

Fully-Furnished Sublease

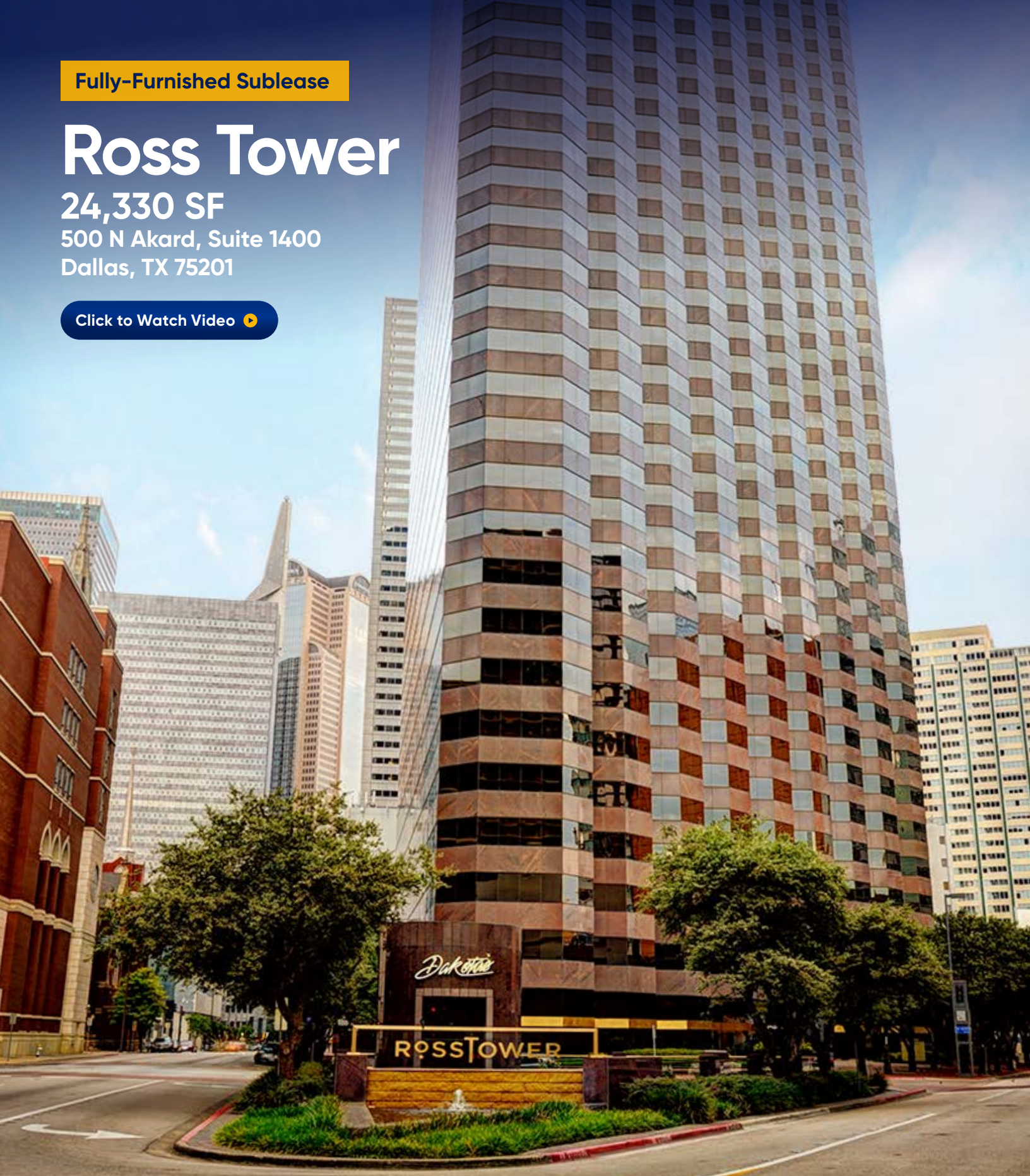
# Ross Tower

24,330 SF

500 N Akard, Suite 1400

Dallas, TX 75201

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# Building Overview

## Ross Tower

500 N Akard, Suite 1400 • Dallas, TX 75201

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### Ross Tower Fully Furnished-Floor Sublease with Parking!

Plug-and-play at its finest. This fully-furnished office space offers high-end finishes and furnishings, a beautiful breakroom, adjustable-height workstations, outstanding 360° views. The location has a high “Walk Score” of 94 and a “Transit Score” of 89.



