





# It's business unusual.

Work/Shop provides all the benefits of Class A office space and places it in a setting ripe with amenities that enrich the professional experience. This mixed-use, family-friendly environment will not only feature tech-forward office space, but many high-end and local retail amenities—all connected with activated greenspace. It's not work, it's business unusual.



# We're putting the places together.

- 1 STAGE
- 2 PLAY BERMS
- 3 COVERED DINING
- 4 PICNIC COURT
- 5 PASEO
- 6 PATIO



## WORK/SHOP

True to its mixed-use designation, the site plan maximizes exposure to Belt Line Road while fully integrating retail and outdoor amenities. Tenants and visitors will find Work/Shop not only accessible but a great place to hang out and socialize.

12 acres  
SITE PLAN

135,000 sf  
TOTAL OFFICE SPACE

1,000 ft  
GOLF COURSE VIEWS TO THE EAST

3/1000  
PARKING RATIO

81,500 sf  
TOTAL RETAIL SPACE

1,000 ft  
BELTLINE ROAD FRONTAGE



# Let's do ~~this over~~ email lunch.



## RETAIL

Experiential retail, thoughtfully selected food offerings, and connected outdoor leisure space will encourage visitors to stay awhile. Patrons will also be able to grab a quick healthy bite or coffee if time is of the essence.





# ON-SITE RETAIL



Mesero

Mesero is beyond Tex Mex: with contemporary Mexican cuisine, craft cocktails and beautiful patio view of the Clubs of Prestonwood’s lush green course, it makes for unique al fresco dining.



Hooky

Hooky offers movies, bowling, dining, drinks, games, parties, darts, and endless fun with friends.



ZON ZON

Fusing the best ideas of eastern Mediterranean (Lebanese) and Moroccan cuisine, dining at Zon Zon is an immersive experience inspired by street food cooking.



[solidcore]

[solidcore] is a 50-minute, full-body workout that redefines pilates through slow, controlled movements in an immersive environment with blue neon lights, energizing music, and a supportive community.



LOCAL JONNY'S

Local Jonny’s is shaking up your idea of the traditional convenience store. Hip design, local artisan-made treasures, fresh-brewed coffees, name-brand snacks, and modern sundries fill the shelves.



EVEN COAST

Alec Marshi and Omar Flores return with Even Coast, featuring a high-end steak and seafood menu, coastal-inspired interiors, a seafood counter, specialty cocktails, and a spacious outdoor patio.



Rose Couture Nail Bar

Rose Couture offers mani/pedi, facial waxing, and brow and eyelash tinting/perming in a uniquely chic salon designed for a premium service experience.



mai

My Aesthetics Intelligence provides noninvasive and minimally invasive cosmetic treatments to individuals of all ages in Dallas, Texas.



Toastique

Toastique is a boutique gourmet toast and juice bar offering a fresh, chic, rustic experience that perfectly transitions from early on-the-go breakfast to corporate lunch.



San Martin

San Martin Bakery and Restaurant offers products for every taste and every meal. Everything is made from scratch with the freshest ingredients.



## AND MORE

From freestanding food & beverage to traditional retail spaces, each new Work/Shop offering benefits from the connected spaces and lively courtyard.



# Set up shop the way you work.

## OFFICE

The entire Work/Shop campus will function as a cohesive unit, offering tenants additional outdoor space and restaurants for meetings and socializing. Each tenant space is designated Class A and is completely customizable. The balance of personalized space with well-planned amenities will offer professional respite while engaging tenants outside of work.



Private & Common Patio Spaces  
with Golf Course Views



First Floor Lobby & Coffee Bar



Coworking Space

## RENEWED SPACES

Abundant natural light and golf course views will lend energy to creativity, focus, and wellness. The refreshed casual lounge and meeting spaces are available for conversations that require a little more privacy than a coffee shop.



