

WV ONE WEST VILLAGE



Olive
Mill

Welcome to One West Village

Located in the most walkable, dynamic and transit-oriented neighborhood in Dallas, One West Village stands above the rest. With a walk score of 90, two different transportation stops at its front door and incredible freeway signage, One West Village is the perfect location for a corporate office. It's centered at the nexus of inspiration and innovation.

This high-design, amenity rich building offers 240,000 SF of office space with 10,000 SF of ground-floor retail. Touchless elevators, private outdoor terrace, bike lockers and unobstructed floors via the perimeter core design provide corporate users endless opportunity to inspire the best culture for team building, team collaboration and company growth.

*At the Nexus
of Inspiration
and Innovation*



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Address	2801 North Central Expressway Dallas, TX 75204
Size	240,000 SF
Year Built/Renovated	2015/2023
Number of Floors	18 (8 office floors stacked on top of a 9-floor parking garage, with a first floor amenity and tenant lounge)
Average Floor Plate Size	29,750 SF
Parking Ratio	3/1,000
Architectural Awards	Honor Award, AIA Dallas, 2015 Honor Award, Texas Society of Architects, 2019



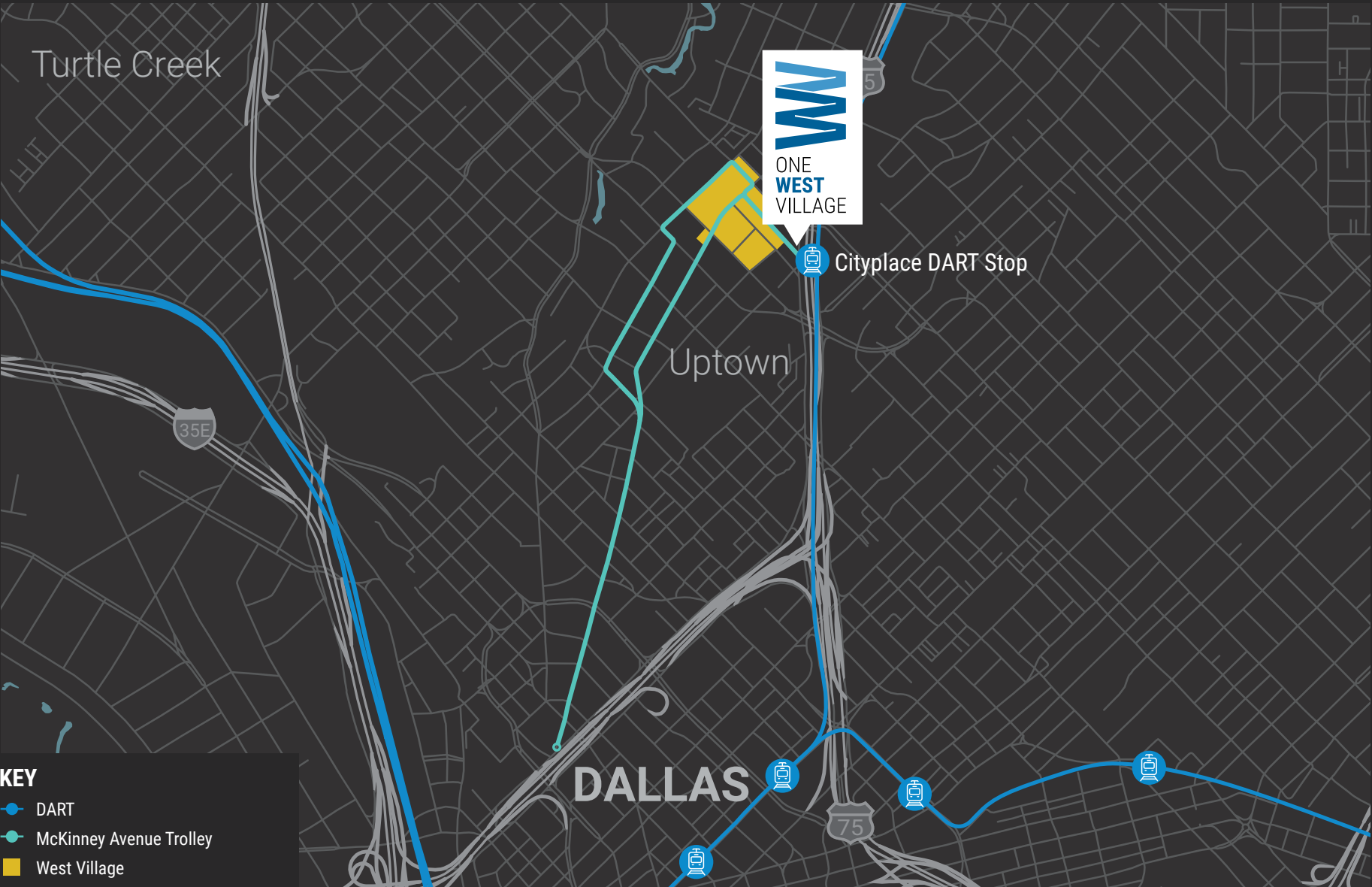
LOCATION *IS EVERYTHING.*

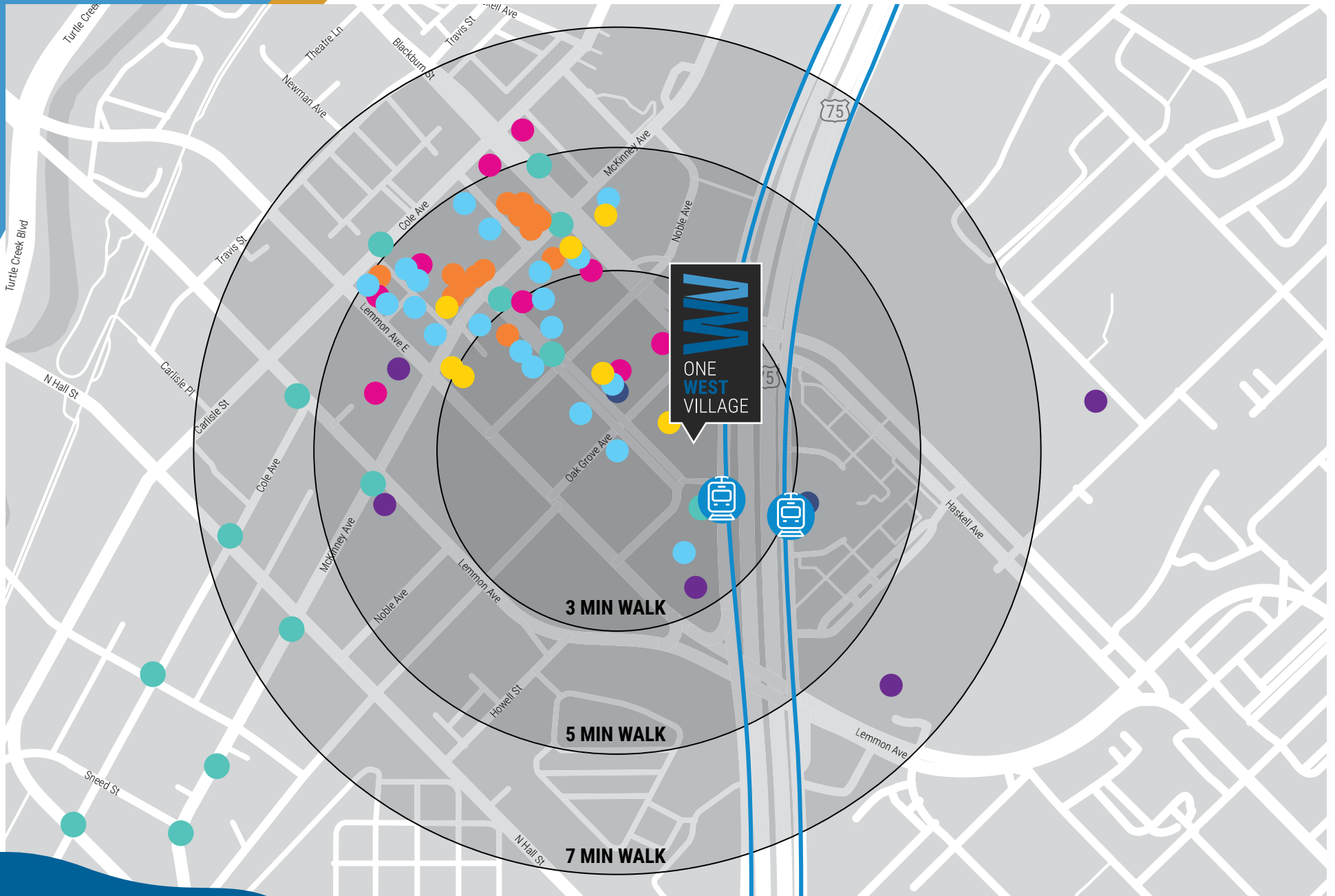
At the front door of everything Dallas has to offer, One West Village's premier location provides discerning tenants with the best work-life balance options. With nearby food, shopping, entertainment, hospitality and a multitude of living options as well as being steps from DART, the McKinney Avenue Trolley and easy access to US-75, One West Village has everything.





