



1700
PACIFIC



www.1700pacific.com



building features



1700 Pacific is a 49-story Class A office building containing over 1,340,000 rentable square feet in the Dallas Central Business District. The building's facade is constructed of flame finished Carmen Red granite mounted on a thick precast backing with light blue, full tempered, dual pane windows in prefinished aluminum frame. The building's design offers flexible alternatives for prospective tenants with floor plate sizes ranging from 3,900 to 42,000 rentable square feet.

Floors:	49 story class A office building	Owner:	Olymbec USA LLC
Size:	1,340,481 total RSF	On-site Mgmt:	Lincoln Property Company
Year Built:	1983	Architect:	WZMH Architects
Ceiling Heights:	11'2" exposed; 8'6" suspended	Parking:	3 levels underground with 303 spaces, off-site garage connected through skybridge with 1,402 spaces
Elevators:	24 passenger, 2 garage, 2 freight		

Building amenities include:

- Flamed granite facade and main lobby
- Multiple floors of law firm space available for lease
- Efficient and flexible floor plates
- Pre-finished suites starting at 1,000 SF
- Efficient building operating systems
- New fully furnished tenant conference center
- 24-Hour, on-site security
- New state-of-the-art, 16,000 SF fitness center
- Located on the tunnel system
- One block from St. Paul DART light rail station with a DART bus stop on-site
- Chase banking center
- On-site restaurants: Starbucks, Salata, Subway, Sushiyaa, Cedars Mediterranean, A&W, Pizza Hut, and Benny's Bagels

An aerial photograph of a city skyline, featuring a prominent skyscraper with a blue logo at the top. The building is surrounded by other high-rise structures, a highway interchange, and green spaces. The image is partially obscured by a dark blue diagonal shape on the left side, which contains the text.

prime location

The building's main entrance is on Pacific Avenue at Ervay Street. Additional entrances are located along Pacific Avenue, Elm Street and St. Paul Street. The entrances open into a 42-foot high enclosed atrium, adjacent to the ground floor lobby.

Parking is provided by a 303 space, three level, underground on-site garage and a 1,402 space off-site garage. Access to and from the offsite garage is provided by a climate controlled skybridge.



