



MUSIC FACTORY

/// VENTURE

///
Venturetainment





MUSIC FACTORY

More than music!



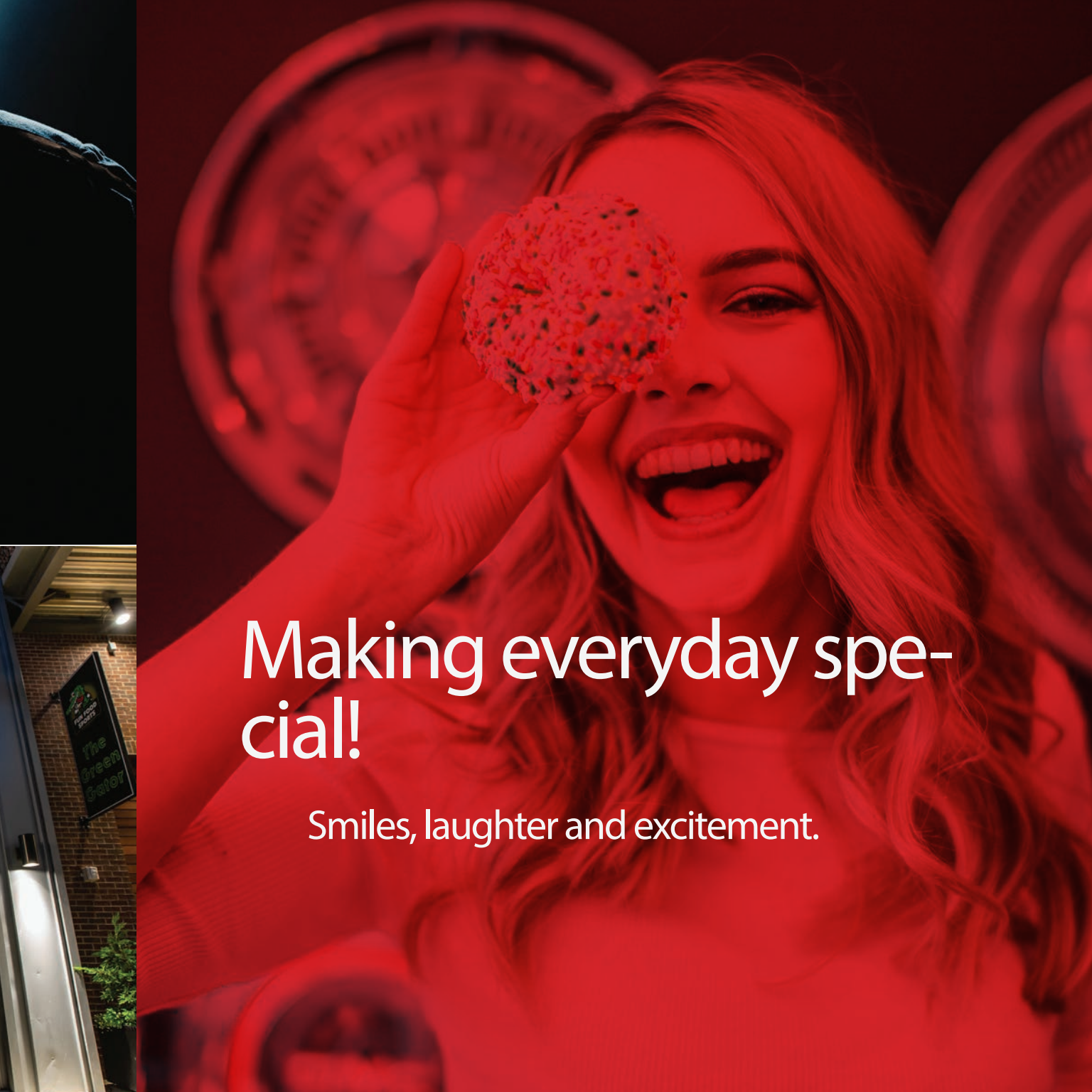


A man wearing a dark hat and jacket is performing on a stage, with his right arm raised. The scene is bathed in a vibrant red light, creating a dramatic atmosphere. In the foreground, the silhouettes of an audience are visible, some with their hands raised. On the far left, a vertical strip shows a close-up of a man's face and shoulder, wearing a blue and white checkered shirt.

Exceptional sounds,
and tastes. A true
regional destination.

Events drawing from far and wide.





Making everyday special!

Smiles, laughter and excitement.