LOCATION OVERVIEW









WALKABLE AMENITIES

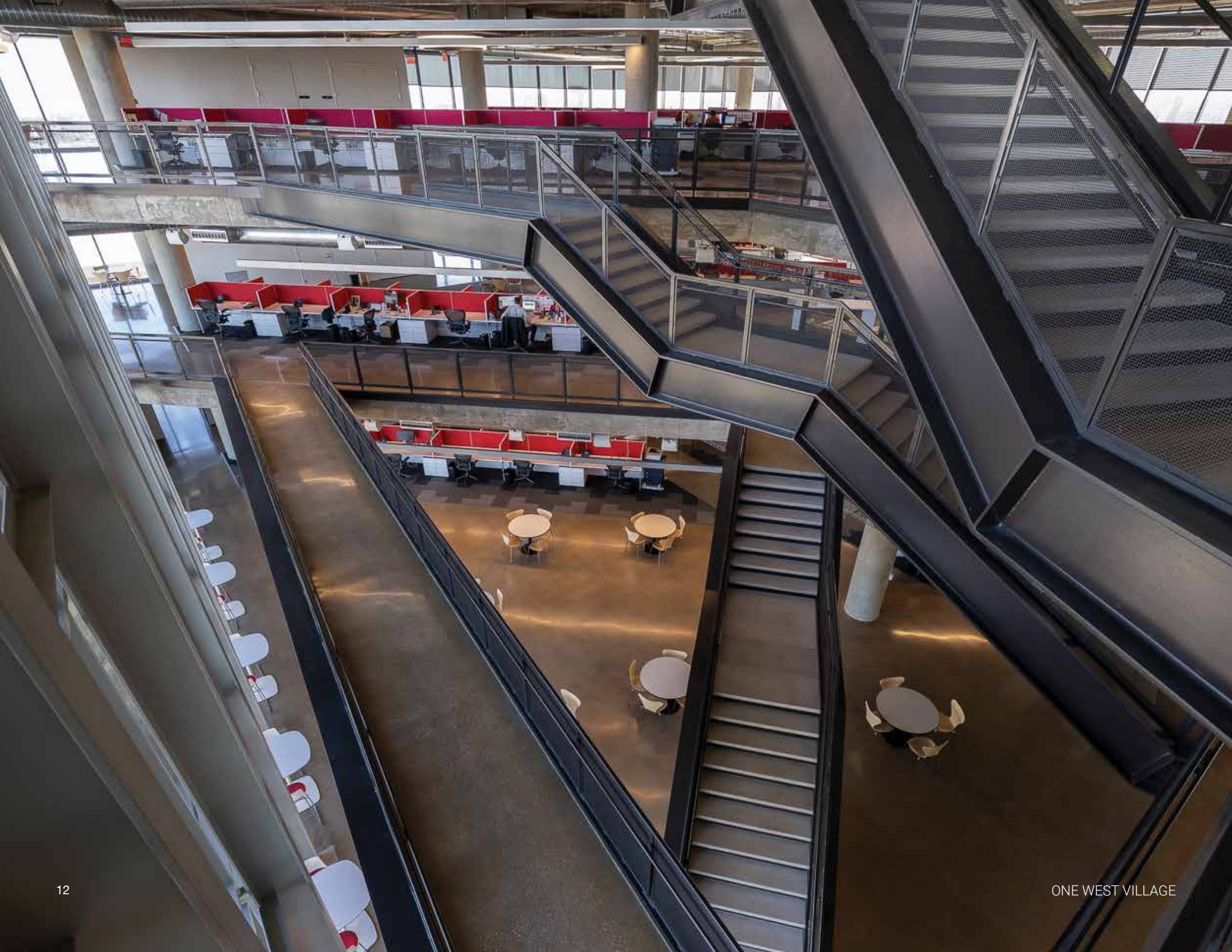
● Fitness	Barry's Dallas Class Studios CorePower Yoga Formula Wellness Gaia Flow Yoga Pure Barre SoulCycle
● Food & Drink	Baboush Buda Juice Bisous Bisous Pâtisserie Cork CRU Food & Wine Bar Fiatto Uptown Grimaldi's Pizzeria Honest Taco Hugo's Invitados Mendocino Farms MUTTS Canine Cantina Namo Japanese Handroll POP Factory Salata Starbucks Sweetgreen The Rustic Upside West Village Uptown Pub Village Burger Bar
● Grocery	Central Market (Coming in 2024) CVS Kroger Target Walgreens Walmart Whole Foods (1.1 Miles away)
● Hotels	Canopy Hotel by Hilton Dallas Uptown InterContinental Dallas

● Salons & Spas	18/8 Fine Men's Salon AURA Nail Bar Avalon Salons and Spa Boardroom Salon for Men Canopy Spa Lure Salon Massage Envy MiniLux West Village Spa Habitat West Village
● Shopping	Allen Edmonds Jonathan Adler Kendra Scott Kittenish Dallas Mizzen+Main Flagship Store MKT Stores Nickel & Suede Nicole Kwan Q Clothier Pitaya Rye 51 Sephora UNTUCKit Y&I Clothing Boutique
Transportation ● Light Rail Stops ● Trolley Stops	

HIGHLIGHTS

-  5 Minute Walk to Starbucks
-  25 Restaurants & Coffee Outlets
-  11 Fitness Centers & Gyms
-  1 Block from "Flagship" Central Market Grocery and Epicurean Market Opening in 2025





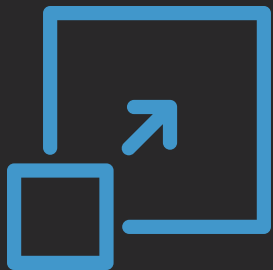
DESIGN *IS IN THE DETAILS.*

From the beginning, One West Village's design and purpose have always been intentionally focused on its goal of offering tenants in Uptown a first-class, forward-looking work environment that inspires. Receiving both the *AIA* Honor Award in 2015 and the *Texas Society of Architects* Honor Award in 2019, One West Village has all the details covered.