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High Rise

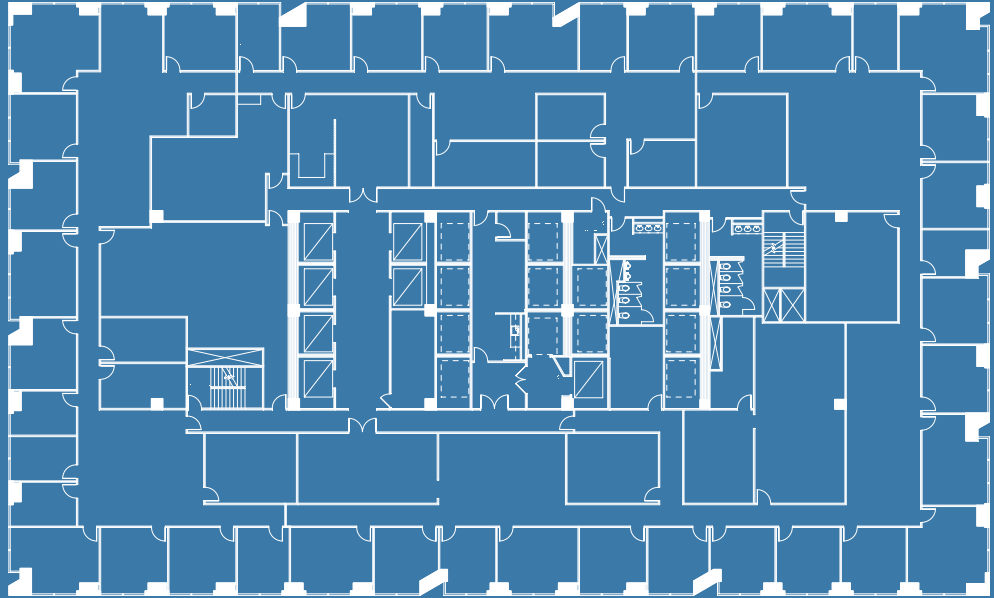
Mid-High Rise

Low-Mid Rise

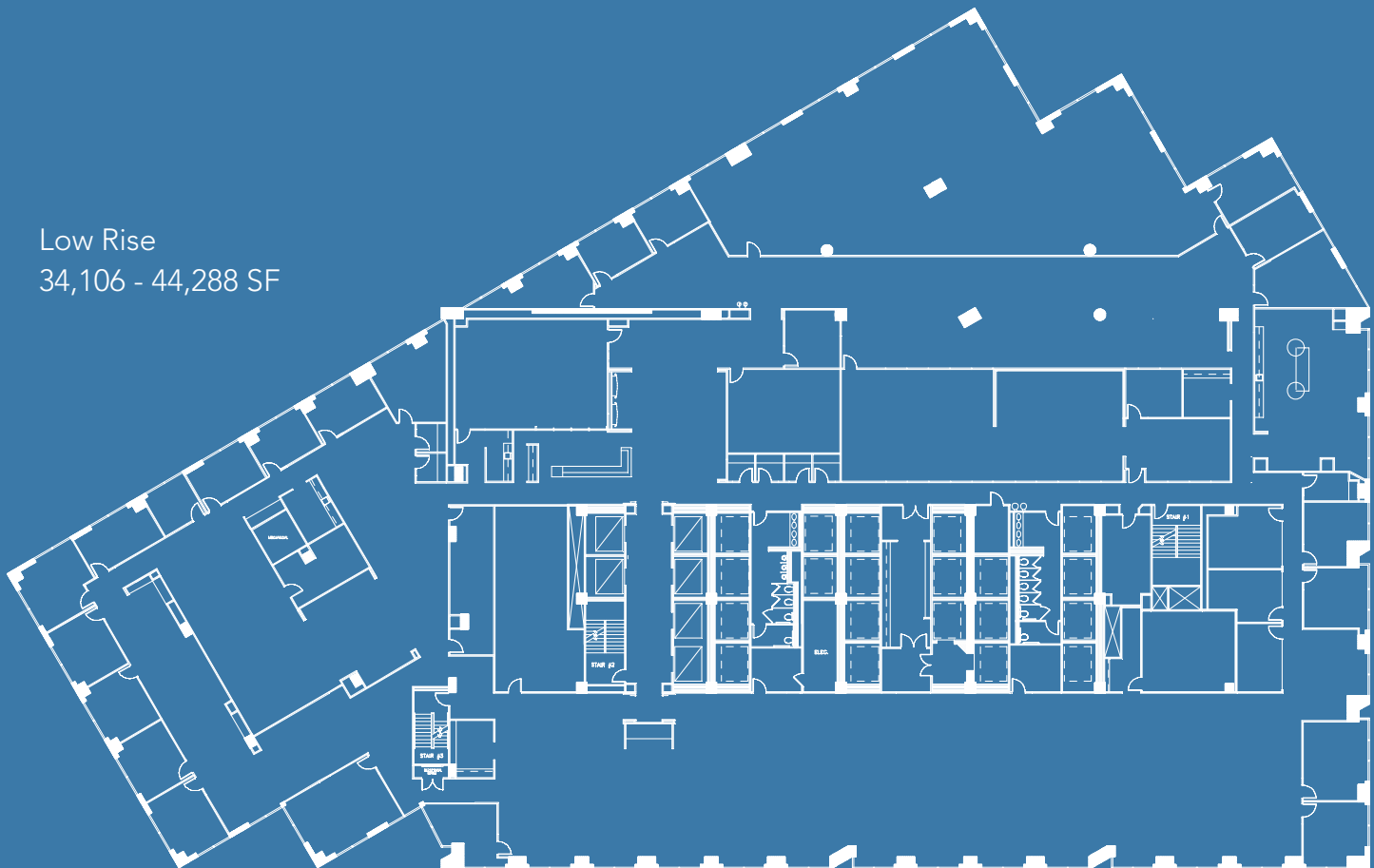
Low Rise

typical floorplate

Low-Mid Rise
24,851 - 27,419 SF



Low Rise
34,106 - 44,288 SF



pre-finished suites



1700 Pacific has pre-finished suites on the 2nd, 10th, 12th, 18th, 22nd, 23rd, 24th, 26th, 36th, 37th, 38th, 44th, 45th, 46th and 47th floors which are available for immediate occupancy. The suites range from 1,000 square feet and up and include exceptional finishes such as new floor and wall coverings, break rooms with new millwork and plumbing, glass conference rooms and entry doors, beautifully refurbished restrooms, elevator lobbies with wood wall coverings, granite and carpet flooring. The move-in ready suites give prospects an opportunity to tour, sign a lease and move in immediately.



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