**Available Floors**  
Entire 14th Floor — Suite 1400  
24,330 SF

**Sublease Term**  
Through August 31, 2027

**Availability**  
Immediate

**Sublease Rate**  
\$22.00/SF NNN

**Furnished with FF&E**  
Available and Negotiable

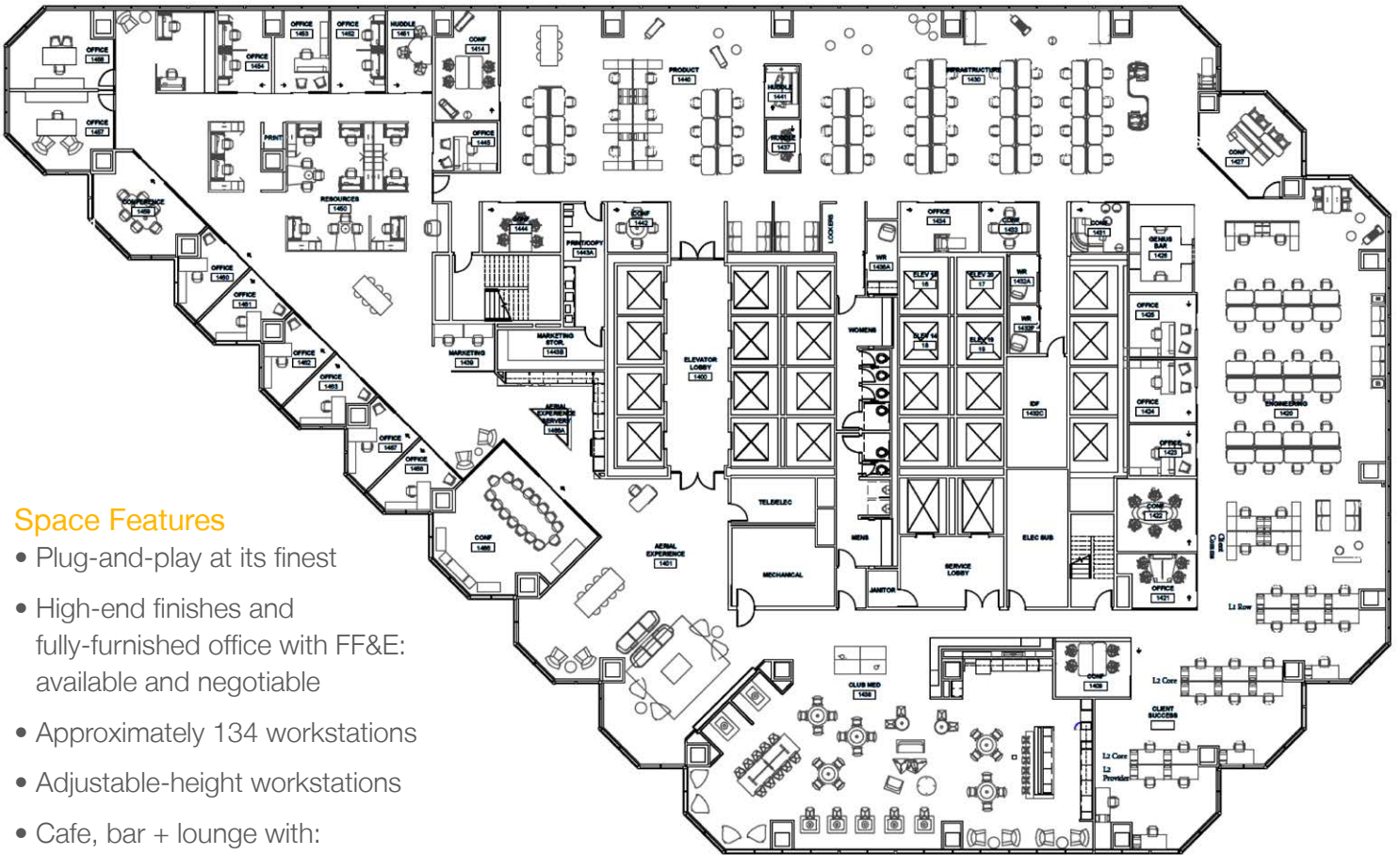
**Parking**  
4:1000 garage parking available at market rates



