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5495 BELT LINE ROAD | DALLAS, TEXAS



It's business  

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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

4/1000

PARKING RATIO

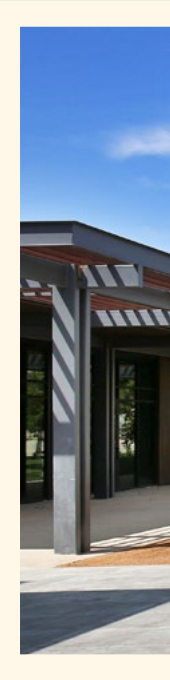
81,500 sf

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.



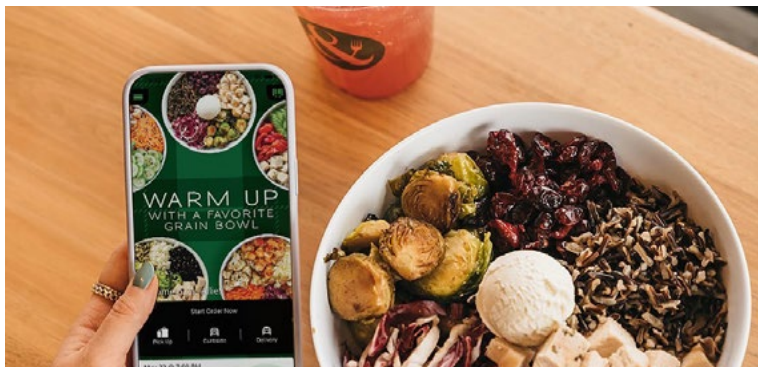
## EVO

ENTERTAINMENT GROUP  
EVO Entertainment is driving the evolution of entertainment, providing visitors with a family-friendly restaurant, bowling, games, movies and much more.



## 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.



## CRISP & GREEN

Crisp & Green is a fast-casual, health-focused concept that offers customers a chef-curated and scratch-made, locally sourced menu.



## 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

ARTISAN BAKERY & RESTAURANT

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





## EVEN COAST

More info coming soon!



## [solidcore]

[solidcore] is pilates redefined - a 50-minute, full-body workout that utilizes slow and controlled movements, in an immersive experience, under blue neon lights, with energizing music, an encouraging coach and a community of people joined together to create the strongest version of themselves.



## Babouish

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



## mai

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



## RC Rose Couture Nail Bar

Rose Couture offers standard services including mani/pedi, facial waxing, and brow and eye lash tinting/perming. They've designed their salon to provide a unique chic feel, combined with a premium service offering.



## 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.



First Floor Lobby & Coffee Bar



# 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



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.

