



FOUNTAIN PLACE

WORK IN ART

1445 ROSS AVENUE | DALLAS, TEXAS

Amongst a skyline filled with icons, it takes a truly unique vision to stand out.

FOUNTAIN PLACE
WORK IN ART.

"Fountain Place...is quite simply the most beautiful building in the Dallas skyline."

– D Magazine, May, 2019

"A Work of Art"

*– David Dillon, Architecture Critic,
Dallas Morning News 1981-2006*

"If glass skyscraper design has further leaps to make, it is hard to imagine what they could be."

– David Dillon

"My favorite building in Dallas"

– Everyone





EVOLUTION OF AN ICON

- 1 A transformed lobby - new, modern finishes with 30' vaulted ceilings surrounded by glass on both sides.
- 2 A new 10-story 1,500-space parking garage, 3/1000 parking ratio
- 3
 - New tenant lounge and conference facility
 - On-site hospitality concierge
 - State-of-the-art, full-service fitness center
- 4 AMLI Fountain Place – Luxury Apartments
- 5 *COMING SOON*
8,000 SF retail
Boutique hotel

ARRIVE IN STYLE

The redevelopment of the lobby was designed with an uncompromising level of detail including a 30' vaulted ceiling and stunning glass wall feature designed by Architect James Carpenter. The new Fountain Place lobby embraces a bold future while never losing touch with its timeless design.





ROOM TO BREATHE

The tree-lined courtyard and iconic water gardens at Fountain Place is an **oasis within the city**. The perfect venue to reset and re-energize as you take on the day. With the renovation, the water gardens serve as an extension of the lobby, and the most iconic common space in Dallas today.



WORK, MEET, & MOVE IN ART

Fountain Place offers tenants world class amenities designed to meet every need.

- On-site hospitality concierge for tenant services
- Conference facility that can accommodate up to 80 people
- Vibrant tenant lounge with WiFi, informal meeting spaces and a coffee and wine bar
- 8,000 SF state-of-the-art fitness center, including spa-quality locker rooms