Photo Source: rosstower.com

# Availability Profile

Ross Tower: 500 N Akard, Suite 1400 • Dallas, TX 75201



## Space Features

- Plug-and-play at its finest
- High-end finishes and fully-furnished office with FF&E: available and negotiable
- Approximately 134 workstations
- Adjustable-height workstations
- Cafe, bar + lounge with:
  - Ping-pong table
  - Kegerator
  - Wine fridge
  - Full refrigerator/freezer
- Beautiful breakroom
- Technology includes: Projector + drop-down screen, six (6) screen video wall display, flat-screen TVs in conference rooms, and HD desktop monitors
- Three wellness rooms
- Outstanding 360° views

## Property Amenities

- Tunnel access
- On-site Starbucks
- Wi-Fi tenant lounge
- Concierge service
- Valet service
- Gourmet Food Hall
- On-site Management

## Neighboring Amenities

- Nearby Restaurants: 45 Oaks Café (on-site) Dakota's and Corrientes 348
- Area Hotels: The Fairmont, Adolphus Hotel and Magnolia Hotel Dallas
- Walking distance to T. Boone Pickens YMCA fitness center, Thanksgiving Square, Pegasus Plaza and the AT&T Discovery District

## Contact

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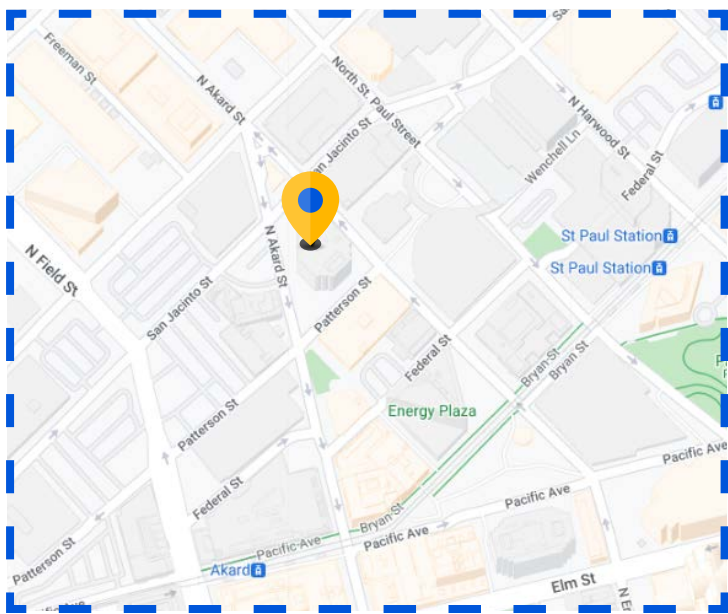
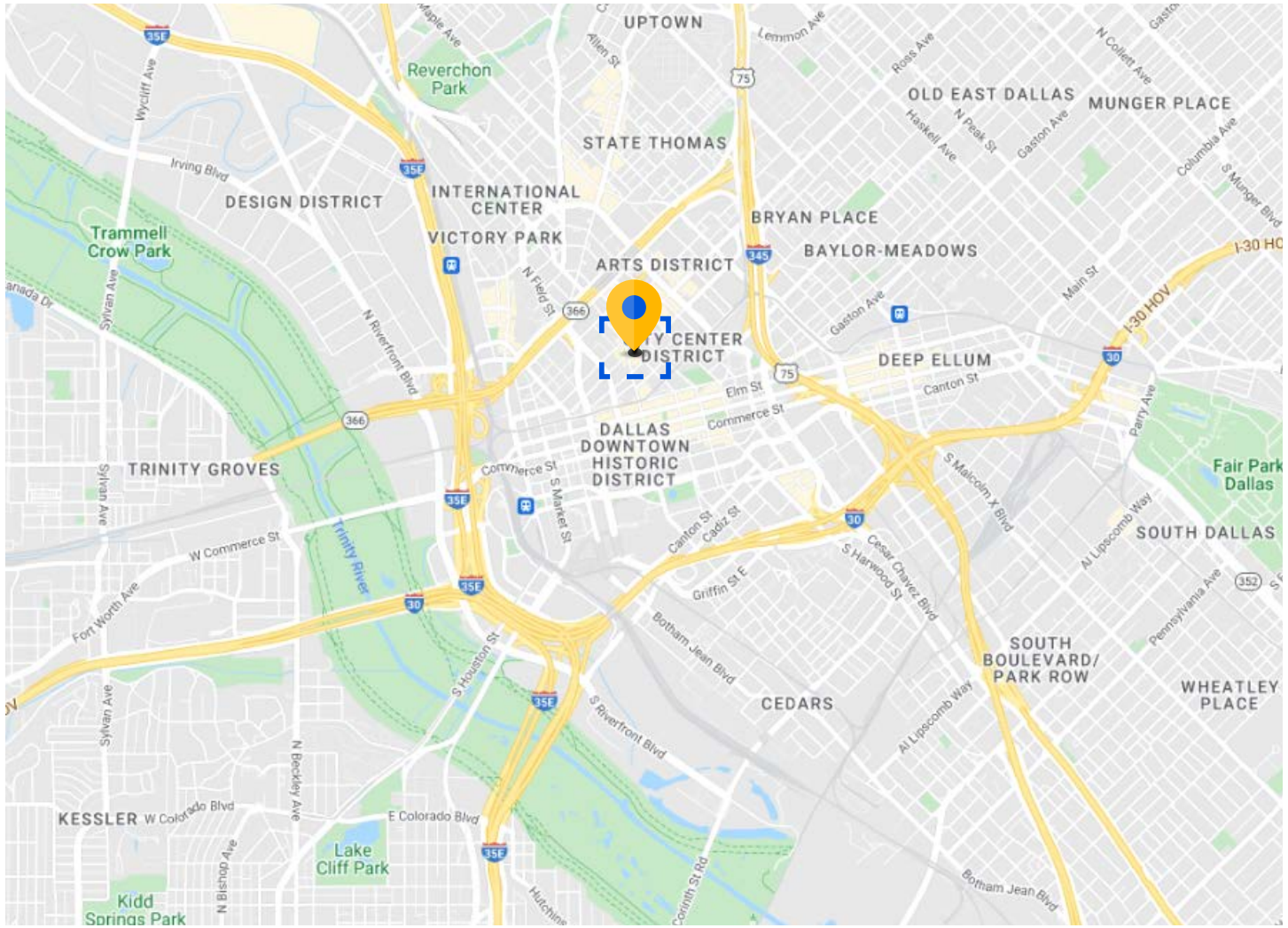
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**Restaurants**