**67,500 sf**

SOUTH OFFICE BUILDING  
3 STORIES

**3.5/1000**

PARKING RATIO



Shared Conference Room



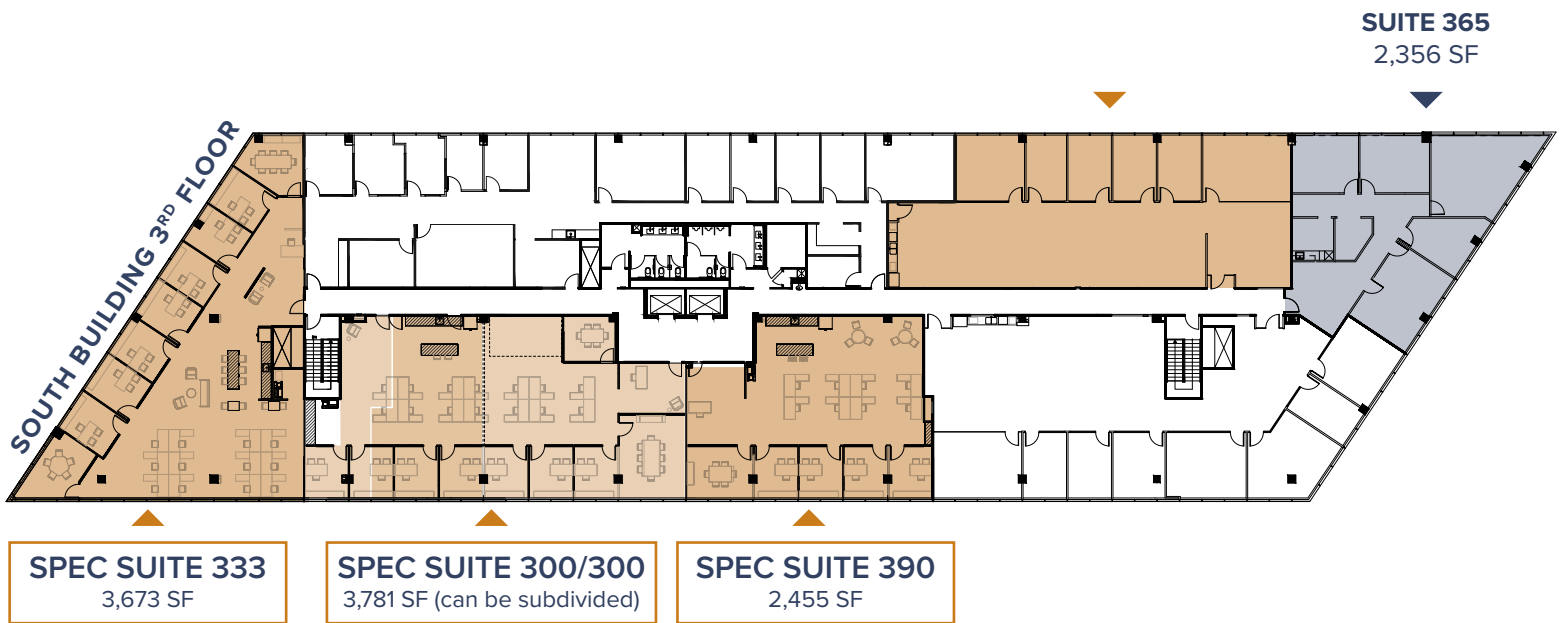
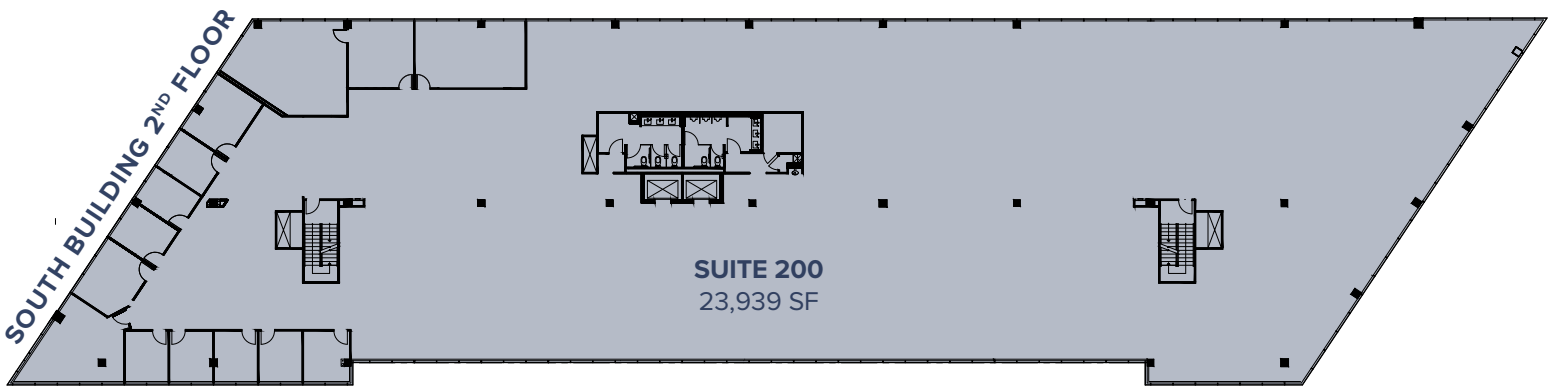
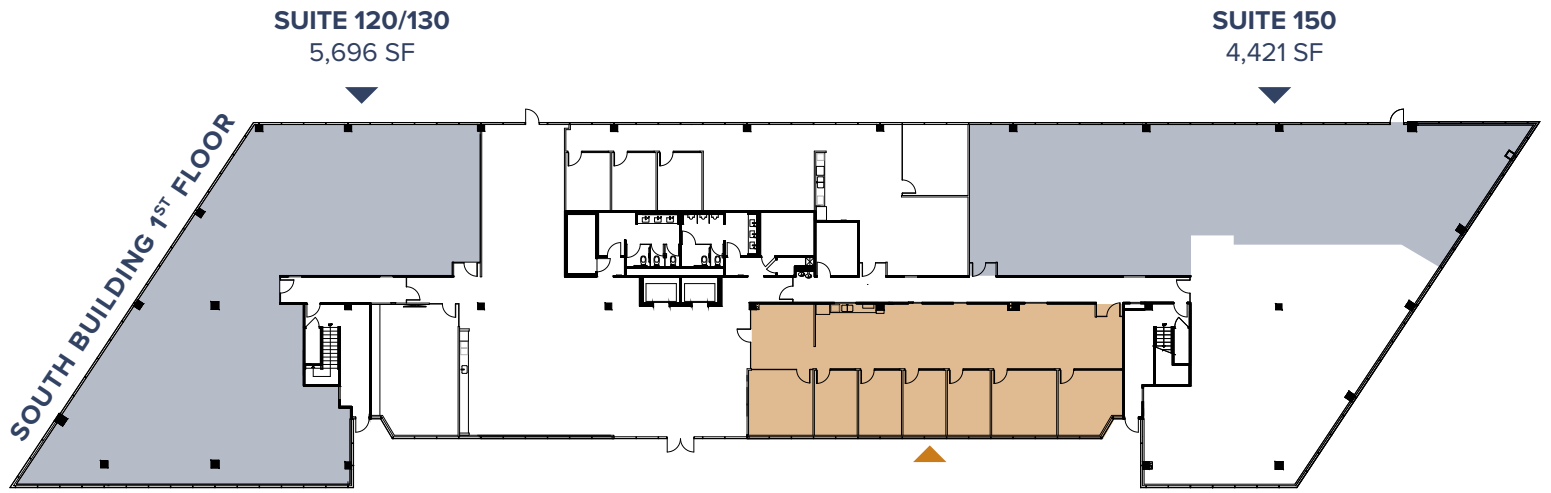