ACCESS TO A WORLD BEYOND WORK

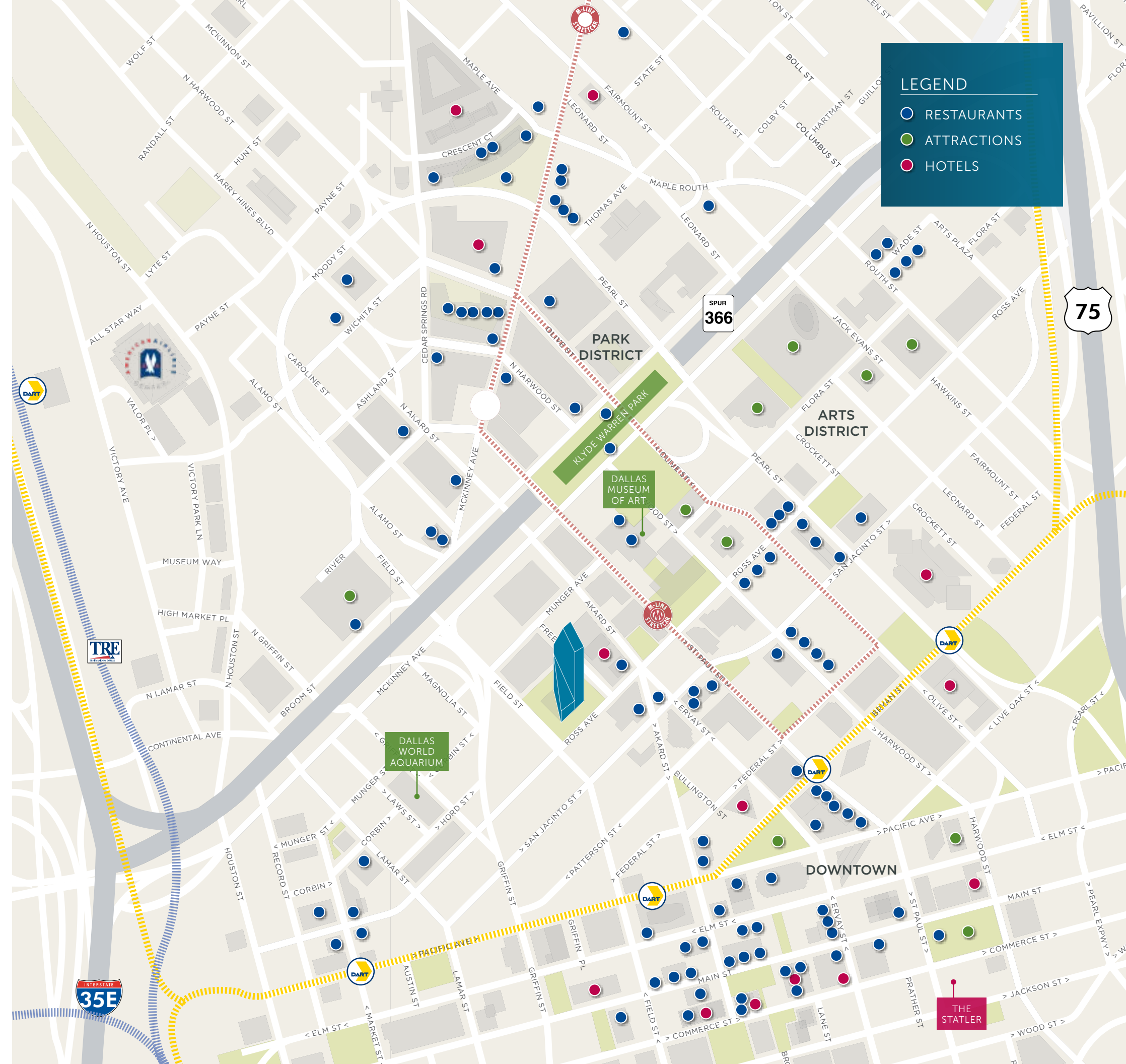
■ NOTABLE RESTAURANTS



■ NOTABLE ATTRACTIONS



■ NOTABLE HOTELS

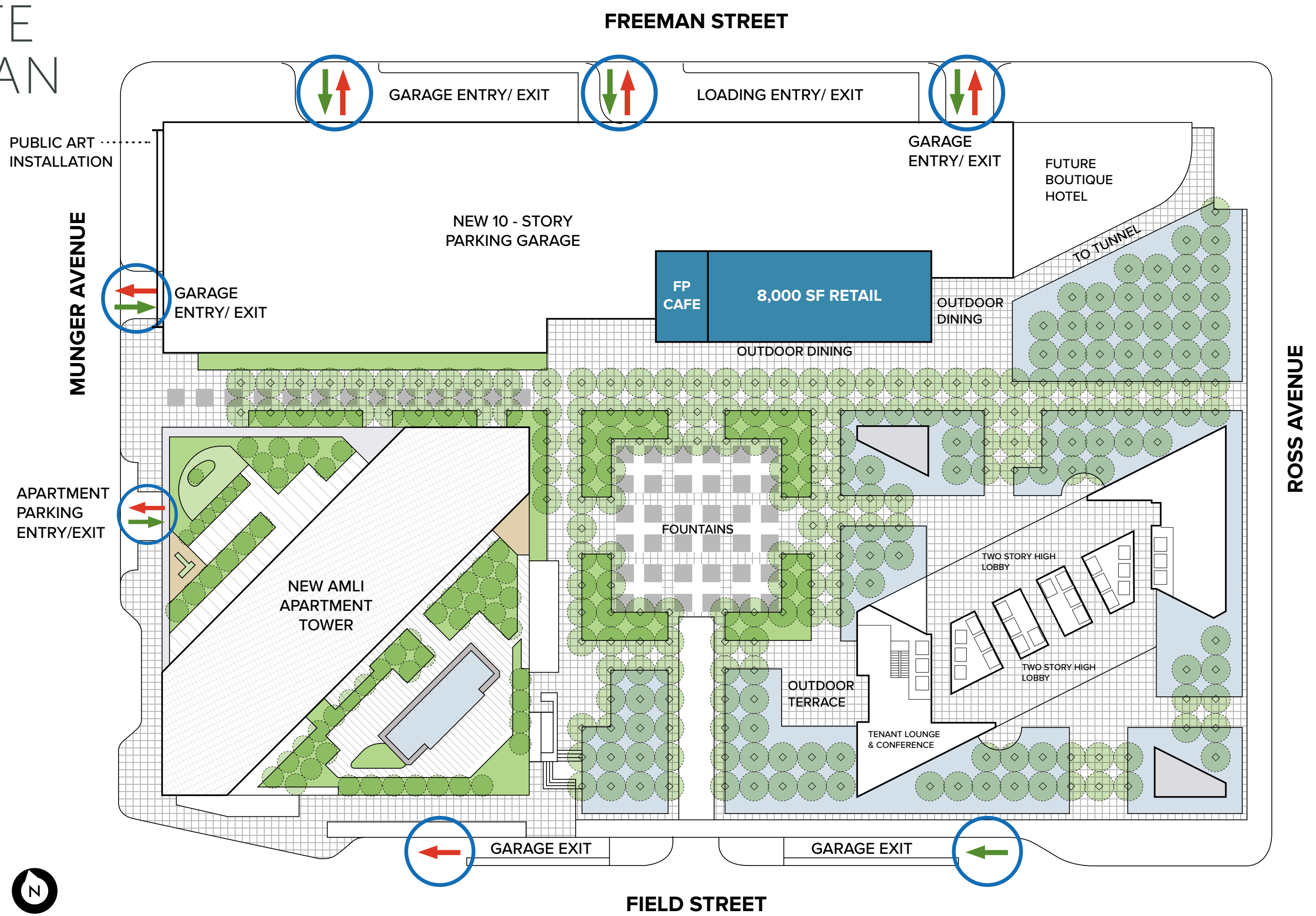


AMLI: THE HEIGHT OF CITY LIVING

The new \$150 million 46-story AMLI Fountain Place mirrors the architectural language of Fountain Place and brings 366 luxury multifamily units on-site.



SITE PLAN



FACT SHEET

GENERAL

- Built: 1986
- Renovated: 2019
- Floors: 58
- Structure: 12 ft. Slab to Slab
- NNN: \$11.29 per RSF
- Electricity: \$2.00 per RSF
- LEED Gold Certified

PARKING

3:1,000 RSF

\$130/space/month plus taxes
for unreserved

\$240/space/month plus taxes
for reserved

5,000 parking spaces within 2 blocks

TELECOM PROVIDERS

AboveNet, AT&T, Cogent, Intelligent
Technology Solutions, Level 3, Logix,
Spectrum, and Verizon

NUMBER OF ELEVATORS

- 26 Passenger elevators
- 2 Freight elevators
- 2 Garage elevators

HVAC

On-site Thermal Storage allows Fountain Place to run the chillers at off peak hours which significantly reduces electricity cost for our tenants while taking burden off the electric grid.

After hours HVAC is set-up through a tenant work order system at \$50.00 per hour.

ELECTRICITY

Fountain Place received Energy Star Designations in 2006, 2009, 2010, 2011, and 2012, 2013. Currently LEED Gold for 2017, 2018.

BOMA 360 Designation.