- 1 Starbucks
- 2 45 Oaks Café
- 3 Dakota's
- 4 Corrientes 348 Steakhouse
- 5 Mendocino Farms
- 6 400 Gradi
- 7 South Paws
- 8 Berkley's Market
- 9 Freebirds
- 10 Food Trucks
- 11 The Hospitality Sweet
- 12 Sloane's Corner
- 13 St Paul Café
- 14 Salsa Limon
- 15 Pyramid Restaurant & Bar
- 16 Power House Deli
- 17 Carmine's Pizzeria
- 18 DMA Café
- 19 Nasher Café by Wolfgang Puck
- 20 La Madeline
- 21 Freshii
- 22 Zenna
- 23 Café Momentum
- 24 Chick-fil-A
- 25 Commissary
- 26 The French Room
- 27 CBD Provisions
- 28 La Tarte Tropézienne
- 29 Bread Zeppelin
- 30 Dallas Chop House
- 31 Jaxon Beer Garden
- 32 The Woolworth
- 33 Sky Blossom
- 34 Dallas Fish Market
- 35 Grill & Vine
- 36 Catbird
- 37 Which Wich
- 38 The Zodiac
- 39 Fluellen Cupcakes
- 40 Quizno's
- 41 Weekend Coffee
- 42 Twisted Trompo
- 43 Flying Horse Cafe
- 44 Campisi's
- 45 Porta Di Roma
- 46 The Mitchell
- 47 Ravenna
- 48 Yardbird
- 49 Perry's Steakhouse & Grill
- 50 Meso Maya
- 51 CAVA
- 52 The Henry
- 53 Royal 38
- 54 El Fenix
- 55 TacoLingo Tex-Mex
- 56 Miriam Cocina Latina
- 57 YolK
- 58 Tei-An

**Attractions**

- 1 Dallas Museum of Art
- 2 Nasher Sculpture Center
- 3 Meyerson Symphony Center
- 4 Wylly Theatre
- 5 Winspear Opera House
- 6 Perot Museum
- 7 American Airlines Center
- 8 Thanksgiving Square
- 9 Majestic Theatre
- 10 Sixth Floor Museum