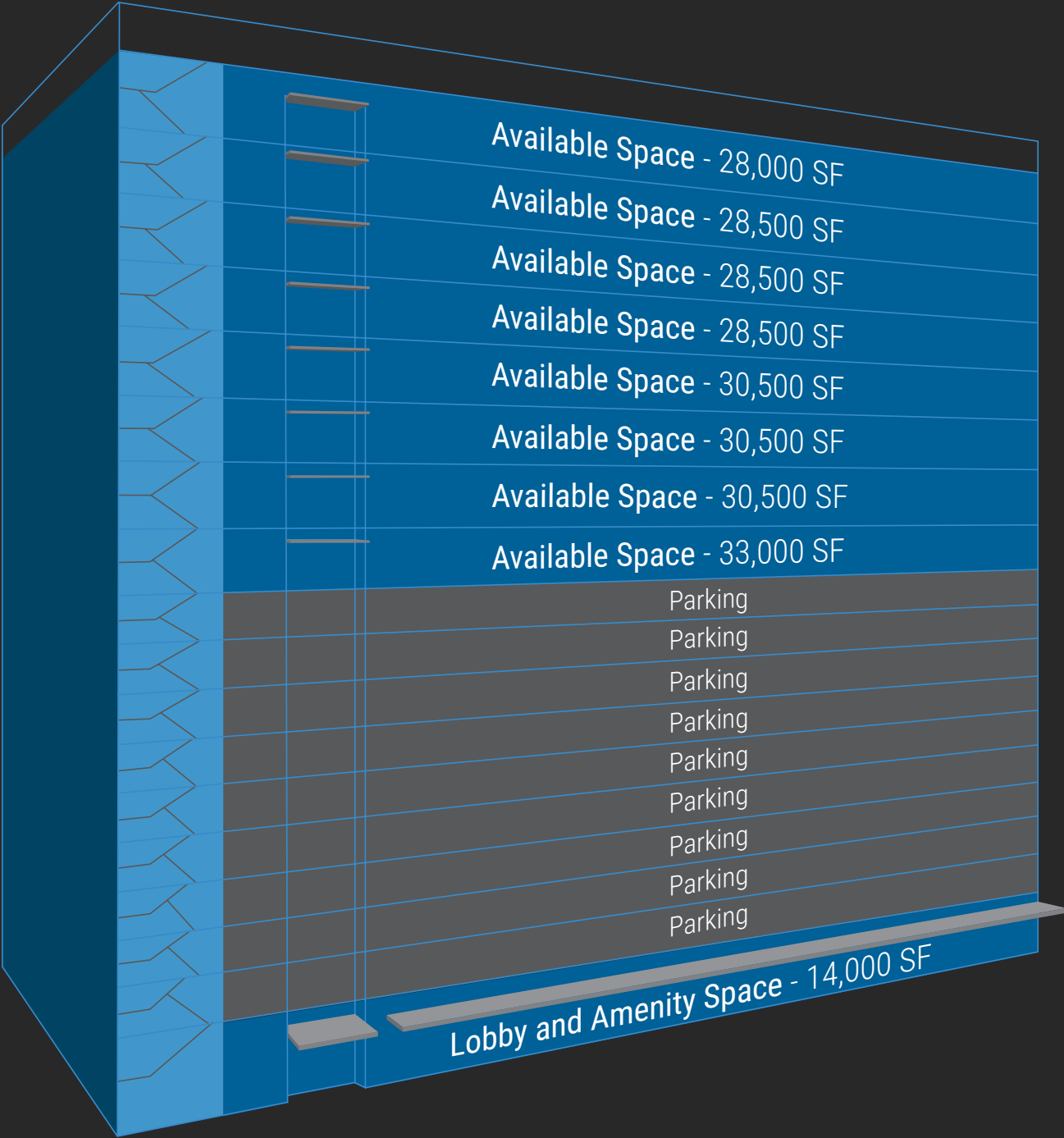




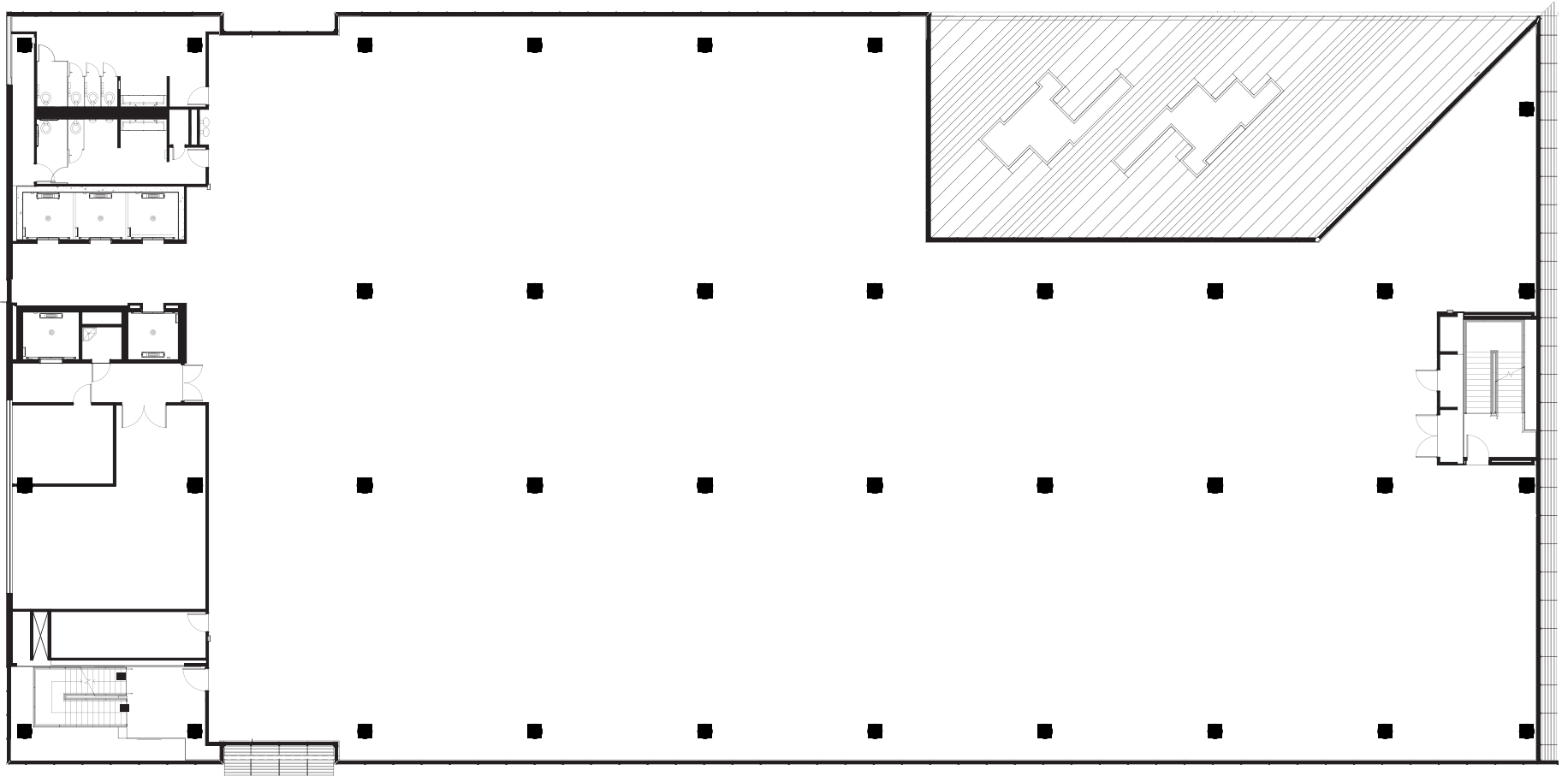
STACKING PLAN



240,000
SF MAX



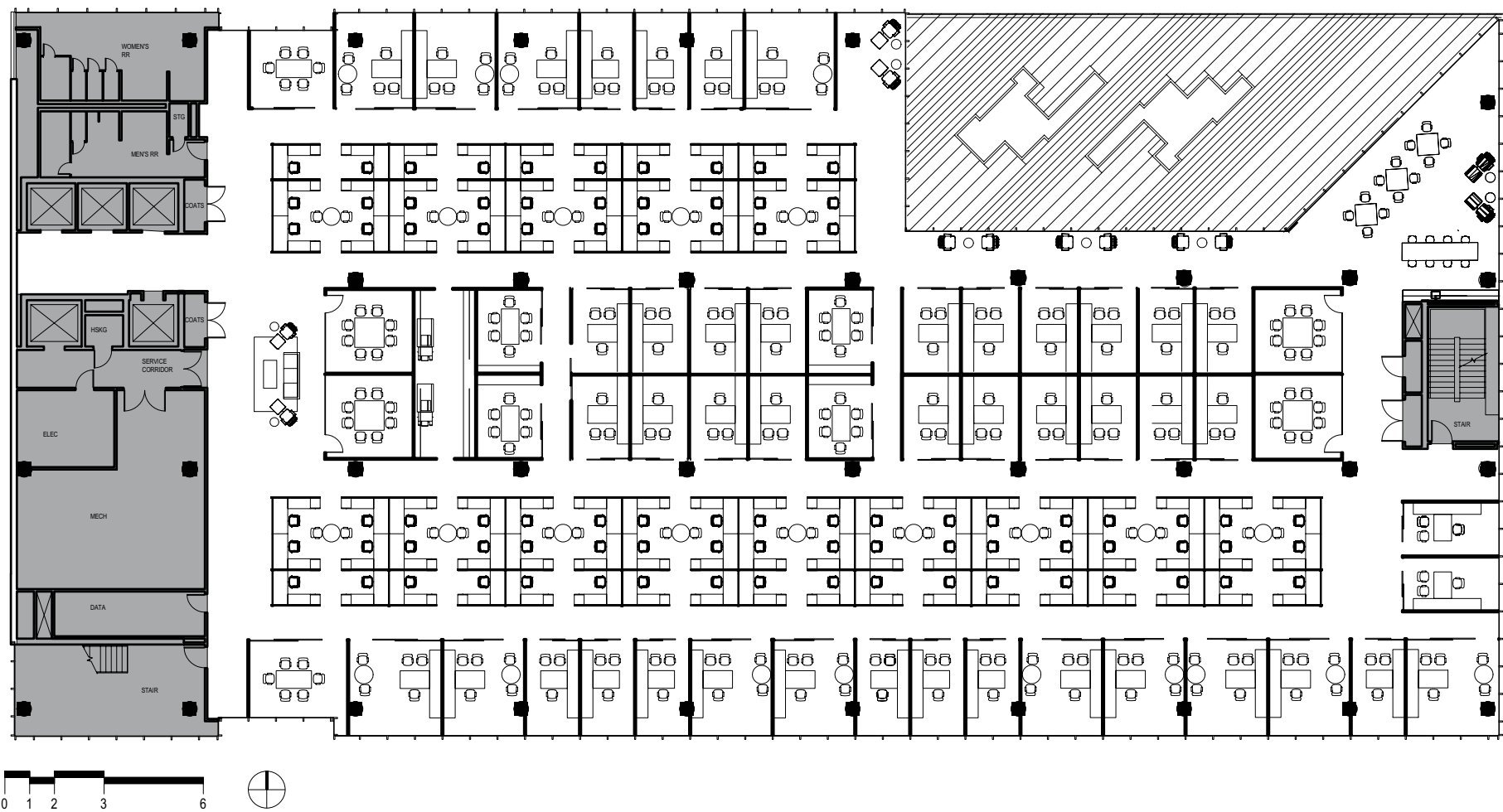
FLOOR PLAN



11th Level

14' Ceiling Height
33,000 SF

FLOOR PLAN WITH TEST FIT



11th Level







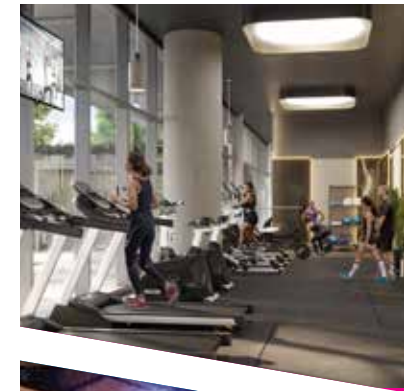
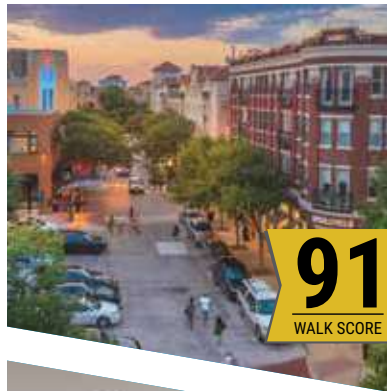