TOYOTA

MUSIC

BOI NA BRAZA
BRAZILIAN STEAKHOUSE

FACTO



Where people love
to come time
and time again.

Be part of it!





ZA



TOYOTA

MUSIC FACTORY

Building the
best of times.



Drawing the crowds

Toyota Music Factory is the area's premier entertainment and lifestyle center perfectly located just north of O'Connor between U.S. Highway 114 and Las Colinas Boulevard, Toyota Music Factory is easily accessible from Dallas, Fort Worth, a multitude of suburbs and DFW Airport and Love Field. Along with this ideal location, it's been designed with specific features to draw thousands of visitors for one unforgettable experience after the next:

THE PAVILION AT TOYOTA MUSIC FACTORY

This state-of-the-art 8,000 capacity convertible Performance Hall — operated by the global leader in concerts, Live Nation — regularly showcases artists from around the world.

TEXAS LOTTERY PLAZA

Gigantic open-air plaza with outdoor stage brings in crowds for regularly-programmed live music, festivals, fashion shows, movies, open-air markets and more.

400,000 SQUARE FEET OF BARS, RESTAURANTS AND ENTERTAINMENT

More than 20 RBE concepts
Corporate campus of Ethos International.



Experiences non-stop

Toyota Music Factory is the prime destination for live performances and more than just music. Get your foodie fix; breakfast, lunch and dinner. Grab a cocktail in a selection of bars and pubs. Catch the hottest new movie with a cold one in hand. All day, every day, Toyota Music Factory is the place you want to be.





ALAMO DRAFT HOUSE

Seven screens for new release movies, family and independent films, as well as signature repertory programming.



BAR LOUIE

Experience your local bar with handcrafted martinis, cocktails and a scratch kitchen during happy hour and late night.



BLUE FIRE

Simplify catering with one stop shopping...food prepared and delivered just how you want it in the total catering experience.



BOI NA BRAZA

Take in the Gaucho tradition of Southern Brazil with imported steaks, skewered and slowly roasted over an open flame.



GLORIA'S

Take in fresh ingredients born out of the traditions of El Salvador then blended in with Tex-Mex innovations.



THE GREEN GATOR

Enjoy homemade Cajun foods and the freshest seafood available while catching your team on TV, or sitting out on the great patio.



GRIMALDI'S

Taste 100 years of experience perfecting brick-oven pizza and calzones... all accompanied by beers and wines from around the globe.



LIVE NATION

A global entertainment company, Live Nation promotes, operates, and manages ticket sales for premier live entertainment in the United States and internationally.



MAMA TRIED

Get your outlaw and your blue grass on with your friends—and even your dog—at the biggest, newest country bar and honky tonk in town.



MERCY WINE BAR

The award-winning Mercy Wine Bar goes even further. Revel in more than 100 curated wines along with a full bar along and gourmet menu.



NOSH & BOTTLE

Pick up locally-sourced gourmet meals, drinks, snacks and more on your way in for a concert, or your way out to the office or home.



RAYLEIGH'S

Dine on upscale seasonal menus with creative plating, then step into performances, conferences, and more in an immersive event space.



THE RESERVOIR

Experience a modern twist on the industrial gastropub where bar & spirits are meshed with south-ern favorites.



THIRSTY LION

Gastropub meets sports bar. From-scratch cooking with local ingredients is served up with the best craft beers and cocktails.



STUMPY'S HATCHET HOUSE

Get primitive and organic with hatch-et throwing...the sport for those who love adventure and who seek a new kind of release.



YARD HOUSE

Find the world's largest selection of draft beer along with, great music, and 100+ menu items made from scratch daily.

Accessible to millions

Toyota Music Factory is the premier entertainment center easily accessible to millions in the DFW area. Close to DFW Airport, Love Field, and DART Rail along with crowds of convention-goers and tourists, Toyota Music Factory is at the heart of the action.



PARK IT RIGHT HERE

4,000+ spaces
Always free for movies
and restaurants
Safe and secure

LIGHT RAIL ACCESS

Rail lines in from
DFW airport, Love Field
and downtown Dallas

IRVING TOURISM & CONVENTION CROWDS

3.4 million visitors per year
Generating more than
\$2.3 billion annually

CONVENTION CENTER AT LAS COLINAS

Immediately adjacent
to Toyota Music Factory
Newly completed in 2011

Irving, TX...designed for success

Beyond just central access to the DFW metroplex, Irving delivers a business-friendly environment that generates one success after another.

