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5455 BELT LINE ROAD | DALLAS, TEXAS

# 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



## CRISP & GREEN®

Crisp & Green believes nourishing your healthy lifestyle goes beyond the kitchen. This fast-casual, health-focused concept offers customers a chef-curated and scratch-made menu while also connecting you with local, like-minded organizations to host curated events that provide insight on healthy living and keep you moving and active.

[WWW.CRISPANDGREEN.COM](http://WWW.CRISPANDGREEN.COM) | [@CRISPANDGREEN](https://www.instagram.com/crispandgreen)

## San Martin

ARTISAN BAKERY & RESTAURANT

San Martin was founded in Guatemala in 1974 with a vision to embrace the vibrant culture and create high quality products made by experienced hands of local artisans. San Martin Bakery and Restaurant offers products for every taste, with a wide variety of breakfast, lunch, and dinner options. Everything is made from scratch with the freshest ingredients and all baked goods are made fresh daily.

[WWW.SANMARTINBAKERY.US](http://WWW.SANMARTINBAKERY.US) | [@SANMARTINUSA](https://www.instagram.com/sanmartinusa)




# Toastique

GOURMET TOAST  
& JUICE BAR

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 to post sweat session fuel up. Toastique offers seasonal and responsibly sourced products and a feel-good atmosphere all day long.

[WWW.TOASTIQUE.COM](http://WWW.TOASTIQUE.COM) | [@TOASTIQUE](https://www.instagram.com/toastique)



# Mesero

Mesero is beyond Tex Mex, and lives up to its promise of Mexican Spirit American Life. One taste of the iconic Queso Mesero and brisket tacos will keep you coming back for more. The shrimp loaded ceviche is truly crave worthy and the outdoor patio which faces the Clubs of Prestonwood lush green course is the unique dining experience you need to wide up or down your day.

[WWW.MESERO.NET](http://WWW.MESERO.NET) | [@MESERORESTAURANTS](https://www.instagram.com/meserorestaurants)





## 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 with both water and fire features.

MORE DETAILS COMING SOON!



Austin-based EVO Entertainment Group is driving the evolution of entertainment as the nation's leading and largest operator of cinema-entertainment centers. With a vision of reinventing the movie-going experience, EVO has become a leader of creating experiential entertainment destinations that offer a broad slate of activities while serving elevated cuisine from their scratch-kitchens and bars.

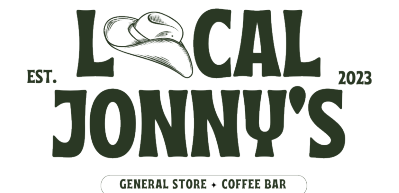
WWW.EVOCINEMAS.COM | @EVOCINEMAS



## [solidcore]

[solidcore] is pilates redefined - a 50-minute, full-body workout that utilizes slow and controlled movements, designed to break down muscles to failure so that they build back stronger and leaner. It's 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. The workout is intense, but results are unbelievable.

WWW.SOLIDCORE.CO | @SOLIDCORE



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 will fill the space and provide visitors with a new go-to for all their daily needs and wants. Customers can look forward to finding items like Taco Deli tacos, LaCasita Bakeshop baked goods, Ranger Station candles, Rifle Paper Co. supplies, and more.

WWW.LOCALJONNYSTX.COM | @LOCALJONNYSTX



Fusing the best ideas of eastern Mediterranean (Lebanese) and Moroccan cuisine, dining at Babouish is an immersive experience inspired by street food cooking. Incorporating fine, fresh ingredients and traditional spices through established European culinary techniques, family-sourced recipes are served on small plates blending both the authentic and signature dishes in an inventive way. Unwind in a beautiful space inspired by a famous Marrakesh marketplace and enjoy great hospitality.

[WWW.BABOUSHDALLAS.COM](http://WWW.BABOUSHDALLAS.COM) | @BABOUSHDALLAS



Rose Couture Nail Bar

Rose Couture Nail Bar define excellence by providing unparalleled personal care service in an environment filled with passion and an obsessive team aimed to elevate your experience.

In addition to modern and luxurious amenities, 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.