THRIVE *IN THE RIGHT ENVIRONMENT.*

How can you or your employees be productive in a building that doesn't offer the best? Whether it's providing a healthy, fully touchless experience once you step onto the premises or enjoying a spin class between calls, One West Village sets the tone for the right environment.



BUILDING & NEARBY AMENITIES



TRANSIT

- 75 Freeway
- DART & McKinney Trolley



ARRIVE

- West Village
- Bike Storage



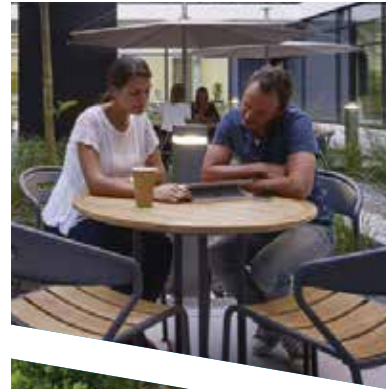
PROCEED

- Touchless Entrance
- Destination Elevators



STRIVE

- Fitness Facility
- Local Studios



EAT

- On-Site Food
- Local Eateries



ALIGN

- Conference Rooms
- Tenant Lounge



RETREAT

- Ground-Floor Patios
- Sky Deck Balcony



UNWIND

- Canopy Hotel Bar
- Rustic Concerts



SUSTAIN *FOR TOMORROW.*

Built to the highest standards and incorporating the latest systems for efficiency and health, One West Village was designed to promote employee wellness with amenities, outdoor spaces and walkable access to the dynamic lifestyle West Village offers.





HEALTH AND WELLNESS

Touchless Employee and Guest Experience

- Automatic sliding doors at the street
- Touchless access for restroom doors, faucets and fixtures

Vertical Transportation

- Destination elevators built for efficient and high-traffic vertical transportation

Indoor Air Quality

- Enhanced capacity allows for incremental outside air facilitating more regular full-building air changes with MERV 13 filters
- Real-time tenant monitoring of indoor air quality

Thoughtful Outdoor Spaces

- Private outdoor spaces within tenants' premises promoting health, wellness and productivity
- Ground-floor employee garden enabling employee and guest meetings outside of tenants' secure envelope

Employee Wellness

- 9 gym/fitness options within a 2-block radius
- Public outdoor spaces nearby





TEAM UP *WITH US.*

Committed to the highest levels of service, the One West Village management team is focused on providing a safe and professionally operated work environment, all while pushing the envelope on smart and green building practices.

Built on years of diverse institutional experience, the ownership group also brings a fresh perspective to office building operations. Capable of tailoring unique building experiences to fit the needs and values of companies and their employee's values.



TEAM



Angelo Gordon

Angelo Gordon is a global alternative investment manager founded in November 1988 by John M. Angelo and Michael L. Gordon who together ran the arbitrage department of L.F. Rothschild in the 1980s. The firm is 100% employee owned, SEC registered and has over 550 employees and more than 200 investment professionals.



Hunt Realty Investments

Throughout its history, the company's real estate investment activities have been focused on direct-owned assets, public-private partnerships, investments in real estate operating companies and structured finance investments. In all areas, Hunt Realty seeks unique opportunities, unlike typical commodity investments and often contrarian in nature, that generate attractive risk-adjusted returns and are sustainable over the long term.



OliveMill Holdings

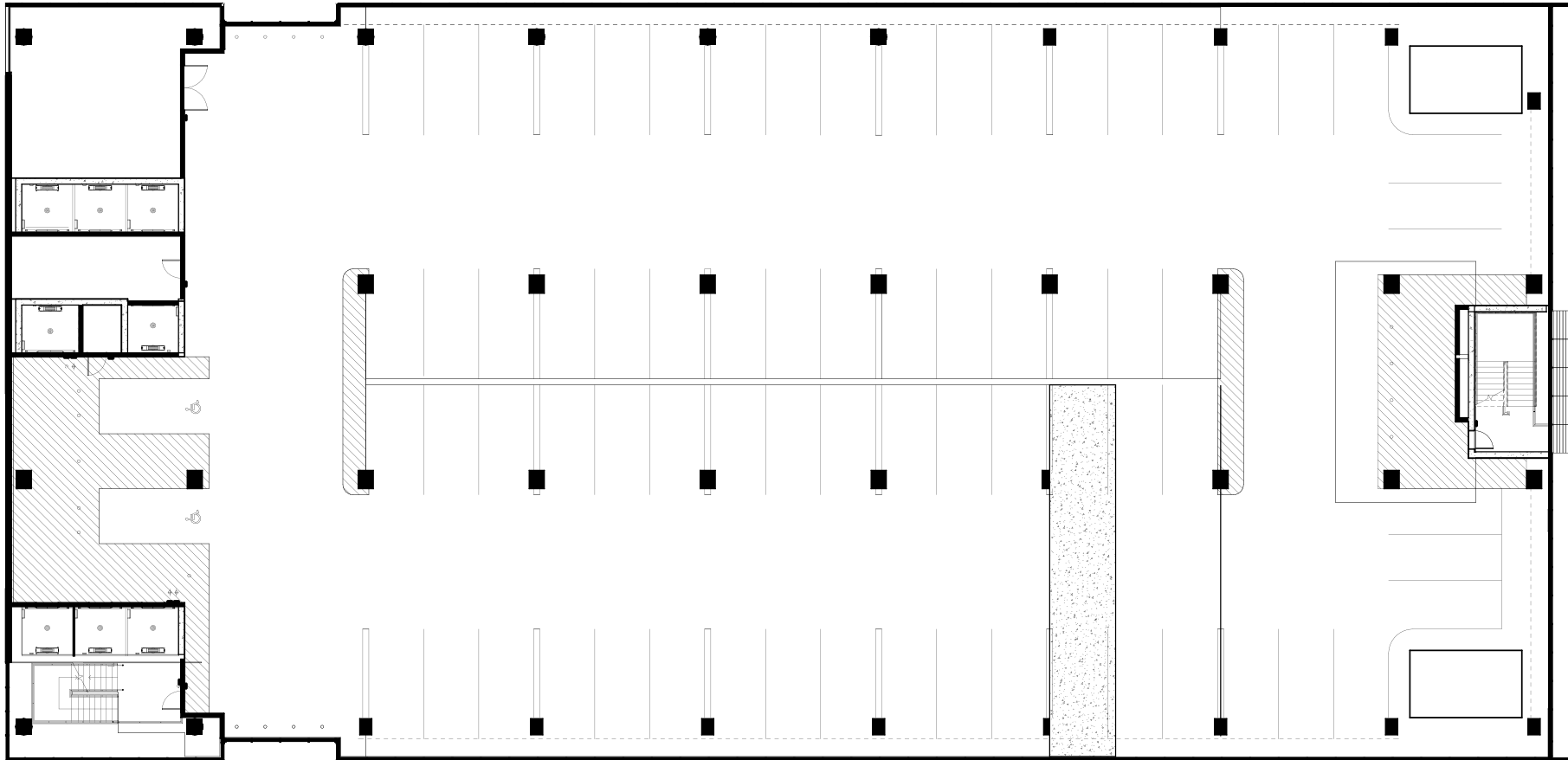
The OliveMill team has over 40 years of commercial real estate experience in acquisitions, asset and property management, leasing and build-to-suit development. Through this experience, we have developed deep relationships, thoughtful perspectives on real estate operations and a unique understanding of tenant needs.