Shared Conference Room

**67,500 sf**  
SOUTH OFFICE BUILDING  
3 STORIES

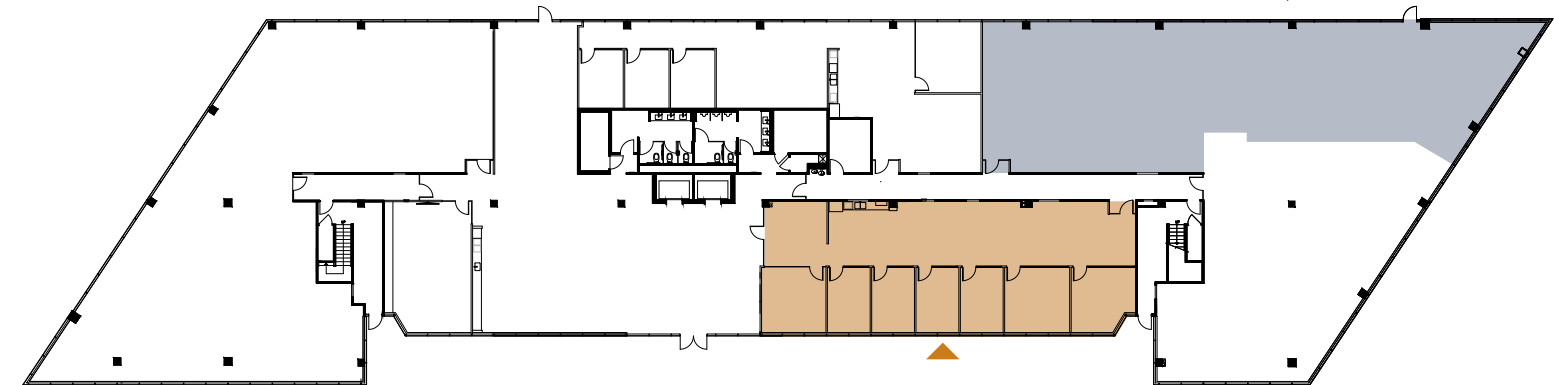
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PARKING RATIO





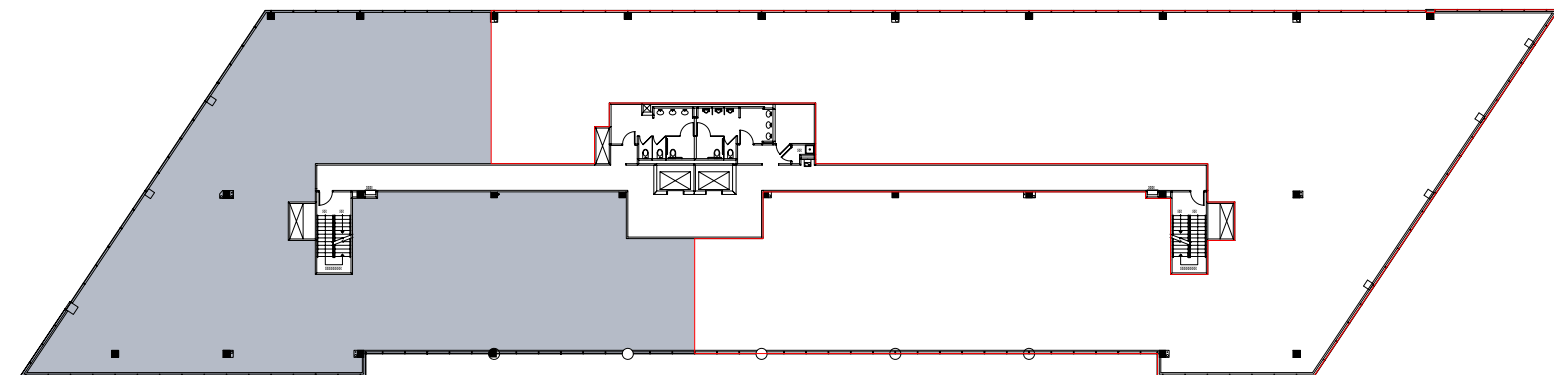
## SOUTH BUILDING 1<sup>ST</sup> FLOOR

SUITE 150  
4,421 SF



## SOUTH BUILDING 2<sup>ND</sup> FLOOR

SUITE 250  
8,624 SF



## AVAILABILITIES & SPEC SUITES

Move-in ready and modern spec suites are available in addition to fully customized build-outs to suit any company culture.





# LOCATION

Vibrant Prestonwood Neighborhood in North Dallas offers tenants access to major roadways and the northern suburbs while providing a neighborhood feel with parks, amenities and many culinary and retail points of interest.

## EAT

- 1. BJ's Restaurant & Brewhouse
- 2. Blue Mesa Grill
- 3. Buffalo Wild Wings
- 4. CAVA
- 5. Chamberlain's Steak and Chop House
- 6. Chick-fil-A
- 7. Zon Zon
- 8. Even Coast
- 9. The Egg & I Restaurants
- 10. Flower Child
- 11. Flying Saucer Draught Emporium
- 12. Gloria's Latin Cuisine
- 13. The Hideaway
- 14. Hopdoddy's Burger Bar

- 15. Houlihan's
- 16. Houston's
- 17. Ida Claire
- 18. In-N-Out Burger
- 19. Jeni's Ice Cream
- 20. LORO
- 21. Mendocino Farms
- 22. Mesero
- 23. McAlister's Deli
- 24. Mint Asian Fushion
- 25. Neighborhood Services
- 26. Panda Express
- 27. Postino
- 28. San Martin
- 29. Shake Shack
- 30. Sherlock's Baker St. Pub

