



WORK --- SHOP

5495 BELT LINE ROAD | DALLAS, TEXAS

A modern office interior with large windows on the left side, offering a view of trees and a building outside. The office has a clean, minimalist design with a white ceiling and black metal framing. A large, round, white pendant light hangs from the ceiling. A long, wooden desk or counter runs along the right side of the room. In the foreground, there is a light-colored armchair and a small, round, white table. A green armchair is also visible. A hanging plant with green leaves is suspended from the ceiling. The overall atmosphere is bright and airy.

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

4/1000

PARKING RATIO

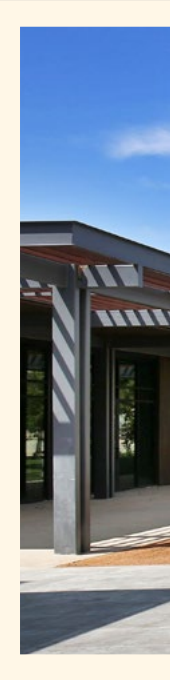
81,500 sf

TOTAL RETAIL SPACE

1,000 ft

BELTLINE ROAD FRONTAGE

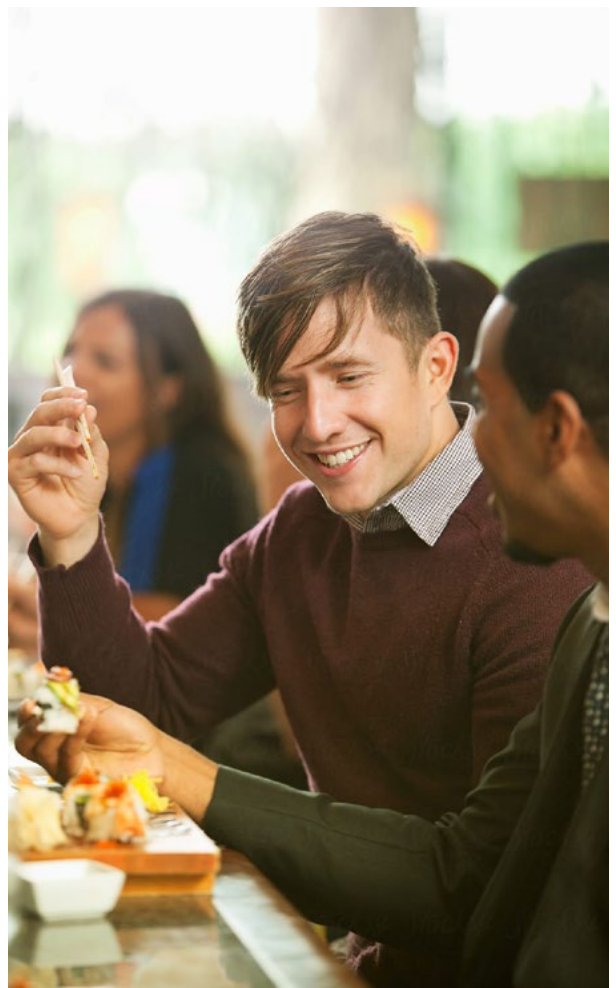
Let's do
this over
~~email~~
lunch.





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.



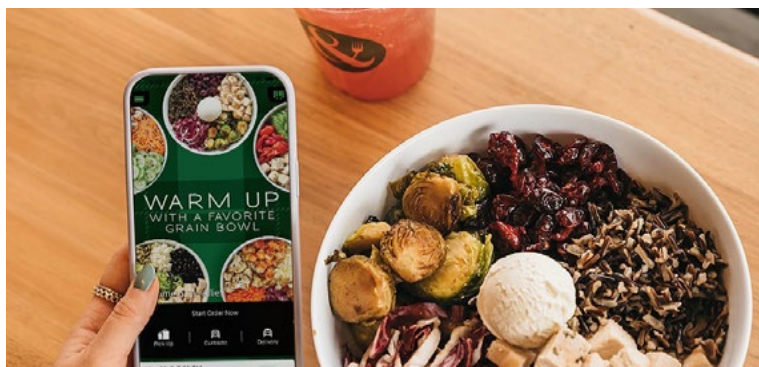
EVO

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

Alec Marshi and Omar Flores are at it again. Even Coast will feature a high-end steak and seafood menu along with interiors featuring an industrial/coastal inspired bar serving a list of specialty crafted cocktails, a jewel-box seafood counter, and an expansive outdoor patio.