FLOOR PLANS



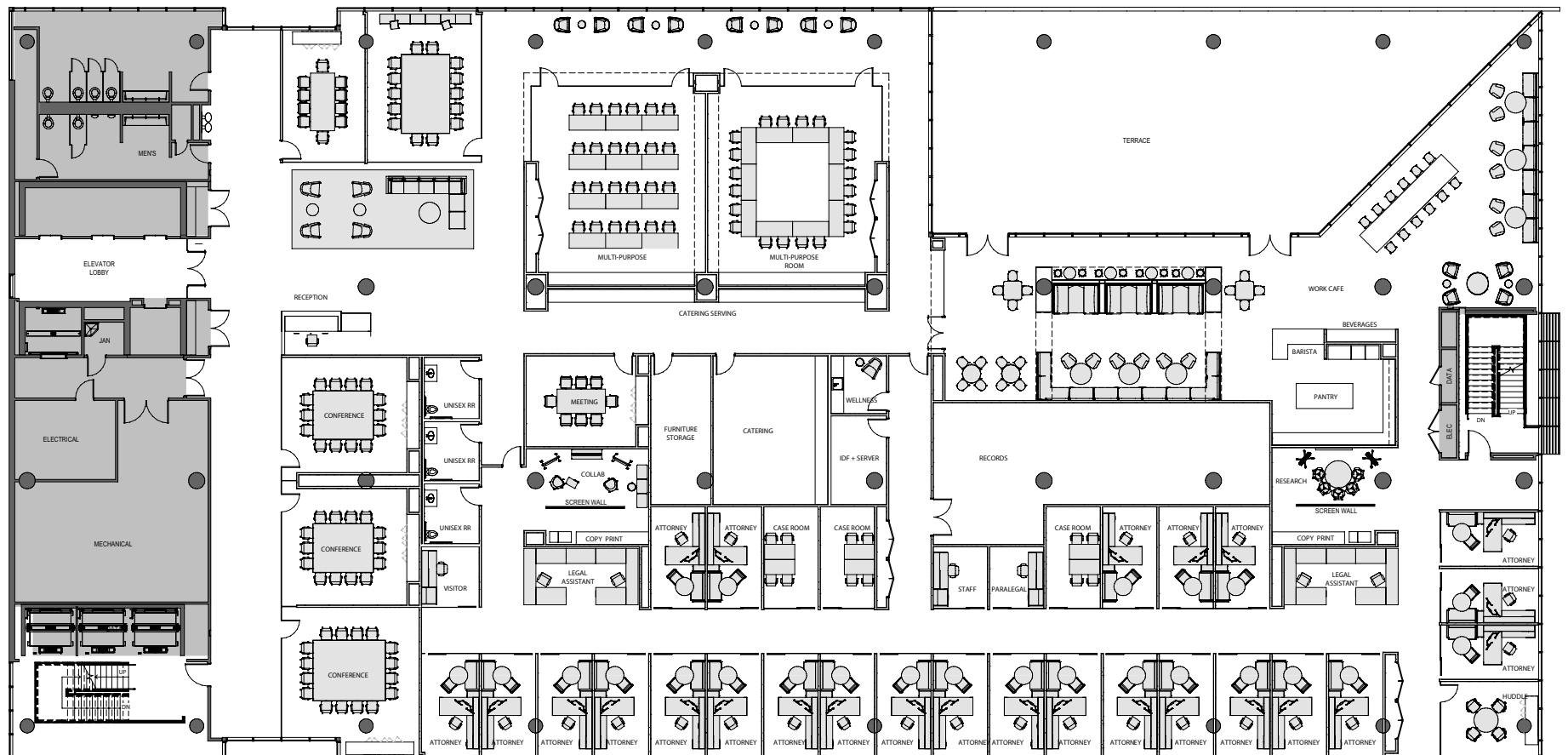


PARKING



General Parking Structure Layout
(Levels 2-10)