- 31. Snappy Salads Beltline
- 32. Steak 'n Shake
- 33. Sweetgreen
- 34. Table 13
- 35. Taco Cabana
- 36. Torchy's Tacos
- 37. Velvet Taco
- 38. Whataburger
- 39. Zio Al's Pizza & Pasta

## DRINK

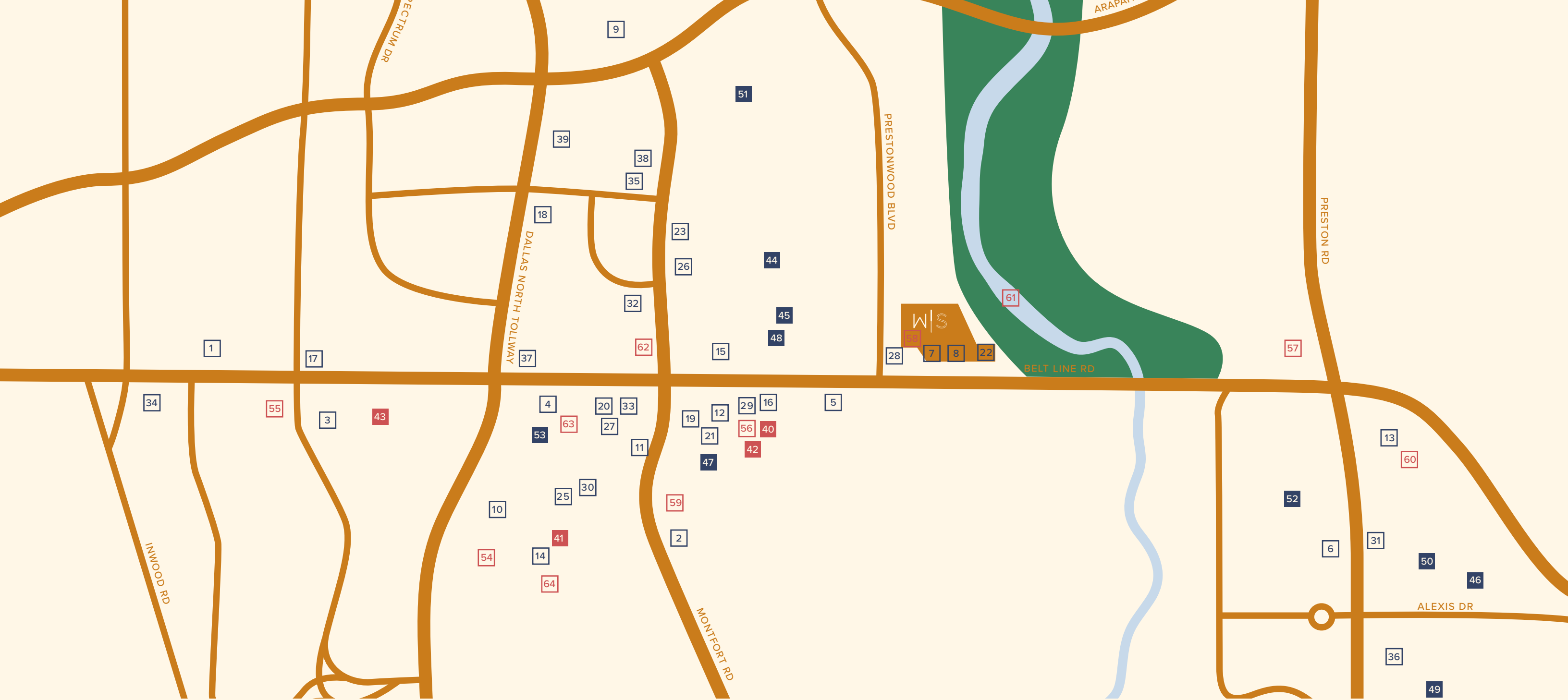
- 40. La La Land Coffee
- 41. Mercy Wine Bar
- 42. Pressed Juicery
- 43. Starbucks

## SHOP

- 44. Best Buy
- 45. DSW
- 46. Hobby Lobby
- 47. Prestonwood Place
- 48. Prestonwood Town Center
- 49. T.J. Maxx
- 50. Trader Joe's
- 51. Walmart SuperCenter
- 52. WhatchamaCallit Boutique
- 53. Whole Foods Market

## OTHER

- 54. 24 Hour Fitness
- 55. Addison Improv Comedy Club
- 56. CVS
- 57. Club Pilates
- 58. Hooky
- 59. OrangeTheory Fitness
- 60. Princess Professional Salon & Spa
- 61. The Clubs of Prestonwood
- 62. Walgreens
- 63. Warby Parker
- 64. Village On The Parkway 9





# WORK SHOP

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