Baboush

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



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.



[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.



mai

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



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

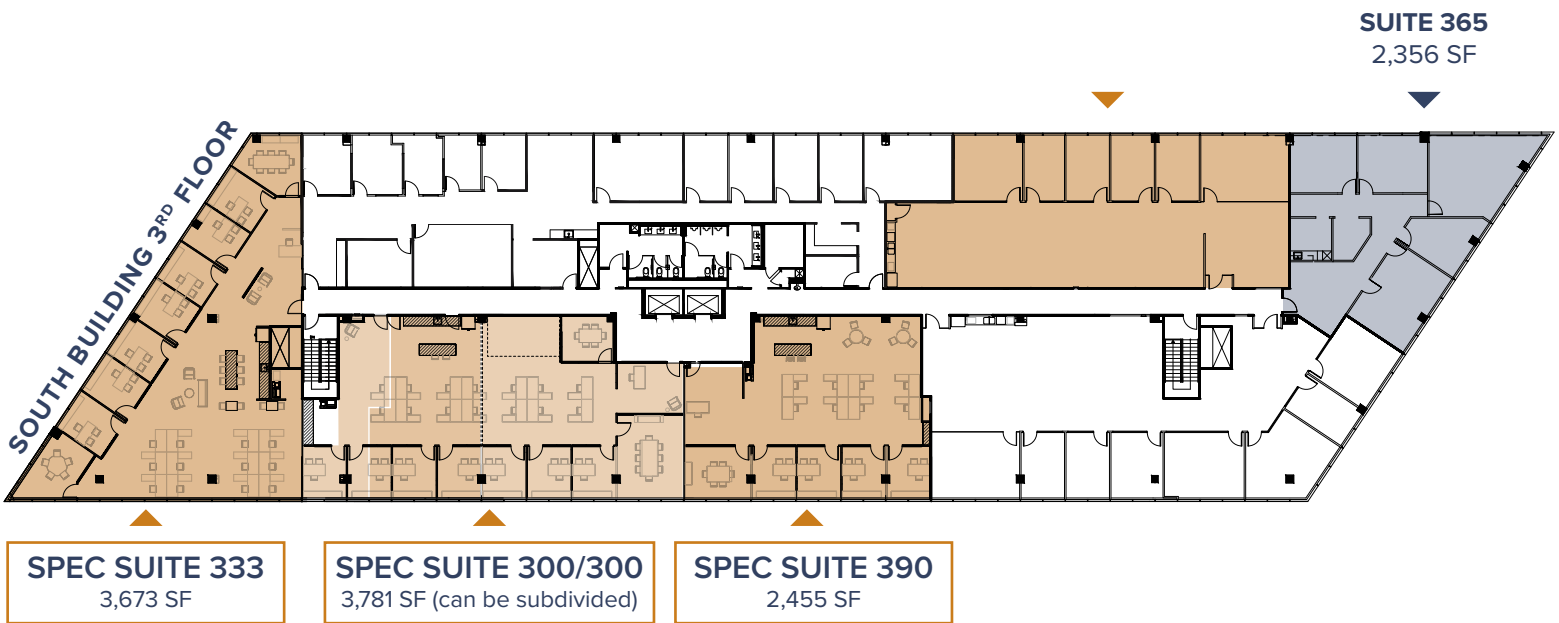
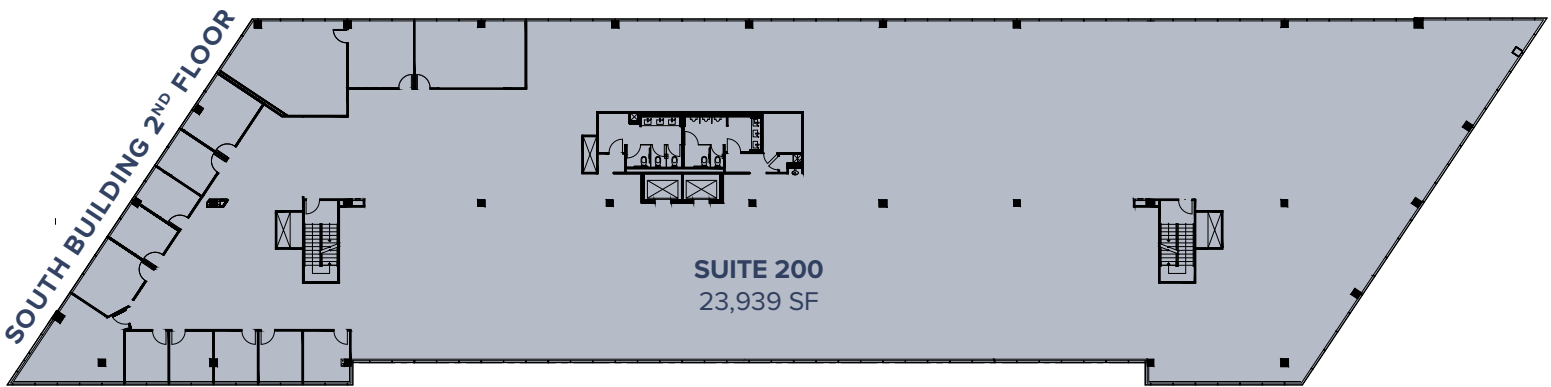
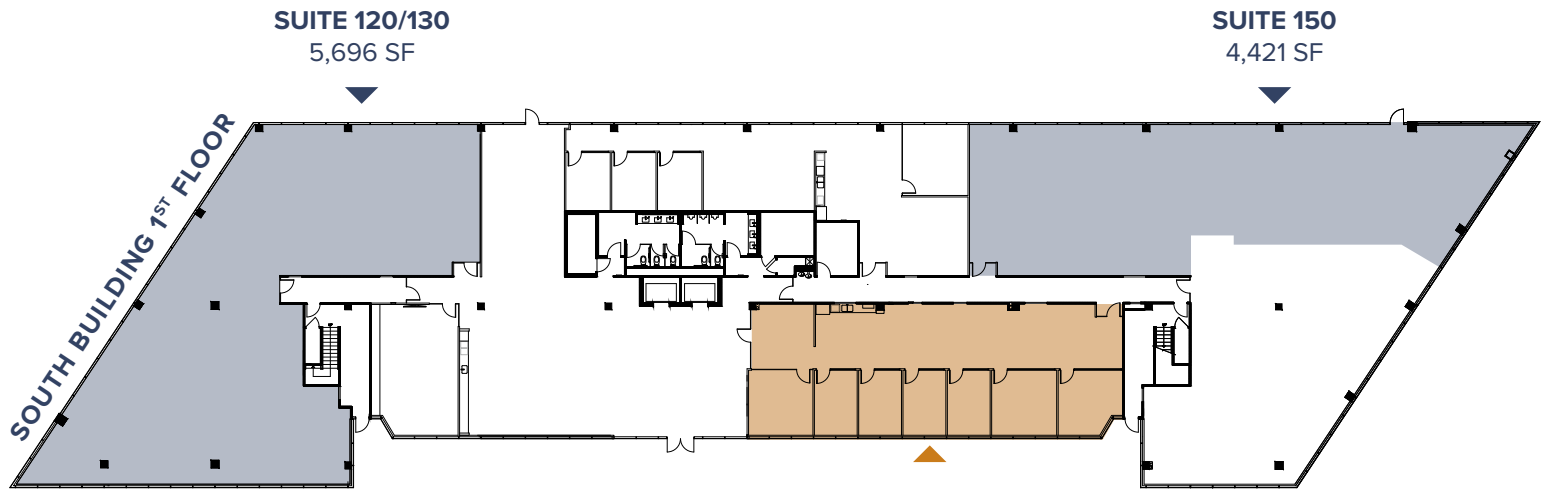