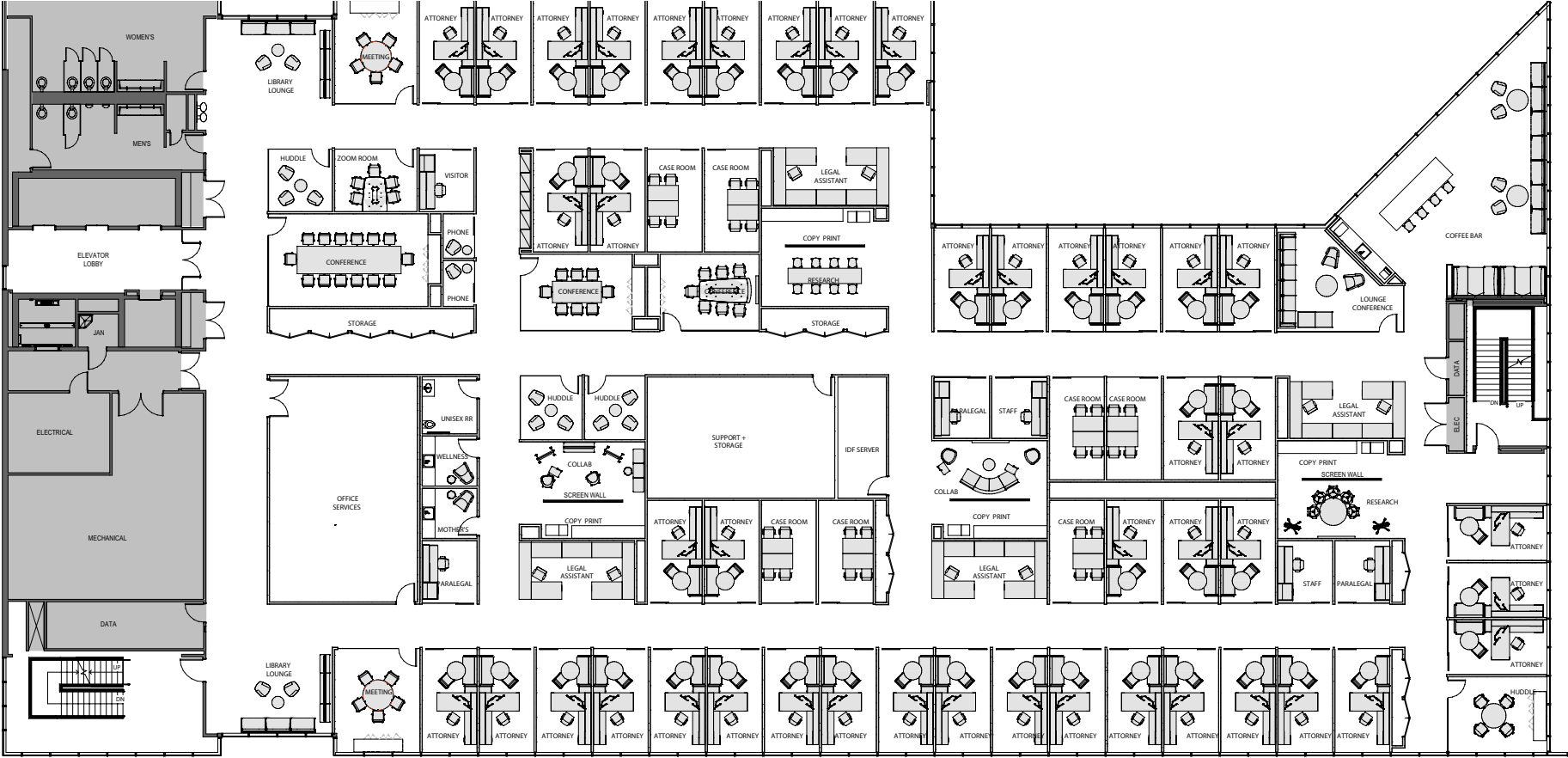
FLOOR PLAN WITH TEST FIT



11th Level

14' Ceiling Height
30,500 SF

FLOOR PLAN WITH TEST FIT

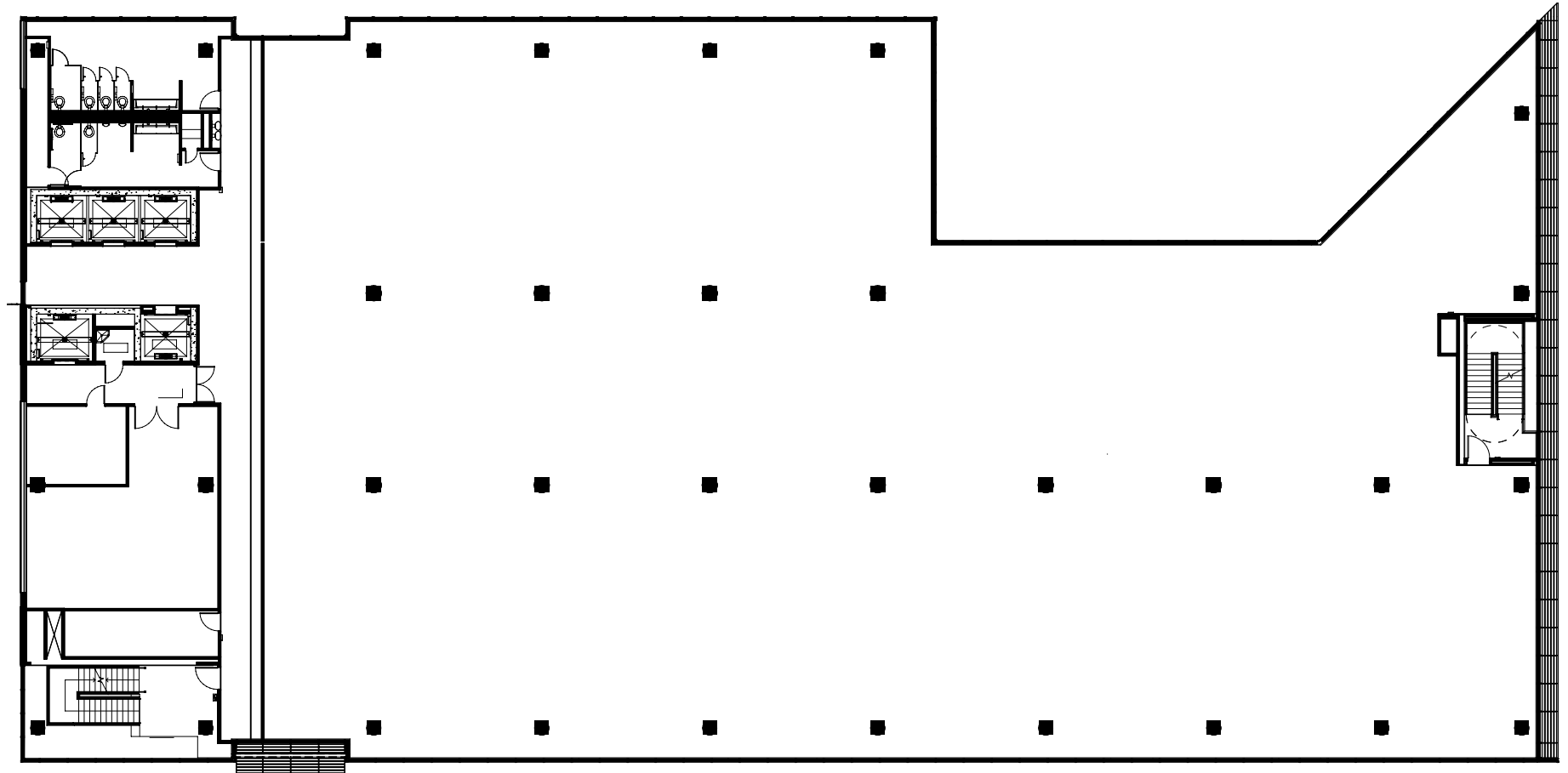


12th Level

14' Ceiling Height
30,500 SF



FLOOR PLAN

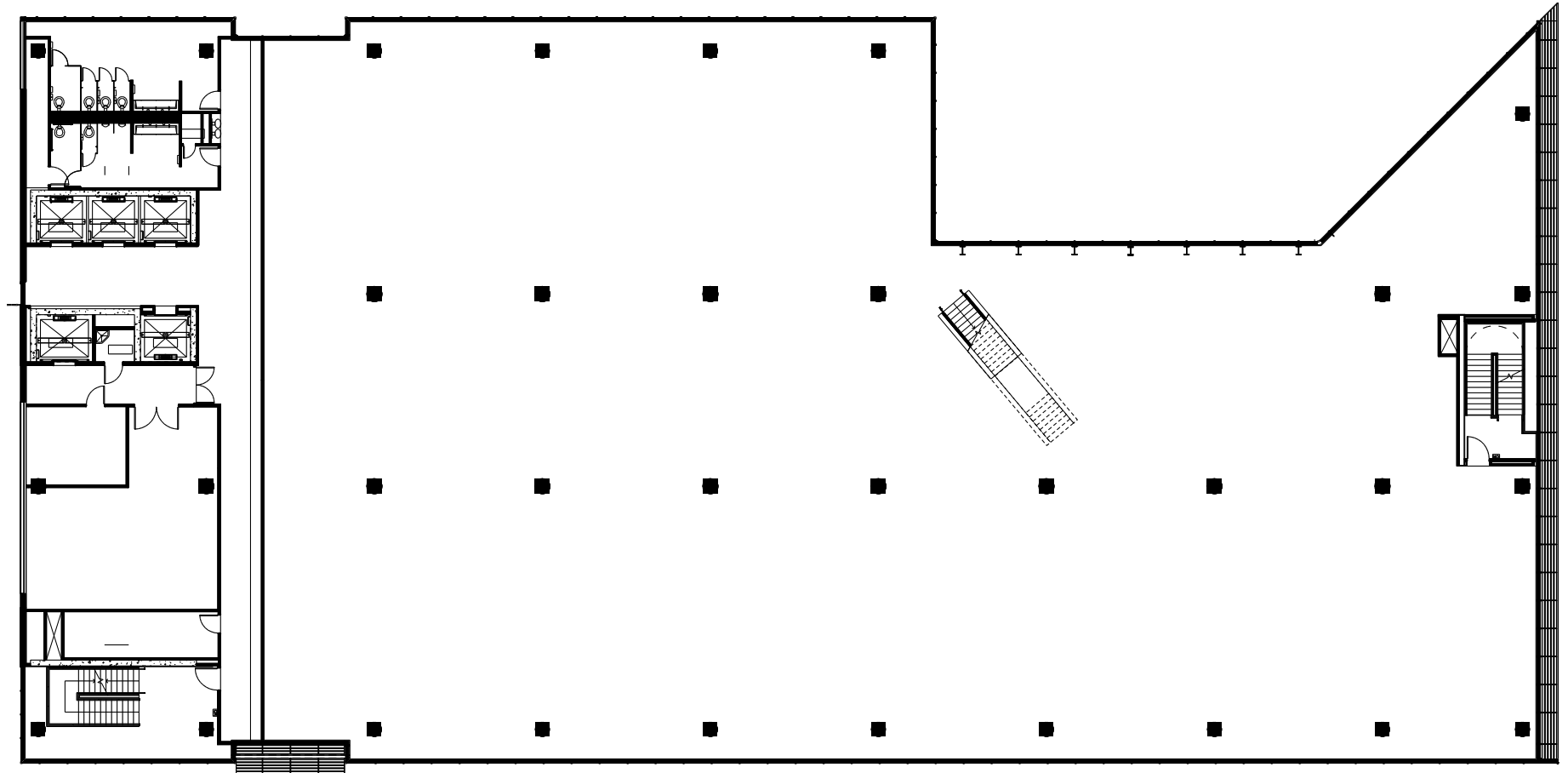


13th-14th Levels

14' Ceiling Height
30,500 SF