**Hotels**

- 1 The Fairmont
- 2 Adolphus Hotel
- 3 Magnolia Hotel Dallas
- 4 The Joule
- 5 Sheraton Dallas Hotel
- 6 Marriott City Center
- 7 Hampton Inn & Suites
- 8 Hotel Indigo
- 9 Westin Dallas Downtown
- 10 Hilton Garden Inn
- 11 The National
- 12 JW Marriot

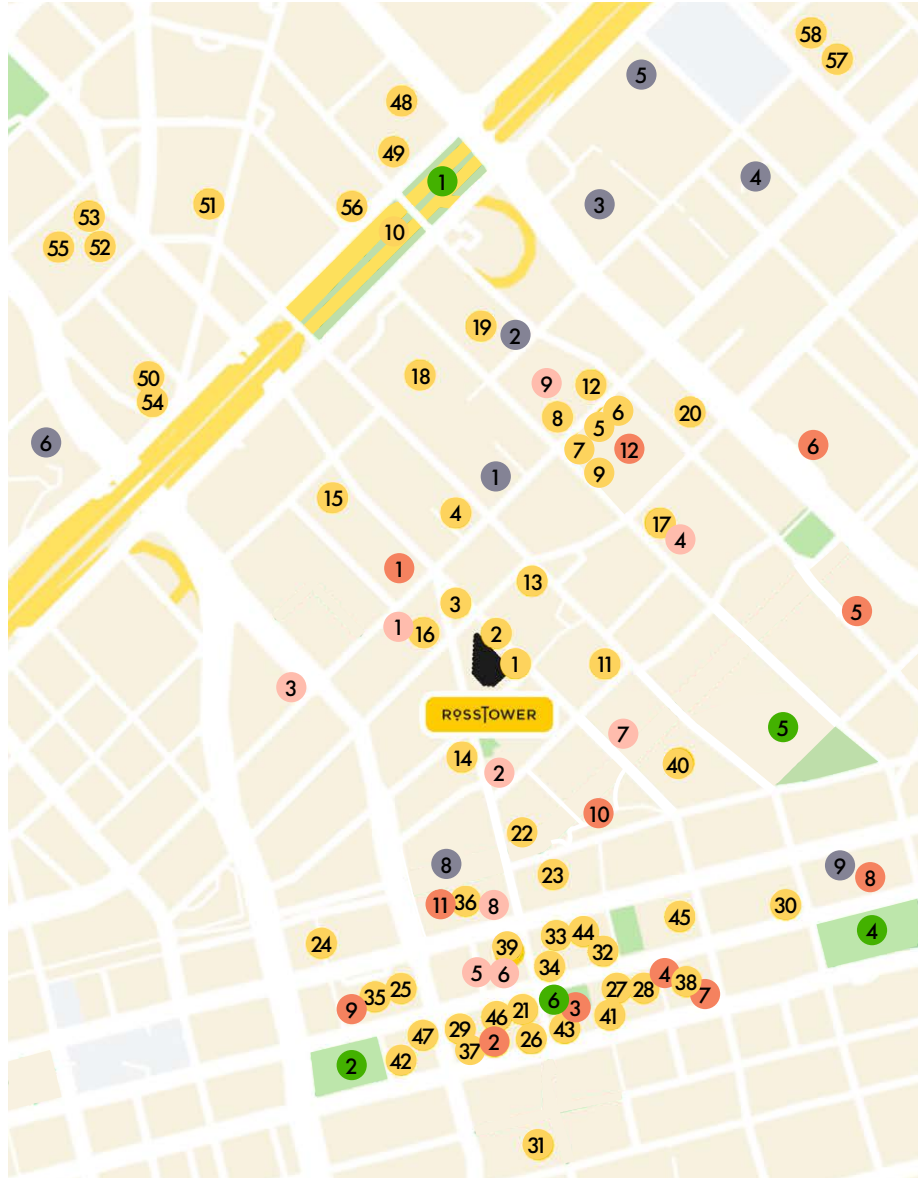
**Services**

- 1 T. Boone Pickens YMCA
- 2 Alphagraphics
- 3 Trophy Fitness Club
- 3 Fedex House
- 4 24 Hour Fitness
- 5 CVS Pharmacy
- 6 Chase Bank
- 7 Post Office
- 8 Crossfit Pac Elm
- 9 Royal Blue Grocery