IRVING ACCOLADES

- Malcolm Baldrige National Quality Award in 2012
- Small Business of the Year Blue Ribbon award
- Top 50 places to live in America
- Top 3 cities in the U.S. for tech startups
- One of the best cities in the U.S. for starting a family
- Best city in the U.S. for starting a career

IRVING BUSINESS SNAPSHOT

- 10,600 businesses
- 53 Fortune-500 companies
- One of the lowest tax rates in Texas cities
- 29 million SF of office space
- Headquarters of the 2nd and 5th biggest U.S. companies
- The first 5-star accredited Chamber of Commerce in Texas

YOUR IRVING NEIGHBORS

- 75 area hotels with 12,000 bedrooms
- 2 award-winning hospitals
- 14 performing visual arts groups
- 5 golf courses including the TPC Four Seasons Las Colinas
- An award-winning musical theater company and symphony orchestra



SH 114

THE PAVILION
TOYOTA **MUSIC FACTORY**
8,000 Seat Capacity

KITCHEN
&
VIOLET ROOM

310
GRIMALDI'S
SUNSHINE
D
L

340
BLUC FIRE
330
RECEPTION
Stage

320
Yard House
GLORIAS
A2 - 100
4,975 sf
KABUKI

370
STUMPY'S
PARKING GARAGE
ETHOS GROUP
OFFICE TOWER
100,000 SF
toby

B1 - 104
14,466 sf
BURGER
N

350
Thirsty Lion
360
BEE COLONY

LAS COLINAS BLVD

Occupied
Available



MUSIC FACTORY

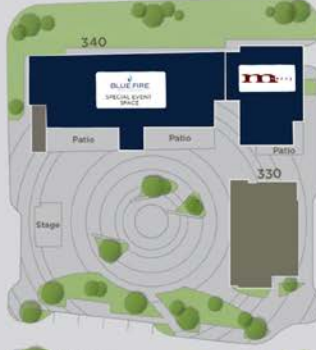
FIRST FLOOR PLAN

SH 114

THE PAVILION

 **MUSIC FACTORY**

8,000 Seat Capacity



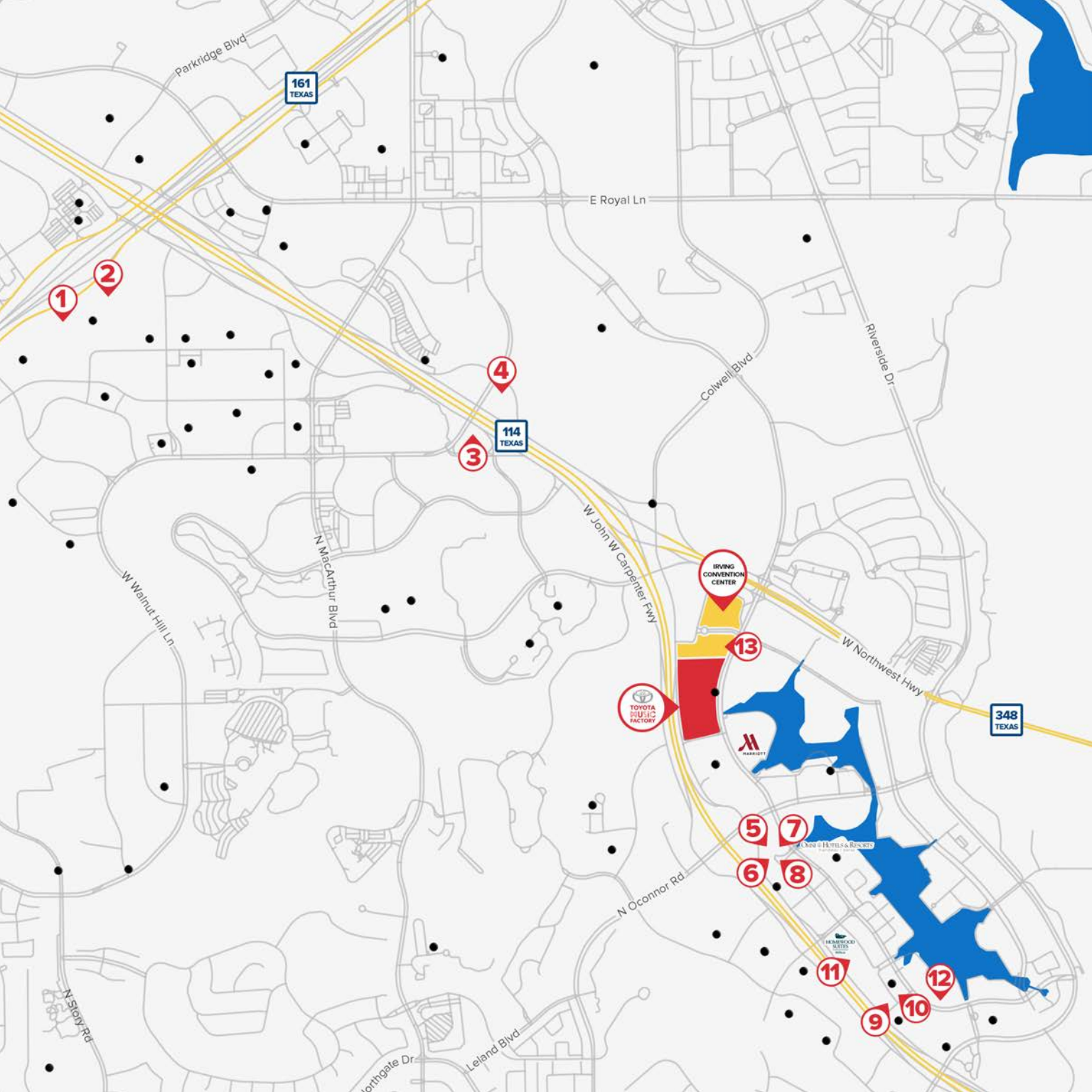
LAS COLINAS BLVD

-  Occupied
-  Available



MUSIC FACTORY

SECOND FLOOR PLAN



1

2

4

3

IRVING
CONVENTION
CENTER

TOYOTA
DIESEL
FACTORY

13

5

7

6

8

11

9

10

12

NEW & UPCOMING HOTELS NEAR TMF

1, 2

Sandman Hotel & Sutton Hotel
Total 400 keys, Opens late 2020

3

Element Hotel
Total 150 keys, Opens spring 2020

4

Embassy Suites
Total 325 keys, Opens late 2020

5, 6

Hilton Hotel & Home 2
Total 250 keys, Opens early 2021