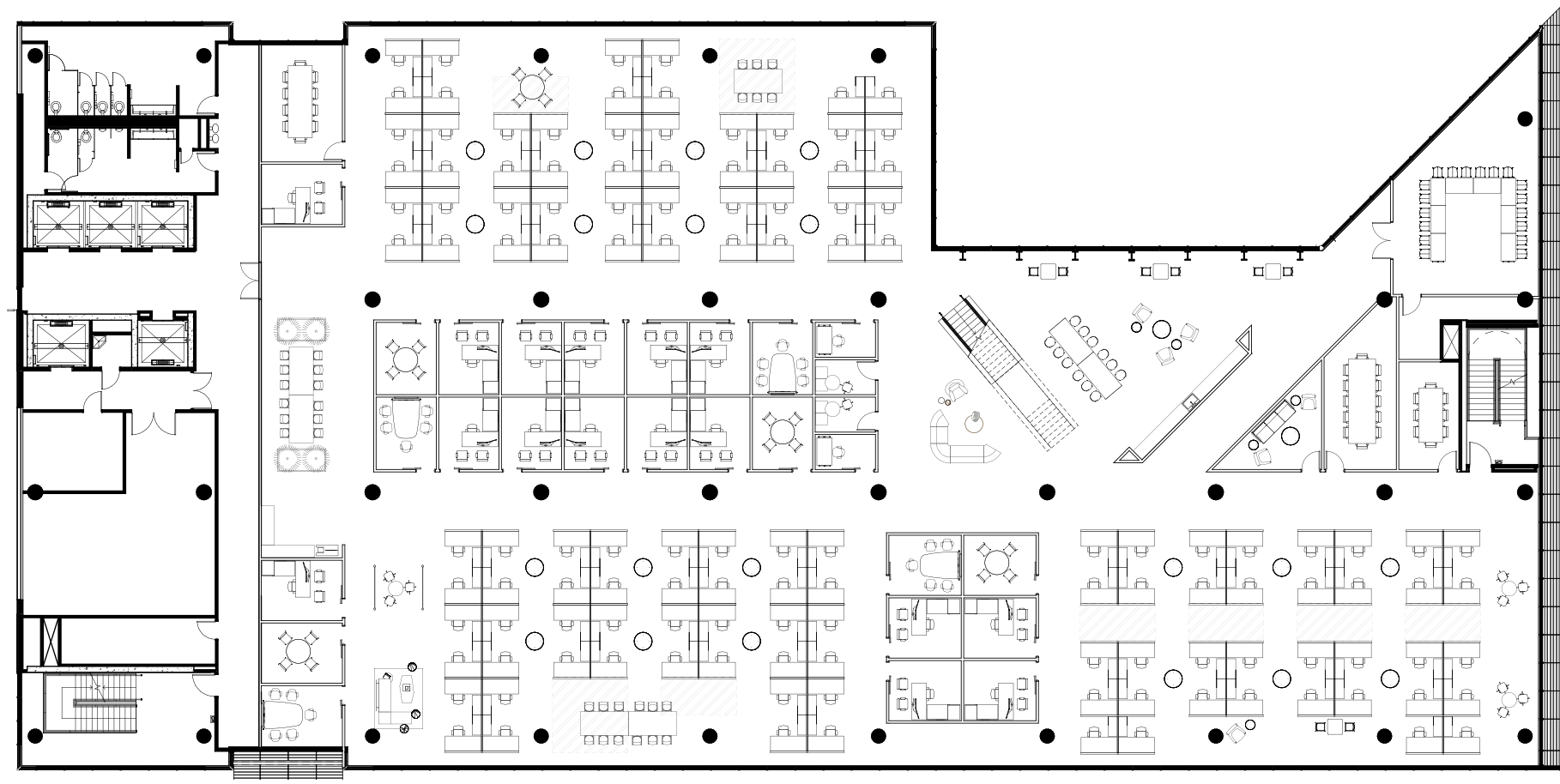
FLOOR PLAN



15th Level

14' Ceiling Height
28,500 SF

FLOOR PLAN WITH TEST FIT

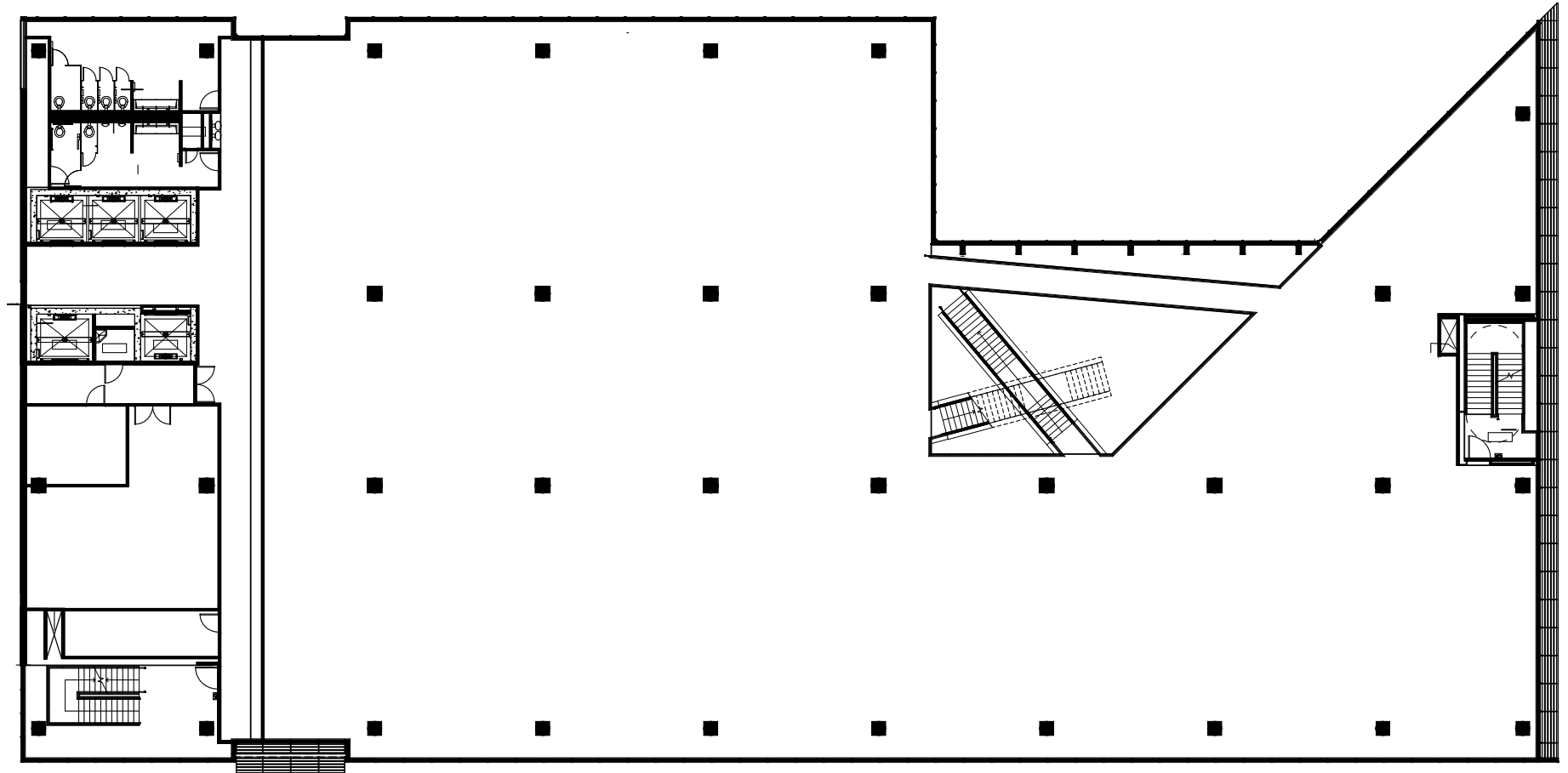


15th Level

14' Ceiling Height
28,500 SF



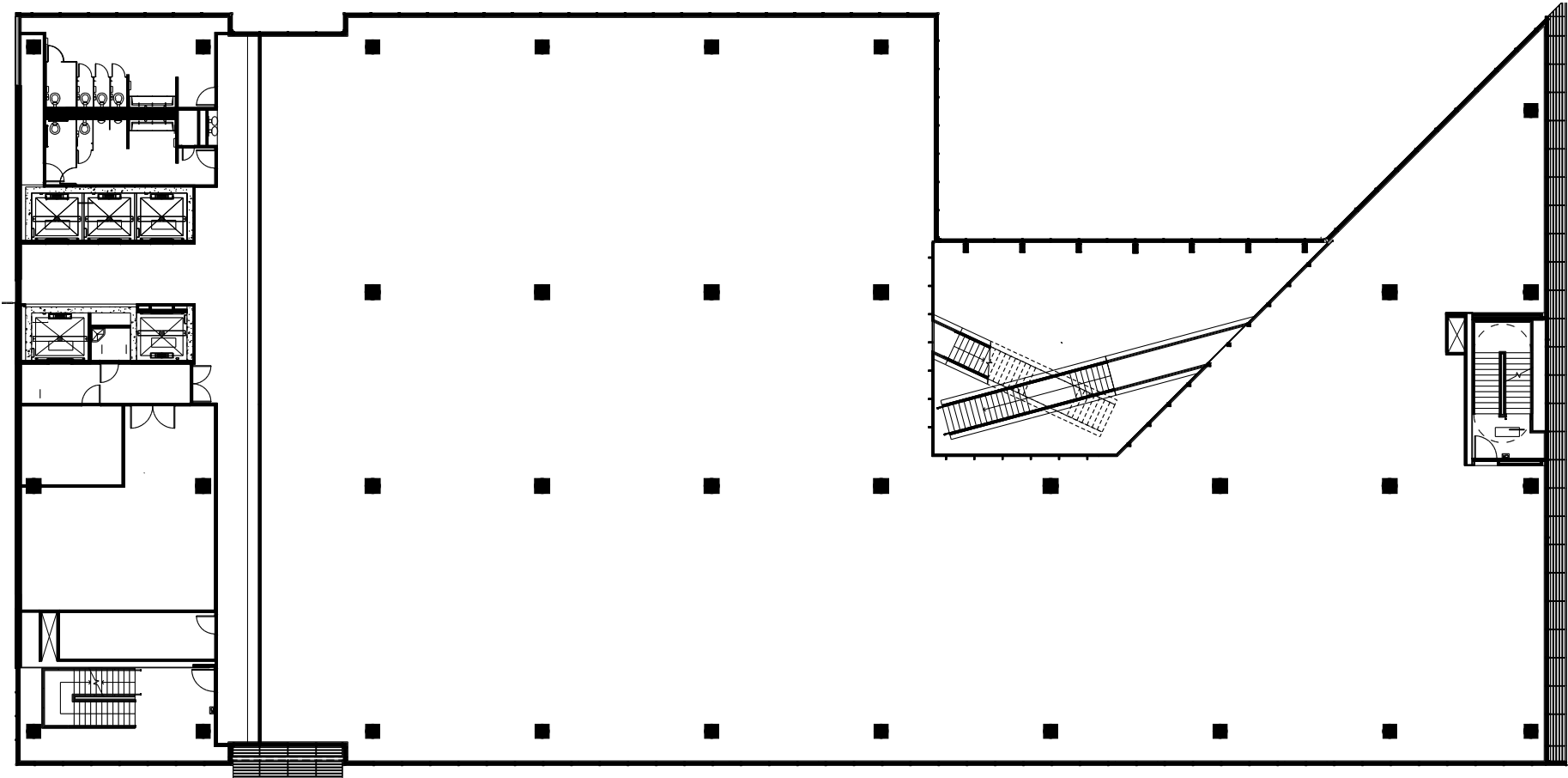
FLOOR PLAN



16th Level

14' Ceiling Height
28,500 SF

FLOOR PLAN