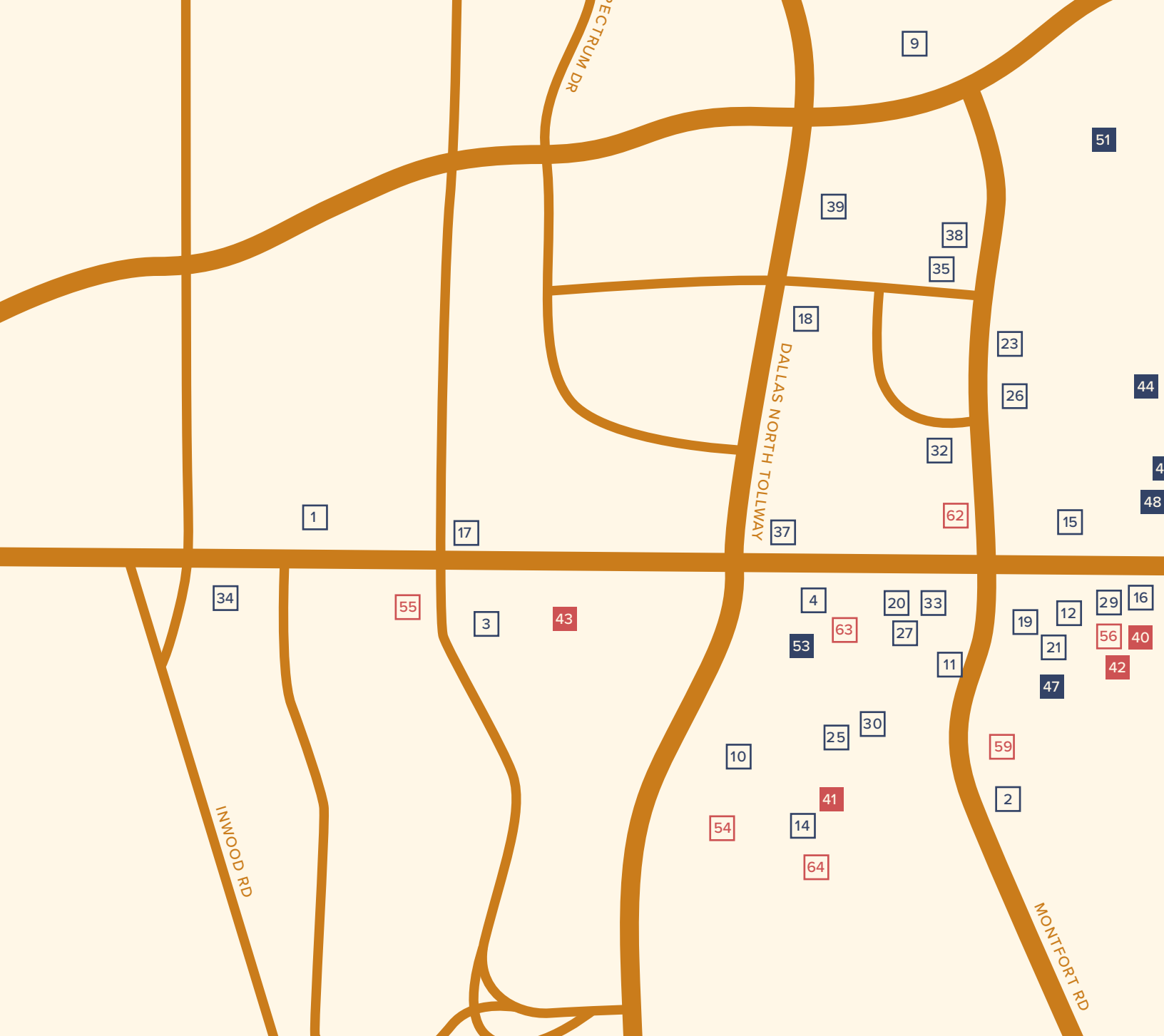
Shared Conference Room



AVAILABILITIES & SPEC SUITES

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

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CBRE

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