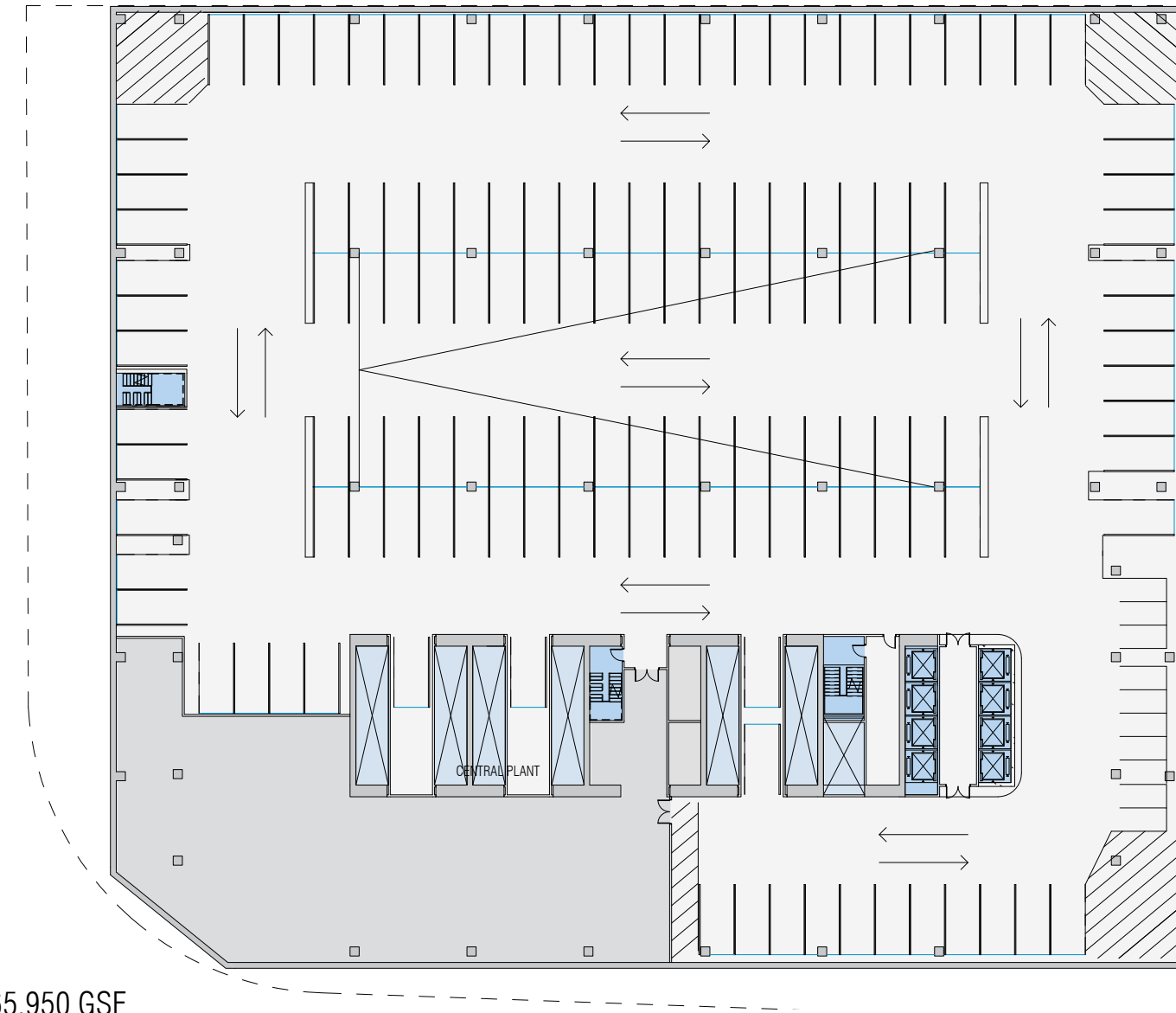


Parking Plan
Typical Basement Level P6-P2



- 65,950 GSF
- 168 Parking Spots

Parking Plan
Basement Level 2



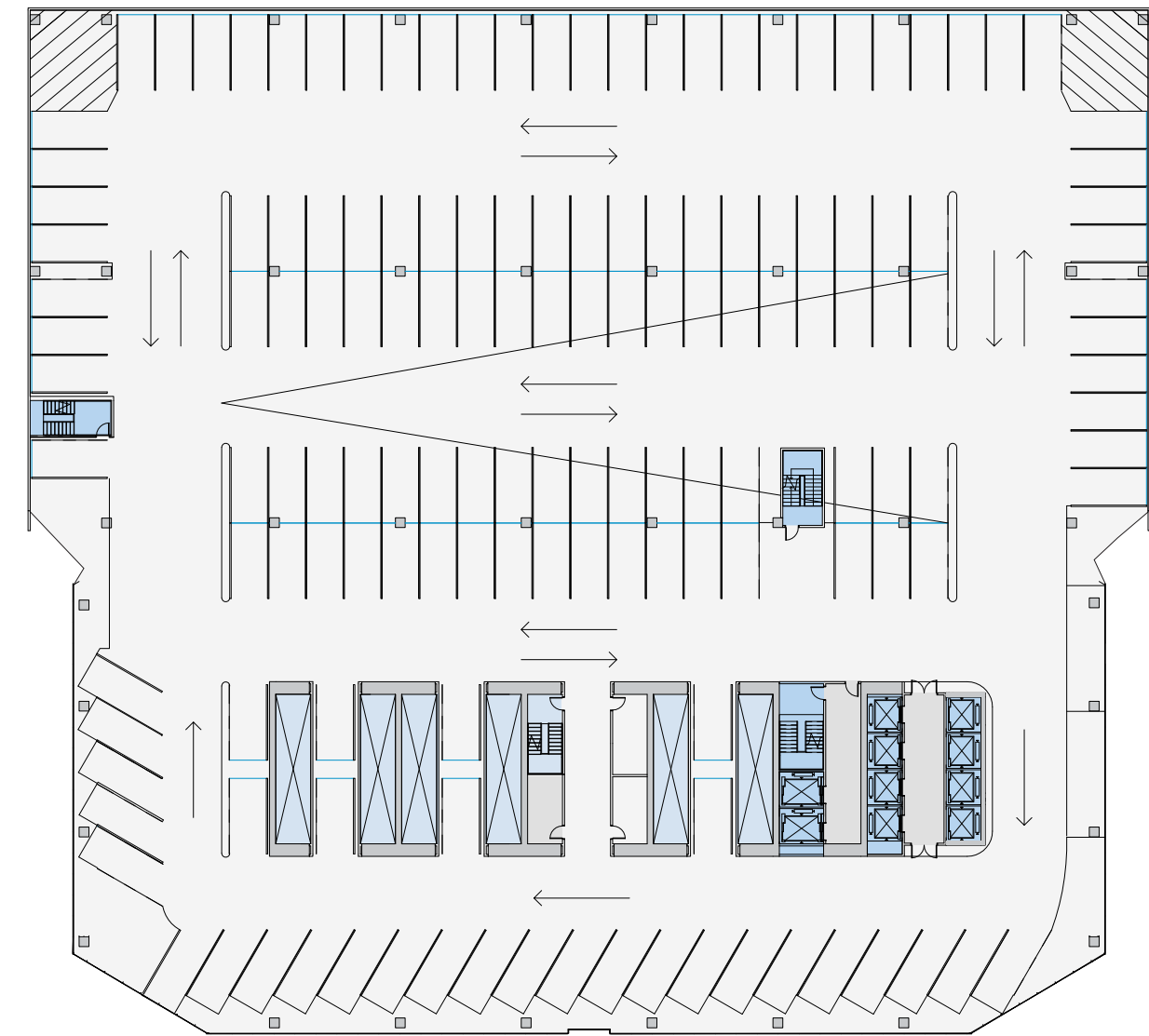