[WWW.RCNAILBAR.COM](http://WWW.RCNAILBAR.COM) | @ROSECOUTURENAILBAR



My Aesthetics Intelligence provides noninvasive and minimally invasive cosmetic treatments to individuals of all ages in Dallas, Texas. In order to meet a broad range of skin care needs and anti-aging concerns, MAI is home to a massive compilation of wrinkle relaxers and dermal fillers, as well as top-of-the-line laser technology. Led by double board-certified nurse practitioner Annie Nguyen, our team is committed to patient-focused care and will concentrate on your well-being and aesthetic goals ahead of everything else.

[WWW.MAIFACESKIN.COM](http://WWW.MAIFACESKIN.COM) | @MAI\_INJECTOR



# Get out in the office.



## OFFICE

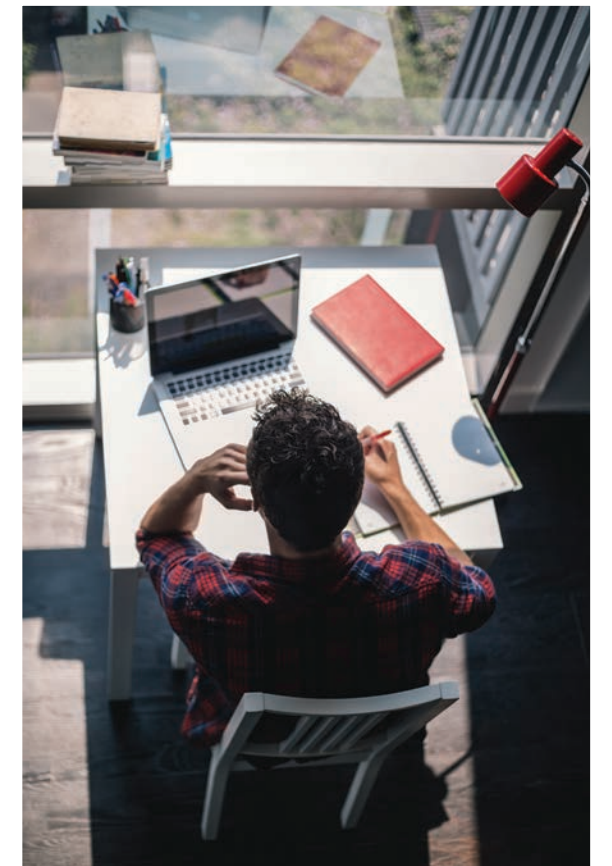
While Work/Shop offers two distinct things, the entire campus will function as a cohesive unit. Tenants will be able to use outdoor spaces and restaurants for meetings and casual conversations. Each tenant space has a Class A office space designation and is completely customizable. The balance of personalized space with well planned amenities will offer professional respite while engaging tenants outside of work.

