



MUSIC FACTORY

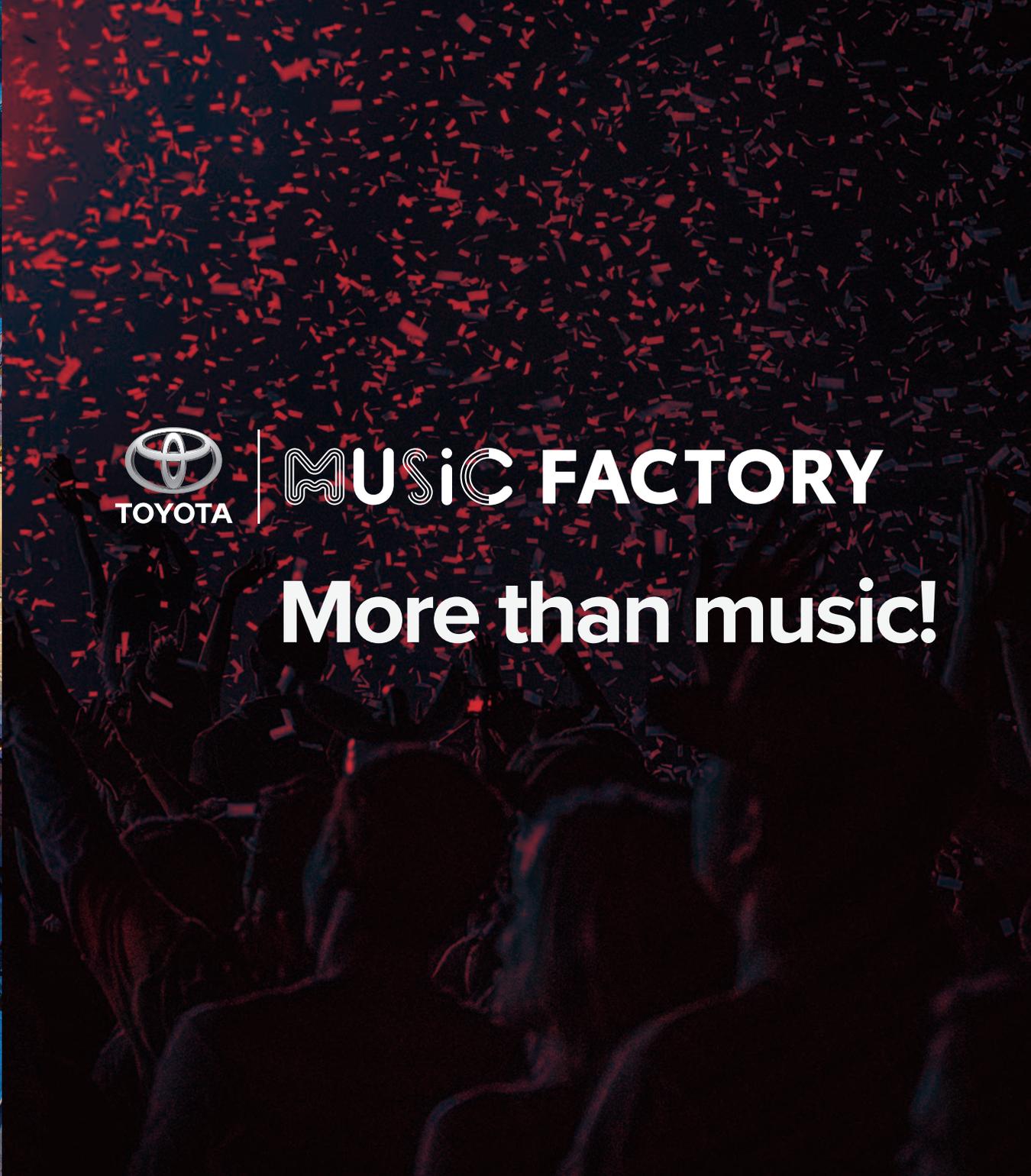
VENTURE
COMMERCIAL



TOYOTA

MUSIC FACTORY

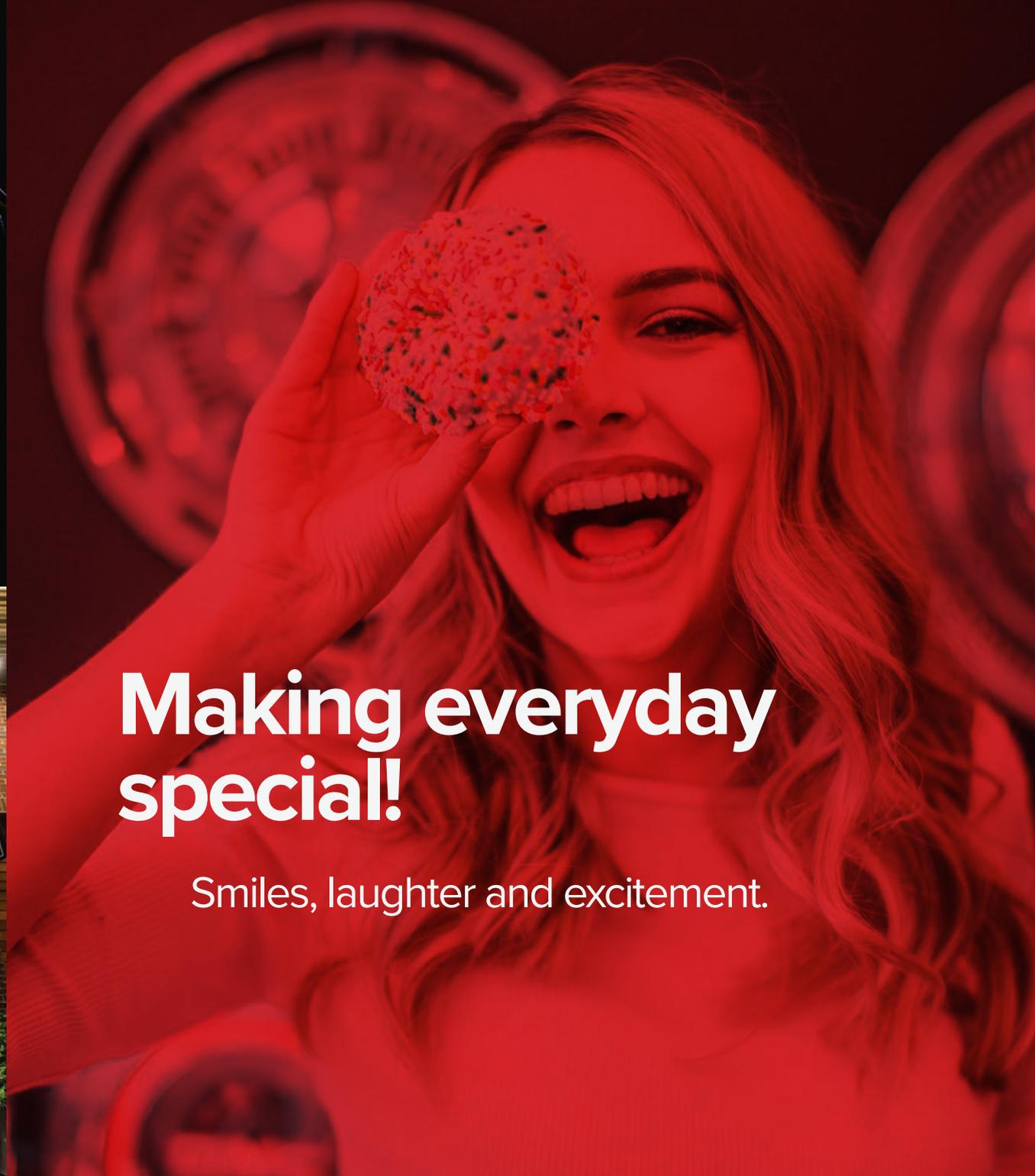
More than music!





**Exceptional sounds,
and tastes. A true
regional destination.**

Events drawing from far and wide.



Making everyday special!

Smiles, laughter and excitement.



Where people love
to come time
and time again.