- 65,950 GSF
- 151 Parking Spots

Parking Plan Basement Level 1



- 60,640 GSF
- 133 Parking Spots

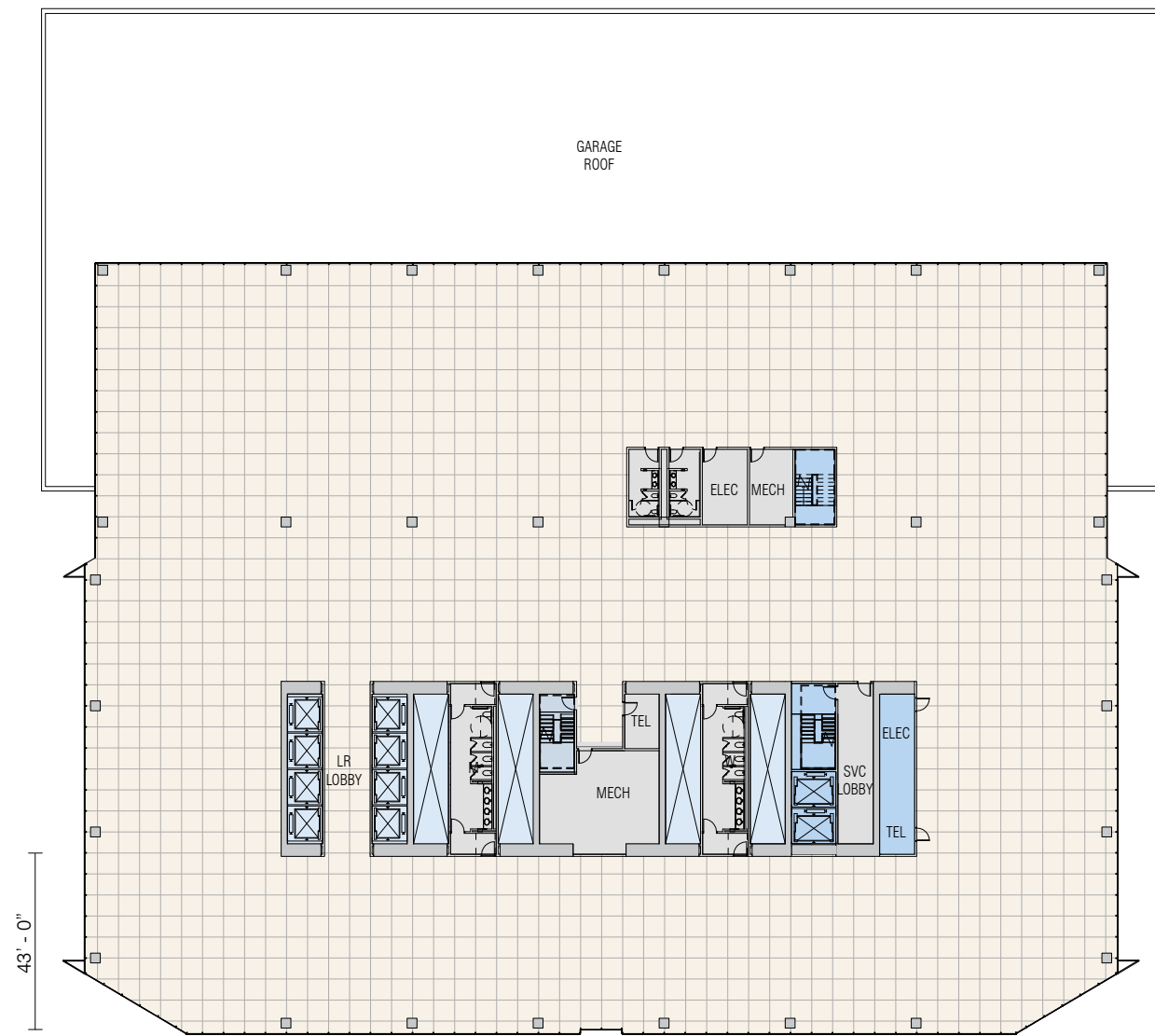
Parking Plan Typical Podium Level 4-10