67,500 sf

NORTH OFFICE BUILDING, 3 STORIES

67,500 sf

SOUTH OFFICE BUILDING, 3 STORIES



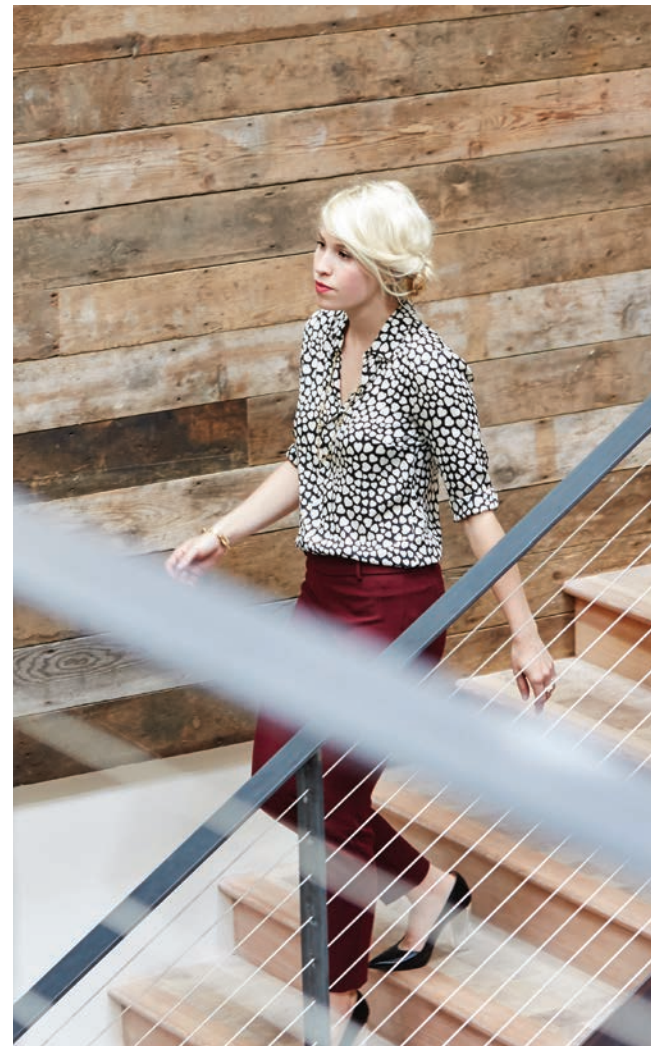


# Set up shop

the way you work.

## CUSTOMIZABLE SPACES

Common areas will be refreshed to feel like a private extension of the overall campus environment. Abundant natural light and golf course views will lend energy to creativity, focus, and wellness. Move-in ready and contemporary spec suites are available in addition to fully customized build-outs to suit any company culture. Casual lounge and meeting spaces will be provided for conversations that require a little more privacy than a coffee shop.



# Step into my

# greenspace.

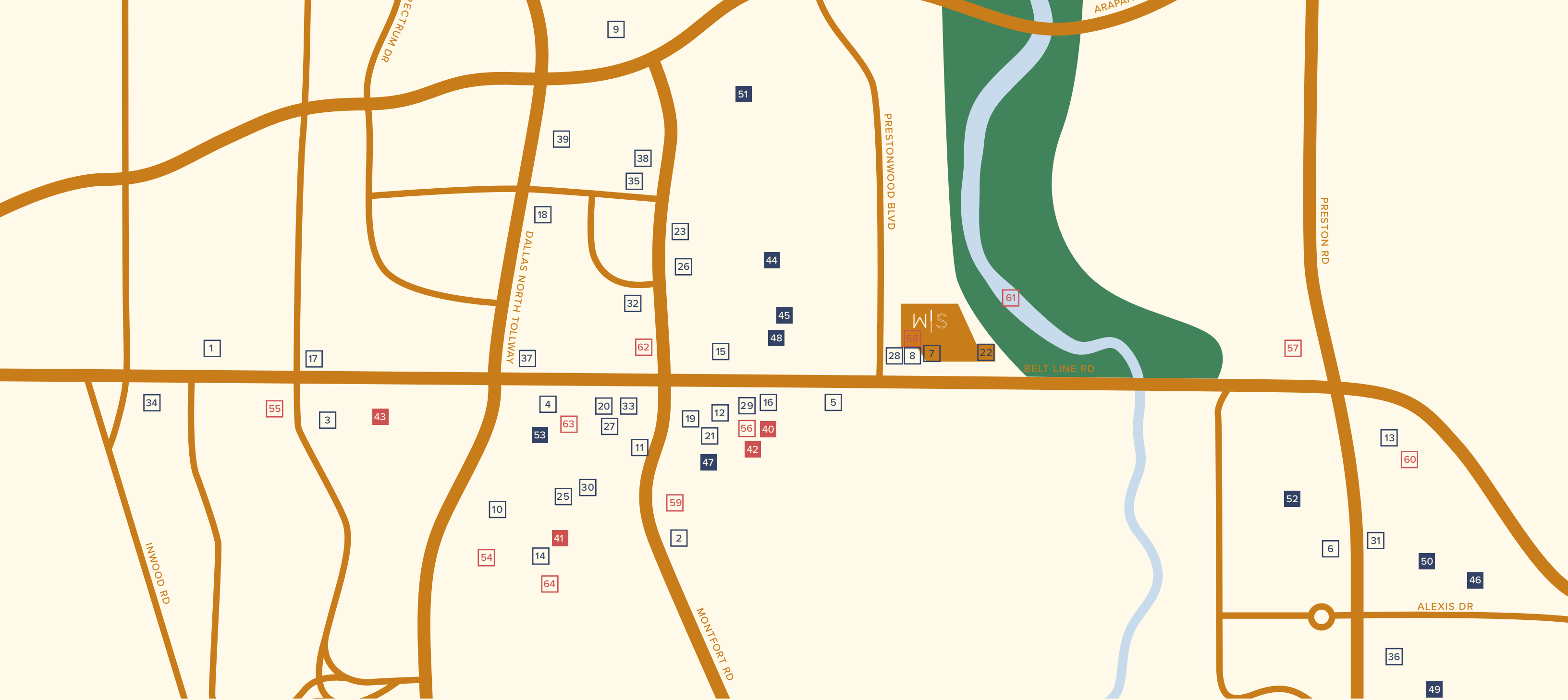
## AMENITIES

Retail and offices will be held together by dynamic greenspace where tenants and patrons can gather, meet, and relax.