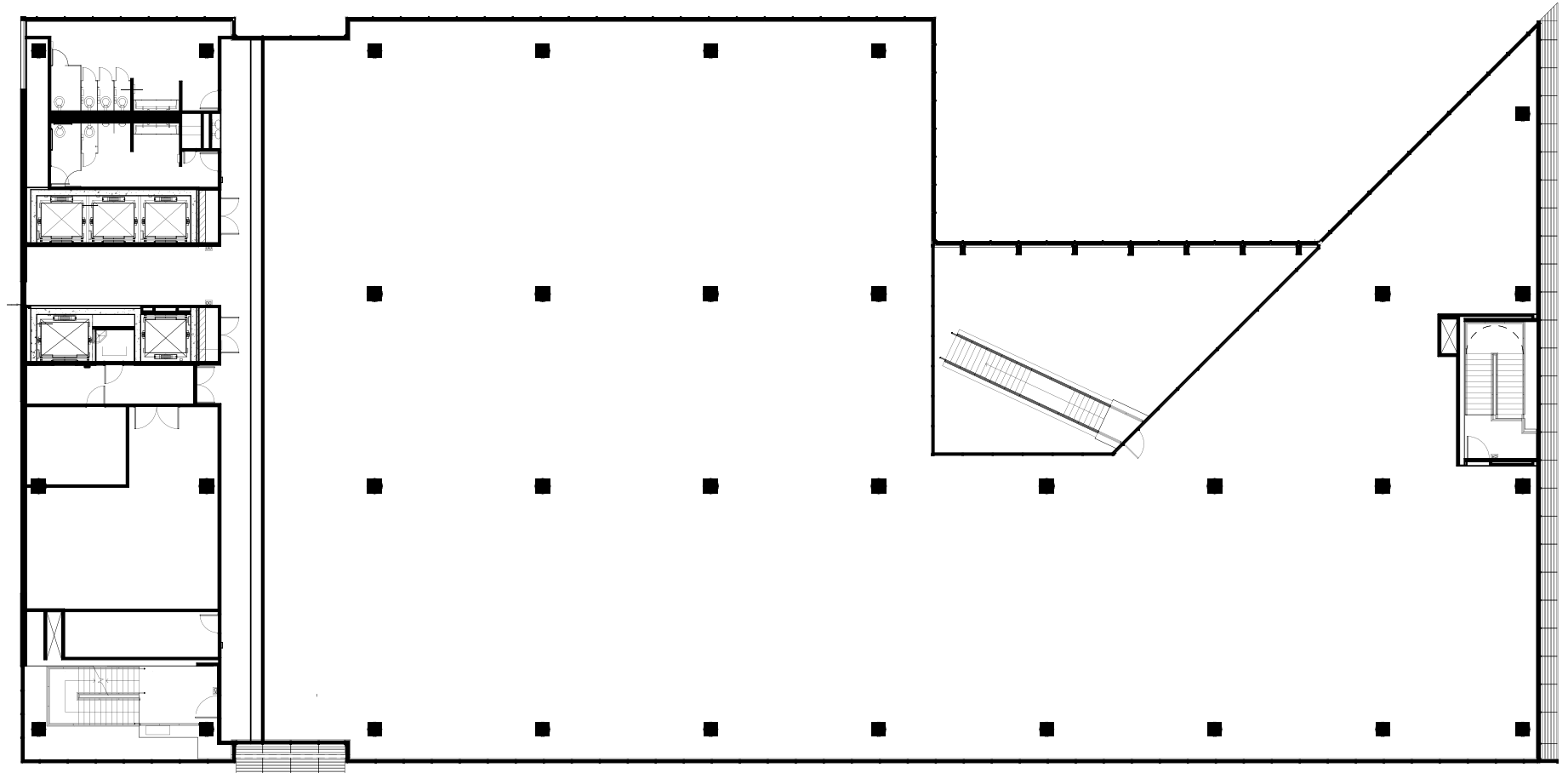


17th Level

14' Ceiling Height
28,500 SF



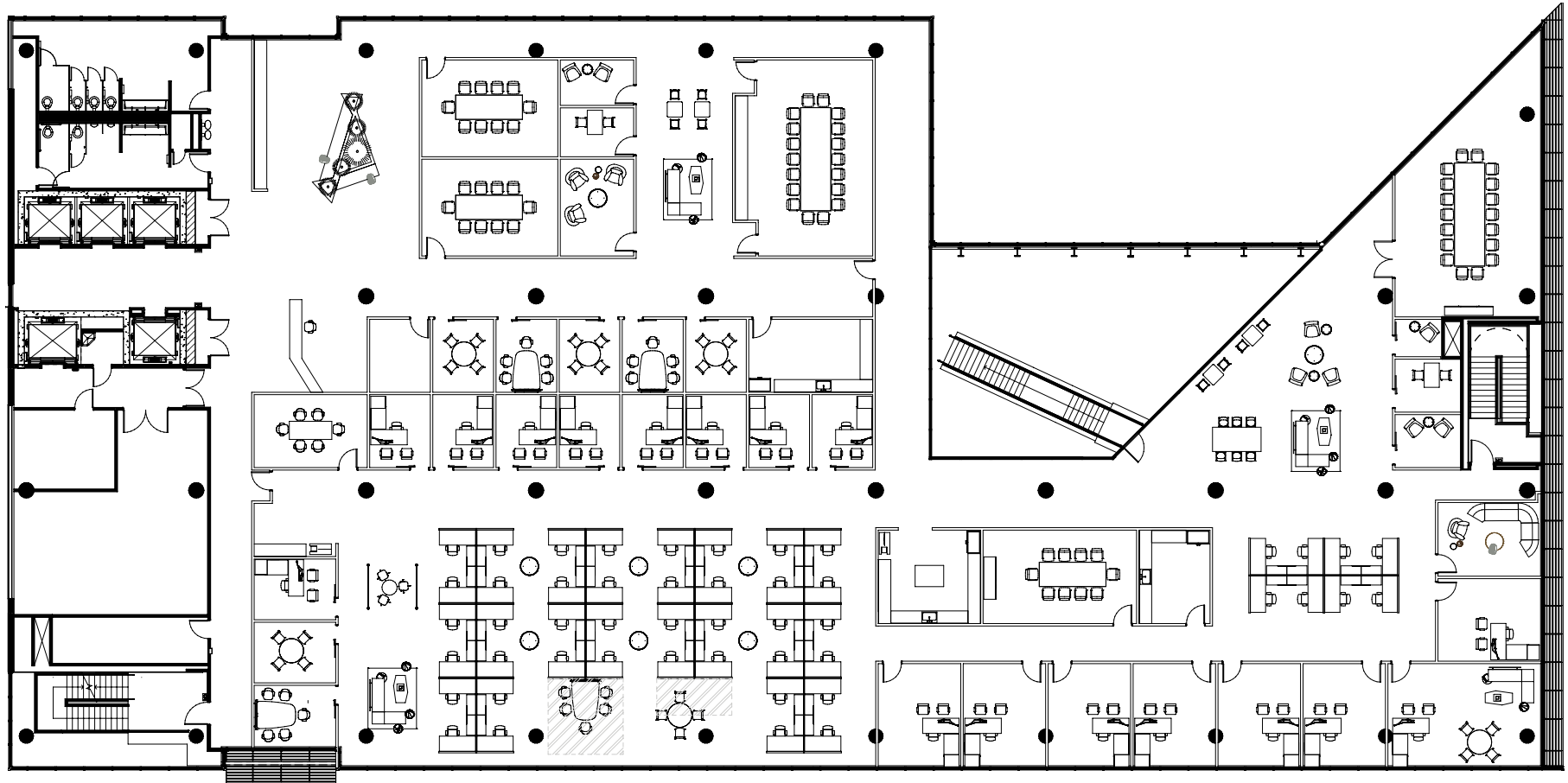
FLOOR PLAN



18th Level

14' Ceiling Height
28,000 SF

FLOOR PLAN WITH TEST FIT



18th Level

14' Ceiling Height
28,000 SF



WWW ONE WEST VILLAGE

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