7, 8

AC Marriott & Residence Inn Hotel
Total 250 keys, Opens early 2021

9, 10

Camby Hotel & Indigo Hotel
Total 280 keys, Open late 2021

11

New Luxury brand by Hilton
To be announced

12

Conrad by Hilton
To be announced

13

Westin Irving Convention
Center Hotel
Total 350 keys, Now Open

AREA BUSINESSES WITH 200+ EMPLOYEES

BUSINESS NAME

Ace Cash Express
Ais Data Services
Archer Western Herzog
Archon Residential Mgmt LP
Ashland Hardware
Assoc Corp N America
Bass Pro LLC
Bio World Merchandising Inc
Boy Scouts of America
Boy Scouts of America Museum,
Youth & Family Research Center
Cap Gemini America Inc
Champps Operating Corp
Christus Health
Citigroup Inc
Columbia Medical Center
Commercial Metals Company
CPLG
Creative Financial Staffing
Daiwa House USA Inc
Eaton Corp
EF Johnson Company
Epsilon Data Mngm LLC
Estes Inc
Ethos Group Inc
Exxon Mobil Corporation
Flowserve Corporation
Forterra Inc
Four Season Hotels Ltd
Gtech Services

BUSINESS NAME

Hanson Lehigh Inc
HD Vest Inc
Home Depot USA
Home Loans Inc
Kimberly-Clark Corp
LSG Sky Chefs North America
Management Systems
McKesson Corporation
Medieval Times Enter Inc
Mercury Radio Arts
Microsoft Corp
MMC Group LP
Mosaic SLC Solutions US Oper
Nokia Solutions Netw US LLC
Omni Hotels Corp
Omni Hotels Corp
Oracle Corporation
OSG USA Inc
Pervacio
Pinnacle One Partners
Premier Designs Inc
Romack Staffing
Saxon Global
Supermedia
Verizon Commun Inc
Verizon New York Inc
Vistra Corporate Services Co
Walker Engineering
Workiva Inc

● Businesses with 200+ Employees

CONTACT US:

Ian Peterman | ipeterman@venturedfw.com | 214.378.1212

Austin MacDougall | amacdougall@venturedfw.com | 214.378.1212

Greg Blandford | gblandford@venturedfw.com | 214.378.1212



TOYOTA MUSIC FACTORY

316 West Las Colinas Boulevard, Irving, TX 75039

toyotamusicfactory.com