**Parks**

- 1 Klyde Warren Park
- 2 Belo Garden
- 3 West End Square
- 4 Main Street Garden
- 5 Pacific Plaza
- 6 Pegasus Plaza
- 7 John W Carpenter Park

# Area Amenities



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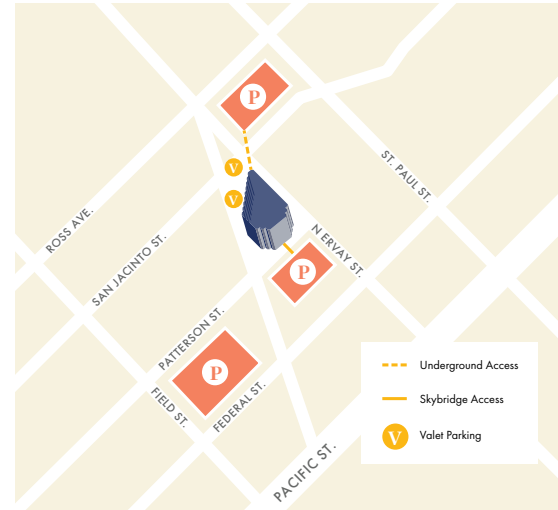
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# Accessibility



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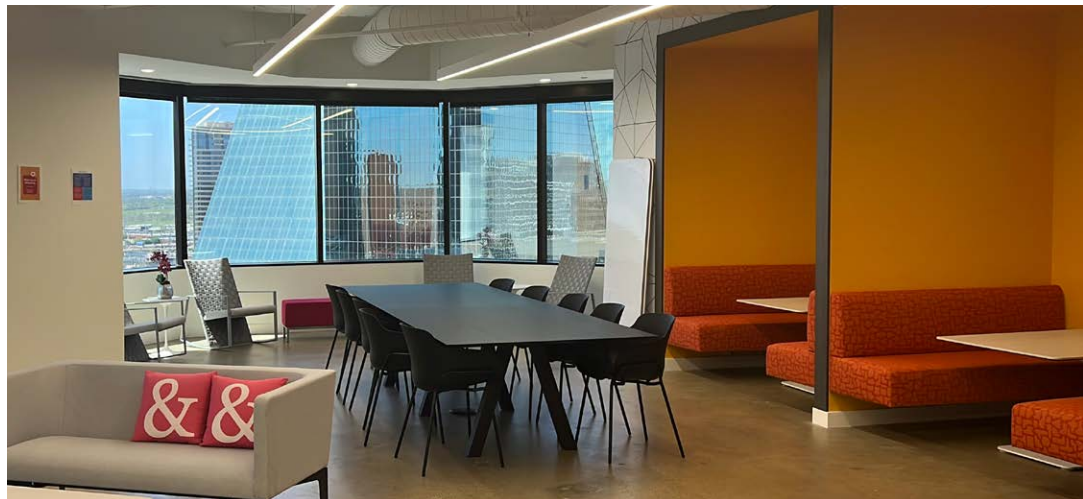
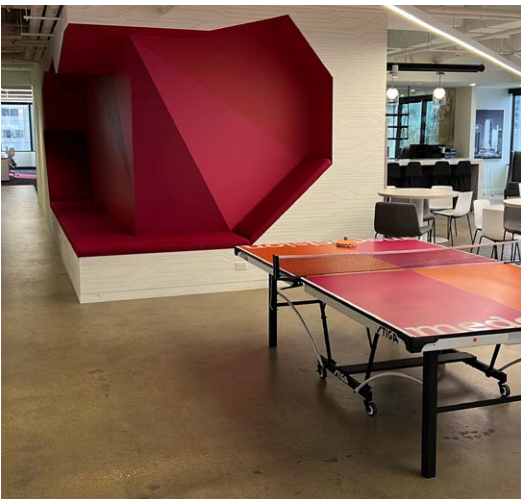
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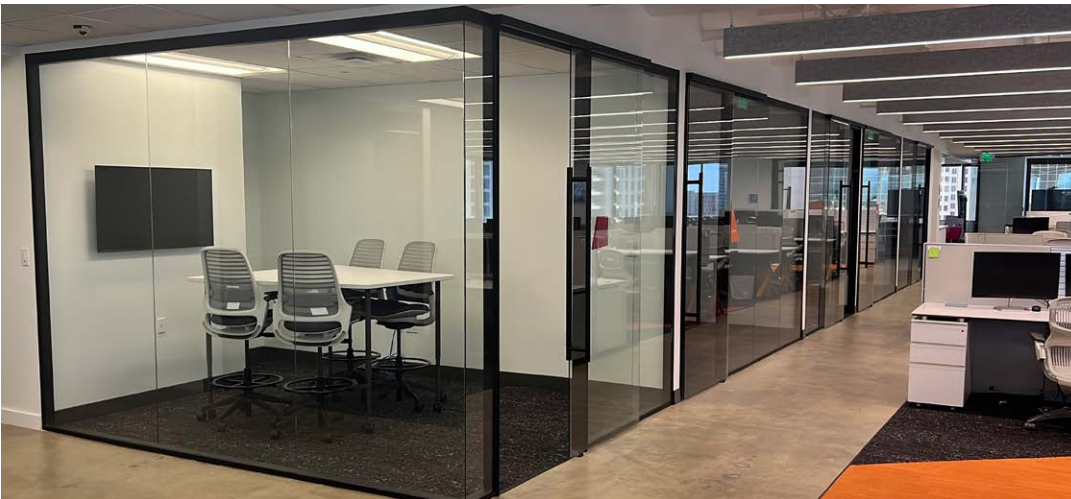