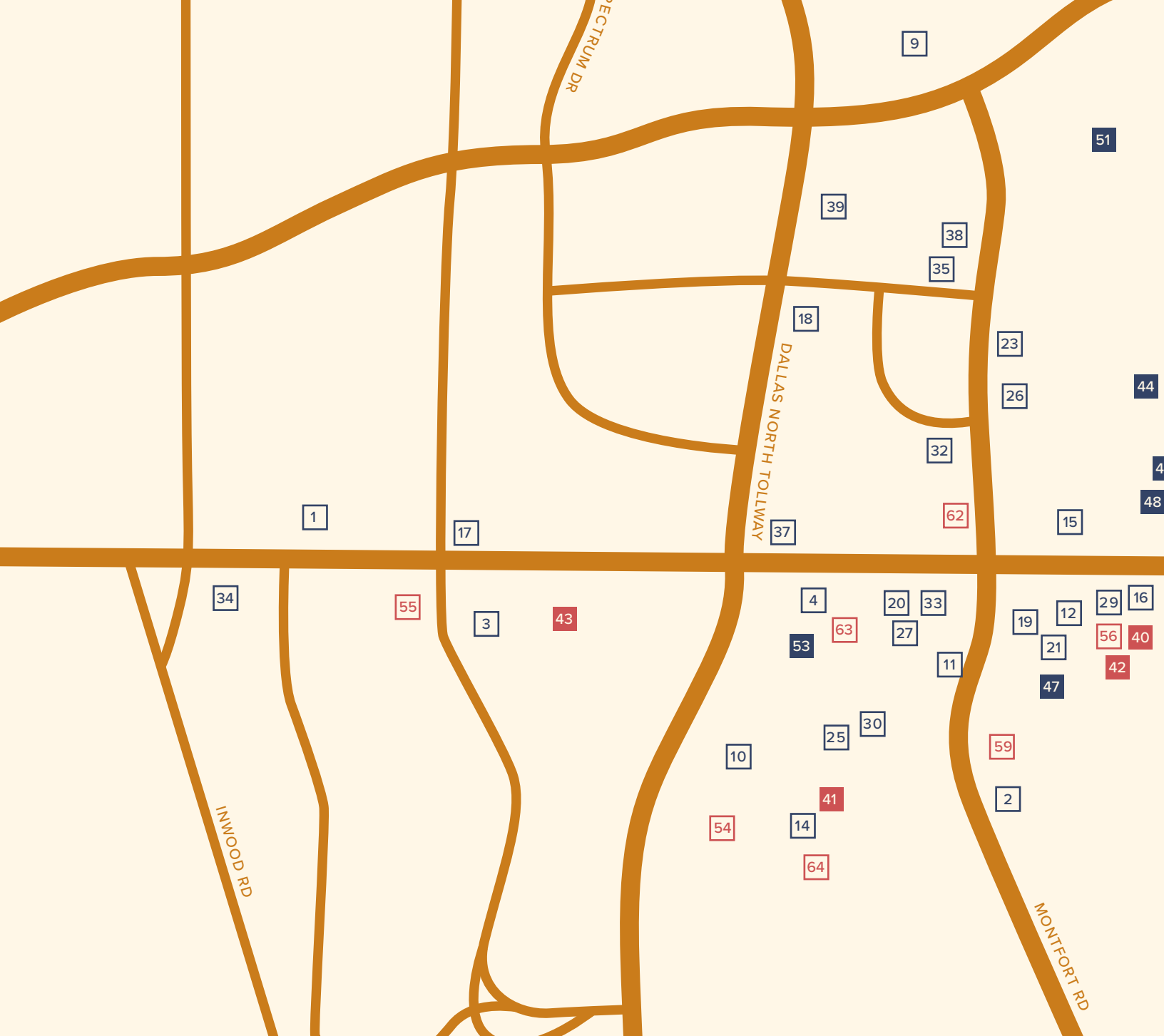
## AVAILABILITIES & SPEC SUITES

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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. Crisp & Green
8. EVO Cinema
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. EVO Cinemas
- 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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