The offices will feature a ground-floor bar and lounge designed to accommodate any number or types of groups. Invite a large party or schedule an intimate meeting over lunch or dinner. At Work/Shop, amenity spaces work for you.

**30,000 sq ft**  
OF PLAZA, GREENSPACE, PAVERS  
AND LANDSCAPING

Greenspace is at a premium in most professional Dallas settings and Work/Shop is committed to prioritizing greenery throughout. Parks will activate areas connecting offices to retail and patrons will find that Work/Shop is a great place to bring kids.



## 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

# About the Team



## DEVELOPER

Triten Real Estate is a full-service, vertically integrated real estate development and operating company that pursues opportunities across Texas. Triten focuses on identifying unique investment opportunities where value can be created through a tailored experience focused on the changing trends in our industry. With a heavy focus on market research and innovation, Triten is active in development, value add repositioning, as well as undervalued assets where a mark-to-market arbitrage can be achieved.

The Triten team has over 50 years of experience, manages over 3 million square feet of property, supports over 200 tenant partners and has a portfolio of \$400 million dollars of gross asset value.



## OFFICE LEASING

Leveraging CBRE's fully-integrated, global services platform, the Dallas-Fort Worth professionals serve some of the most prominent companies locally and nationally on virtually every aspect of commercial real estate.

Over 45 years ago, CBRE became the preeminent provider of end-to-end real estate services in the Dallas-Fort Worth region. Today, CBRE continues to lead the region with hundreds of professionals collaborating without borders across multiple full-service offices. Their effective integration of all CBRE service lines empowers us to offer a one-stop solution for all real estate needs.



## RETAIL LEASING

Mike Geisler and Ken Reimer founded Venture Commercial in 2000 to create a new standard of excellence for the DFW commercial real estate market. Today, Venture Commercial has a stellar client list and leads the DFW area in retail brokerage.

### THE VISION BEHIND VENTURE COMMERCIAL

Establish a commercial real estate brokerage where customers come first.

Attract the best brokers by emphasizing integrity, market knowledge, and teamwork.

## OFFICE LEASING



Ben Davis  
CBRE  
ben.davis@cbre.com  
214.979.6336

## RETAIL LEASING



Amy Pjetrovic  
Venture Commercial  
apjetrovic@venturedfw.com  
214.378.1212 Ext. 226

[WWW.WORKSHOPDALLAS.COM](http://WWW.WORKSHOPDALLAS.COM)

[@WORKSHOPDALLAS](https://www.instagram.com/workshopdallas)





## Information About Brokerage Services

*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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner’s broker. 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.
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**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.

<b>Venture Commercial Real Estate, LLC</b>	<b>476641</b>	<b>info@venturedfw.com</b>	<b>214-378-1212</b>
Broker’s Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael E. Geisler</b>	<b>350982</b>	<b>mgeisler@venturedfw.com</b>	<b>214-378-1212</b>
Designated Broker’s Name	License No.	Email	Phone
<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>	<b>XXXXXXXXXXXXXXXXXXXXXXXXXXXX</b>	<b>XXXXXXXXXXXX</b>
Agent’s Supervisor’s Name	License No.	Email	Phone
<b>Amy Pjetrovic</b>	<b>550374</b>	<b>apjetrovic@venturedfw.com</b>	<b>214-378-1212</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials

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<b>Amanda Throckmorton Welles</b>	<b>649514</b>	<b>awelles@venturedfw.com</b>	<b>214-378-1212</b>
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Agent's Supervisor's Name	License No.	Email	Phone
<b>Mia Ureña</b>	<b>748118</b>	<b>murena@venturedfw.com</b>	<b>214-378-1212</b>
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