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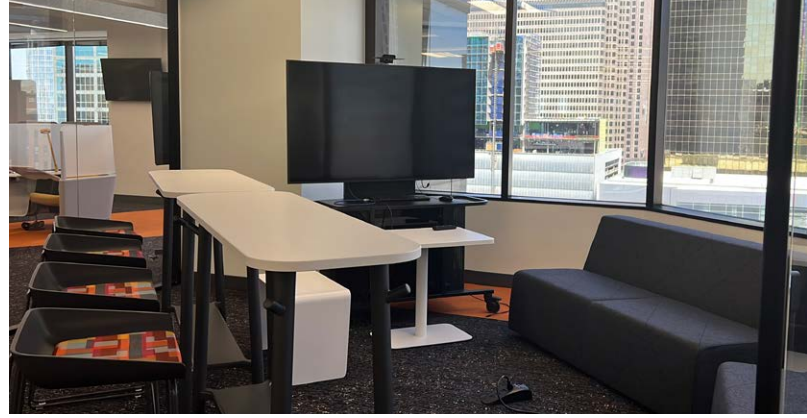
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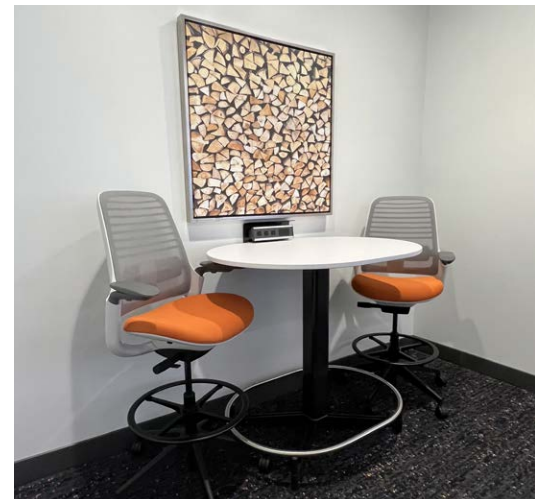


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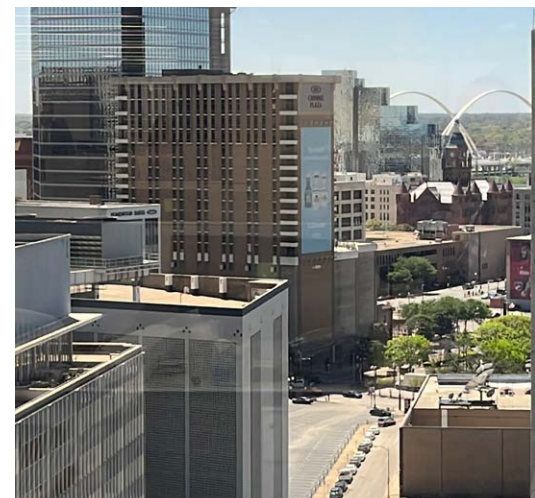


**360° Views: 24,330 SF**

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## Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the

written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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