Be part of it!



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 nonstop

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 repertoire 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 southern 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 hatchet 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

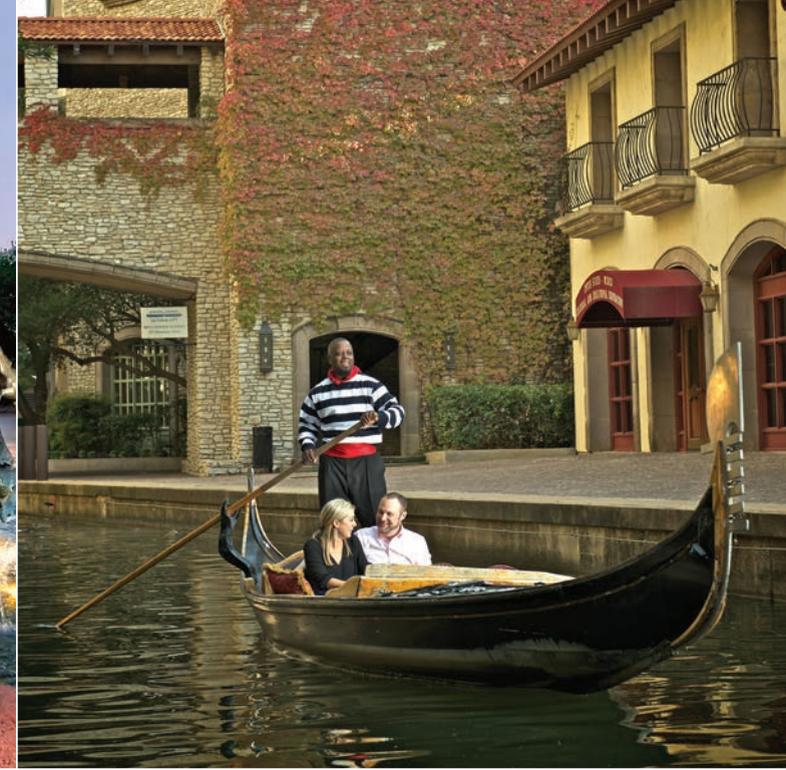
- Malcolm Baldrige National Quality Award in 2012
- Small Business of the Year Blue Ribbon award
- Top 50 places to live in America
- Top 3 cities in the U.S. for tech startups
- One of the best cities in the U.S. for starting a family
- Best city in the U.S. for starting a career