- 60,695 GSF
- 155 Parking spots per typical floor

Office Plan

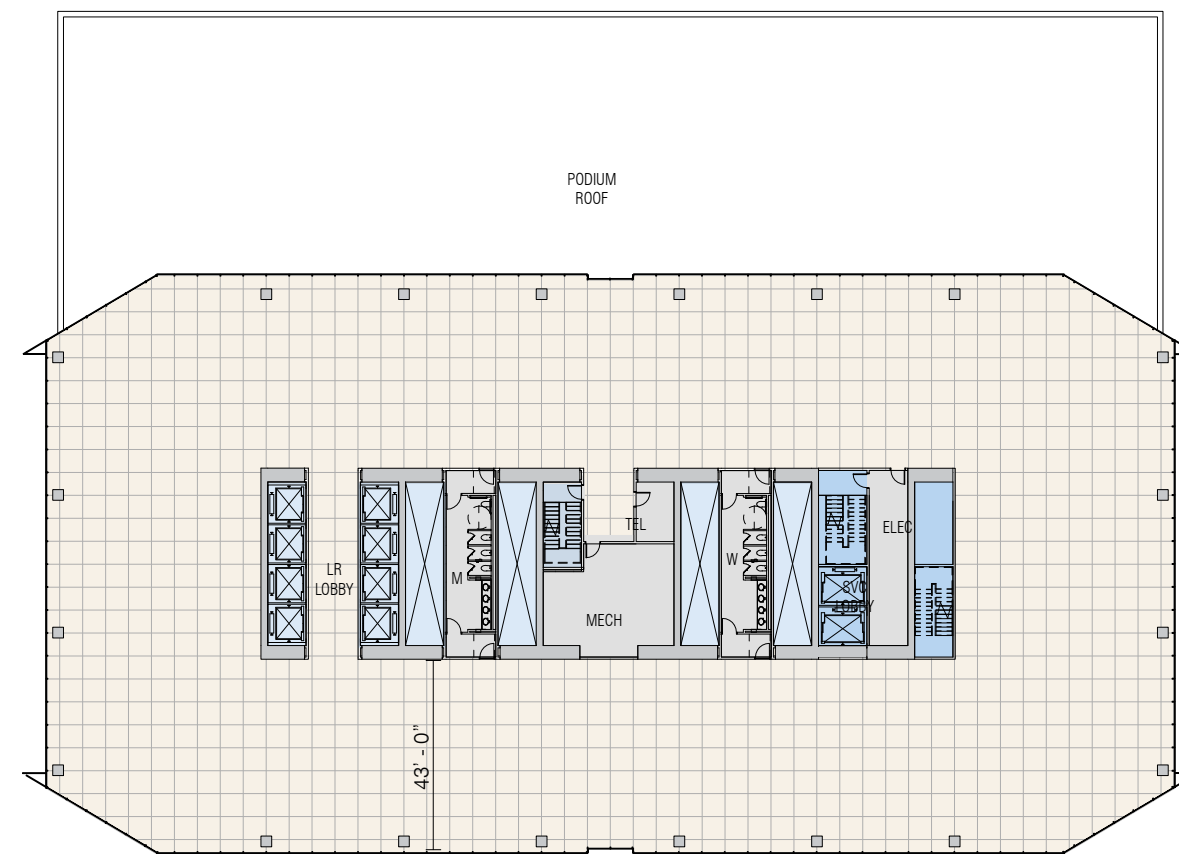
Podium Office Floor



- Floor 11 /12 : 44,410 GSF
- 43' Lease Depth

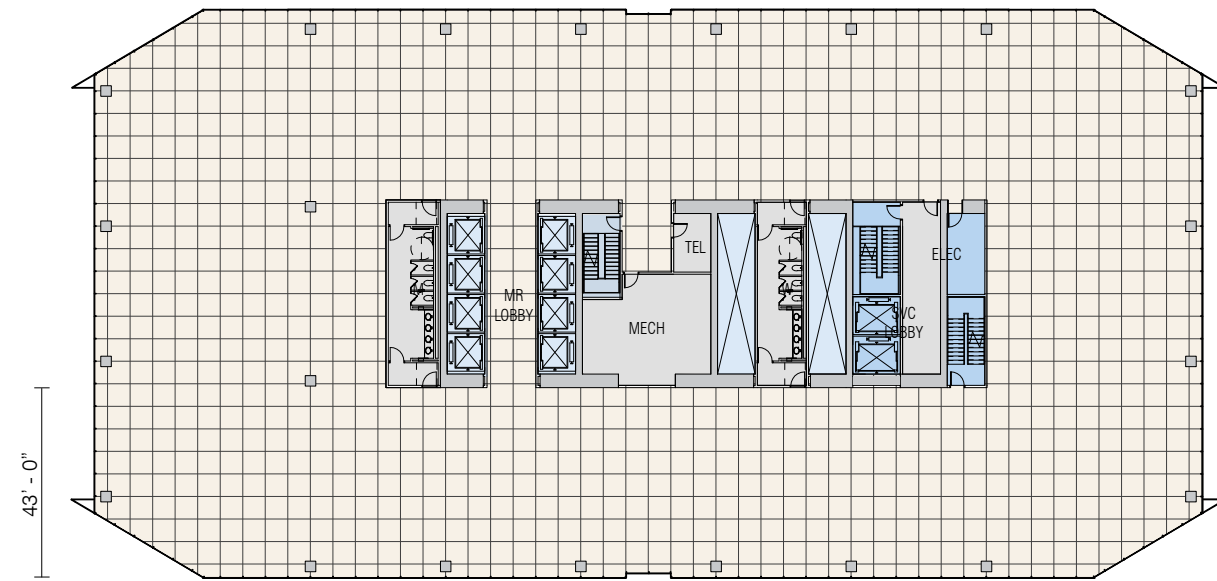