STRUCTURAL CAPACITY

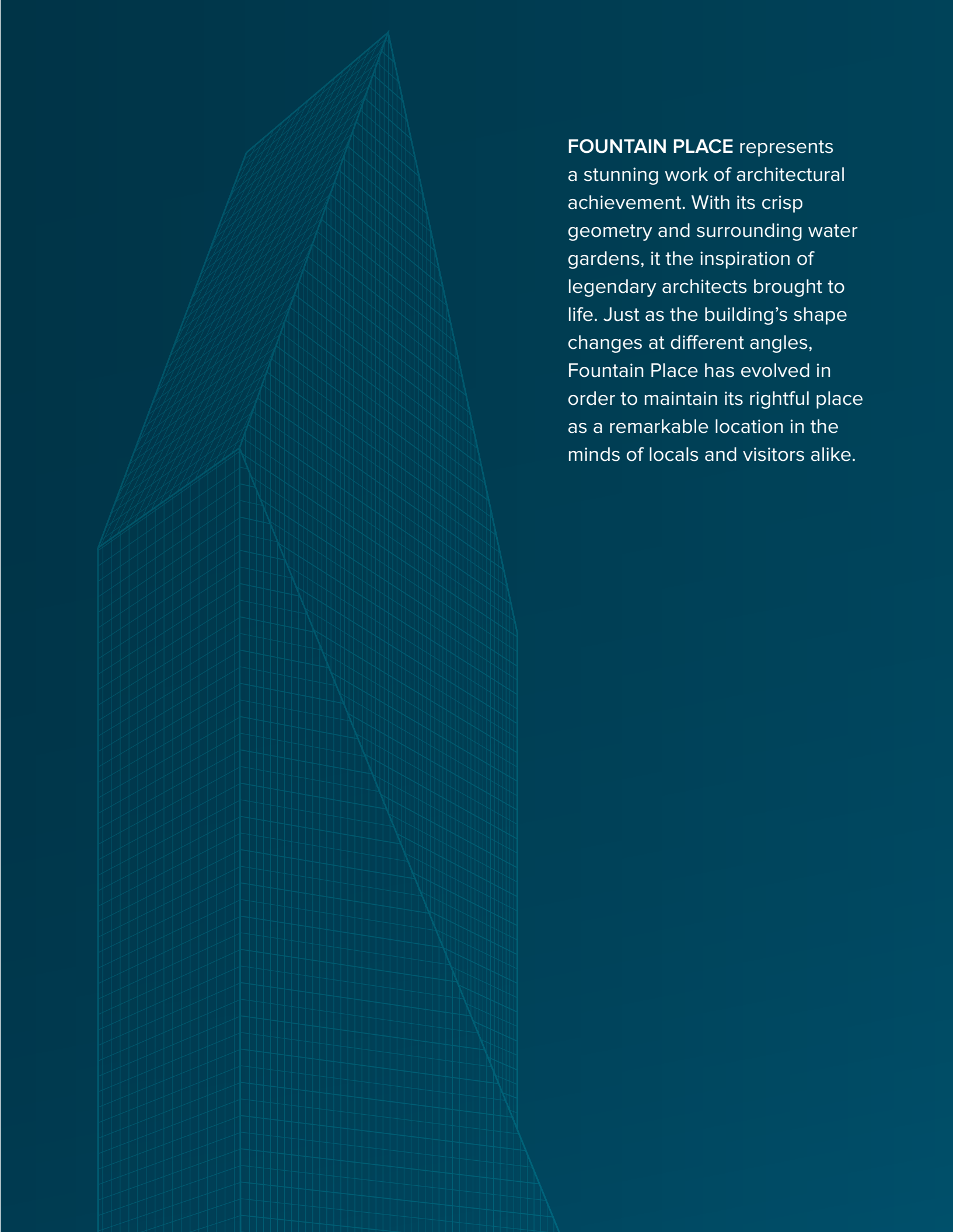
The Building is constructed with composite concrete slab with a structural steel frame. Live loads are 75 pounds for the interior core, and 50 pounds for the exterior core.

SECURITY

Fountain Place offers on-site security on a 24-hour, 7-day a week basis. Rounds are documented through electronic monitoring and tracking equipment. In addition to the on-site security, high resolution CCTV Cameras, card key access is used after hours

LIFE / FIRE SAFETY

Fountain Place's safety systems are currently being upgraded to a EST Fire Panel. All floors are protected by concealed sprinkler heads and smoke detectors. There is a separate dedicated backup diesel generator for the fire sprinkler pumps. All emergency systems are on a dedicated diesel generator. Both the fire pump and generator and emergency system generator are tested and run weekly to ensure the safety of Fountain Place's tenants.



FOUNTAIN PLACE represents a stunning work of architectural achievement. With its crisp geometry and surrounding water gardens, it the inspiration of legendary architects brought to life. Just as the building's shape changes at different angles, Fountain Place has evolved in order to maintain its rightful place as a remarkable location in the minds of locals and visitors alike.

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