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



■ Occupied
 ■ Available

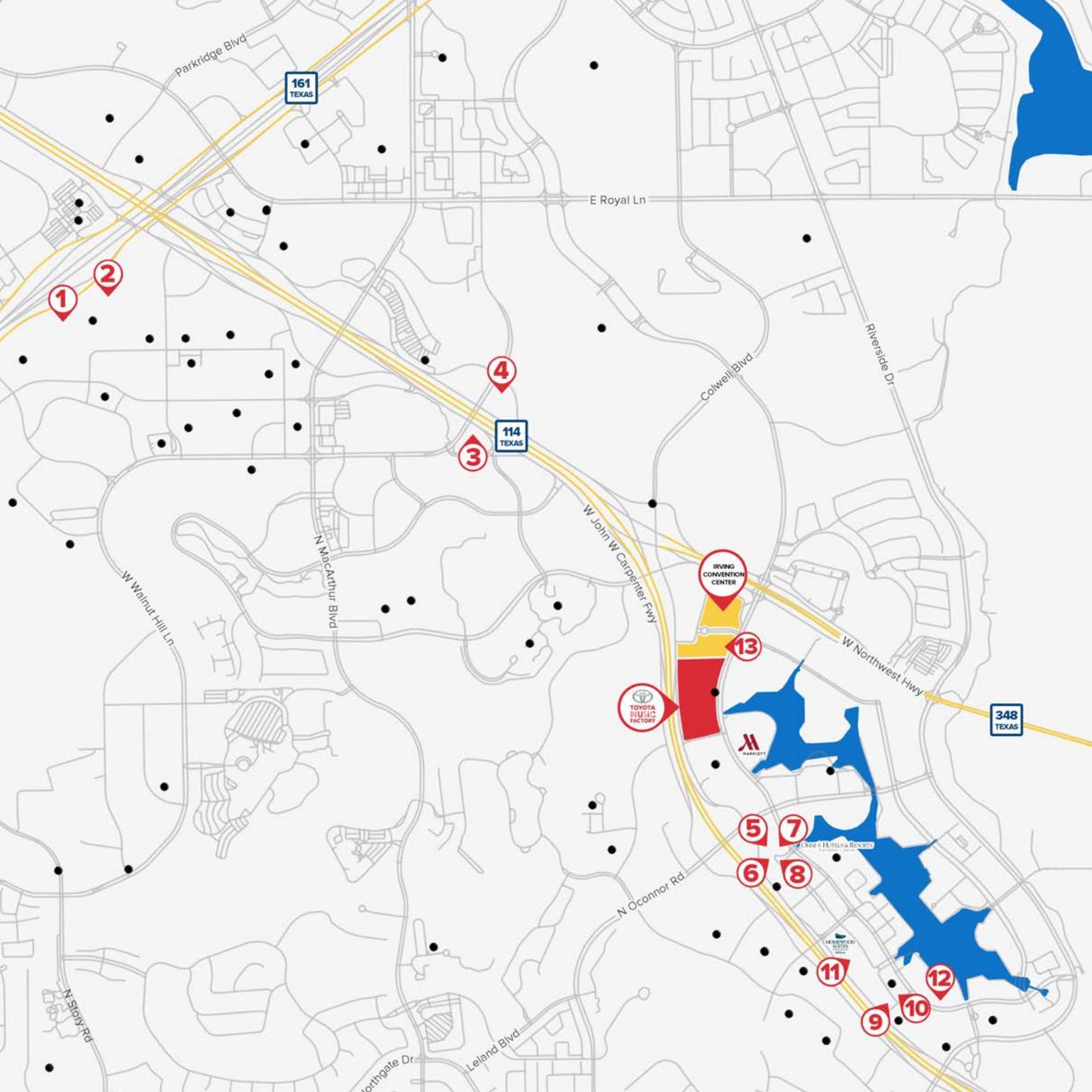
LAS COLINAS BLVD

SH 114



■ Occupied
 ■ Available

LAS COLINAS BLVD



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	#	BUSINESS NAME
	Ace Cash Express		Hanson Lehigh Inc
	Ais Data Services		HD Vest Inc
	Archer Western Herzog		Home Depot USA
	Archon Residential Mgmt LP		Home Loans Inc
	Ashland Hardware		Kimberly-Clark Corp
	Assoc Corp N America		LSG Sky Chefs North America
	Bass Pro LLC		Management Systems
	Bio World Merchandising Inc		McKesson Corporation
	Boy Scouts of America		Medieval Times Enter Inc
	Boy Scouts of America Museum, Youth & Family Research Center		Mercury Radio Arts
	Cap Gemini America Inc		Microsoft Corp
	Champps Operating Corp		MMC Group LP
	Christus Health		Mosaic SLC Solutions US Oper
	Citigroup Inc		Nokia Solutions Netw US LLC
	Columbia Medical Center		Omni Hotels Corp
	Commercial Metals Company		Omni Hotels Corp
	CPLG		Oracle Corporation
	Creative Financial Staffing		OSG USA Inc
	Daiwa House USA Inc		Pervacio
	Eaton Corp		Pinnacle One Partners
	EF Johnson Company		Premier Designs Inc
	Epsilon Data Mngm LLC		Romack Staffing
	Estes Inc		Saxon Global
	Ethos Group Inc		Supermedia
	Exxon Mobil Corporation		Verizon Commun Inc
	Flowserve Corporation		Verizon New York Inc
	Forterra Inc		Vistra Corporate Services Co
	Four Season Hotels Ltd		Walker Engineering
	Gtech Services		Workiva Inc

● Businesses with 200+ Employees

CONTACT US:

John Day | jday@venturedfw.com | 214.378.1212

Michael Mendelsohn | mmendelsohn@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