Office Plan

Low Rise



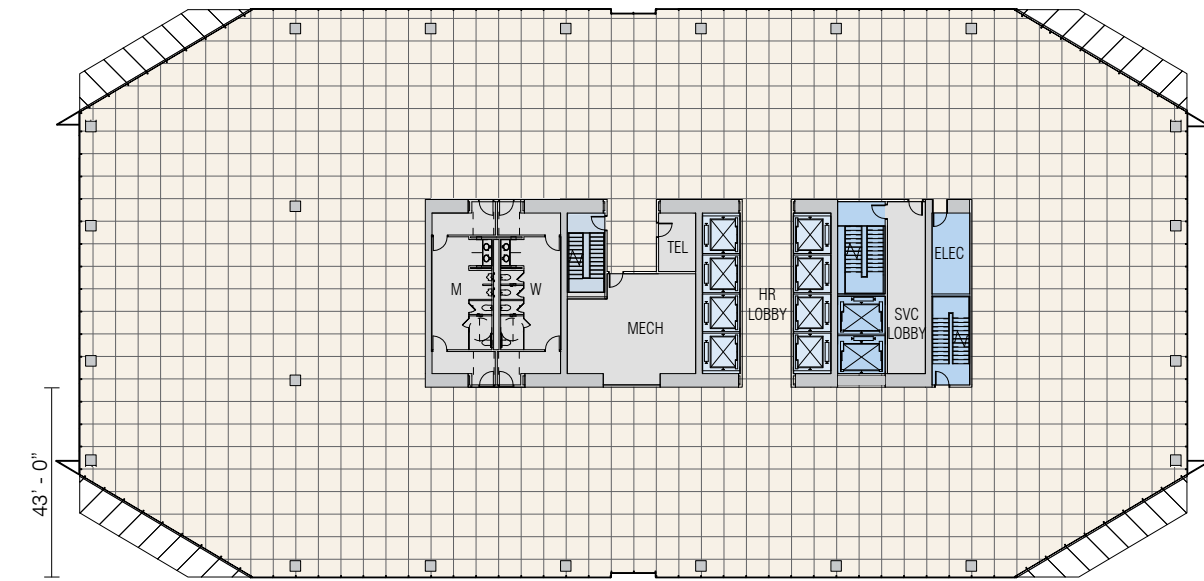
- Floor 14 - 24 : 30,262 GSF
- 43' Lease Depth

Office Plan Mid Rise



- Floor 25 - 28 30,262 GSF
- Floor 29-37 : 29,996 GSF - 27,958 GSF
- 43' Lease Depth

Office Plan High Rise



- Floor 38-50: 27,702 GSF - 24,624 GSF
- 43' Lease Depth





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