



INNOVATION DISTRICT  
DALLAS, TX

# THE LUMINARY

LEADING THE WAY TO INNOVATION

LEASING & MANAGEMENT

BY



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# THE LUMINARY

## INNOVATION DISTRICT

### THE BUILDING

PG. 2



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## LEADING THE WAY TO INNOVATION



Welcome to the Innovation District — a strategic development designed to foster innovation and facilitate growth for entrepreneurs and creative office users. Located at the intersection of the Harwood District, Dallas Arts District, Design District, Downtown, Uptown, and Victory Park, the Innovation District serves as a connector of Dallas' premier submarkets and pays homage to a vibrant and historical community in the West End.

On the forefront of the Innovation District is The Luminary, an amenity-rich workspace purposefully designed to inspire. Overlooking picturesque views of Dallas, The Luminary offers a truly unique setting for big ideas and transformative ingenuity. The Luminary is an activated work environment located steps away from dining, entertainment and integrated transportation. Blend business and lifestyle and explore higher-level ideation at The Luminary — leading innovation in Dallas.

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THE  
LUMINARY

409 N.  
HOUSTON  
ST.

THE  
BUILDING

PG. 3

THE BEST IN MODERN DESIGN



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ELECTROCHROMATIC  
SAGEGLASS

CONTEMPORARY BRICK AND EXPOSED  
CONCRETE DESIGN ELEMENTS

ABUNDANT, WELL LIT  
NATURAL LIGHT

SOARING  
VIEWS

TALLEST BUILDING  
IN THE INNOVATION DISTRICT

CUTTING EDGE  
TECHNOLOGY

# THE LUMINARY

## INNOVATION DISTRICT

### LOCATION

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## A HUB FOR CREATIVES



As corporations focus on recruiting and retaining top talent, companies across all industries embrace creative offices with flexible, open-office design located in desirable, walkable locations within reach of amenities. Beginning in the 1980's, the "brick and timber" buildings of the West End have been converted into boutique office buildings, attracting both creative and traditional office tenants. Today, over 32 tech/media/innovation companies occupy 215,000 SF of the available 1.6 million SF of office inventory surrounding The Luminary.

THE  
LUMINARY

THE LOCATION



409 N.  
HOUSTON  
ST.

LOCATION

PG. 5

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A VIBRANT LOCATION

The Luminary is located in the heart of Dallas' Innovation District. Conveniently located a few short blocks from Victory Park, Uptown, Downtown, Uptown, and the Dallas Convention Center; The Luminary offers its tenants prime location with everything in walking distance.

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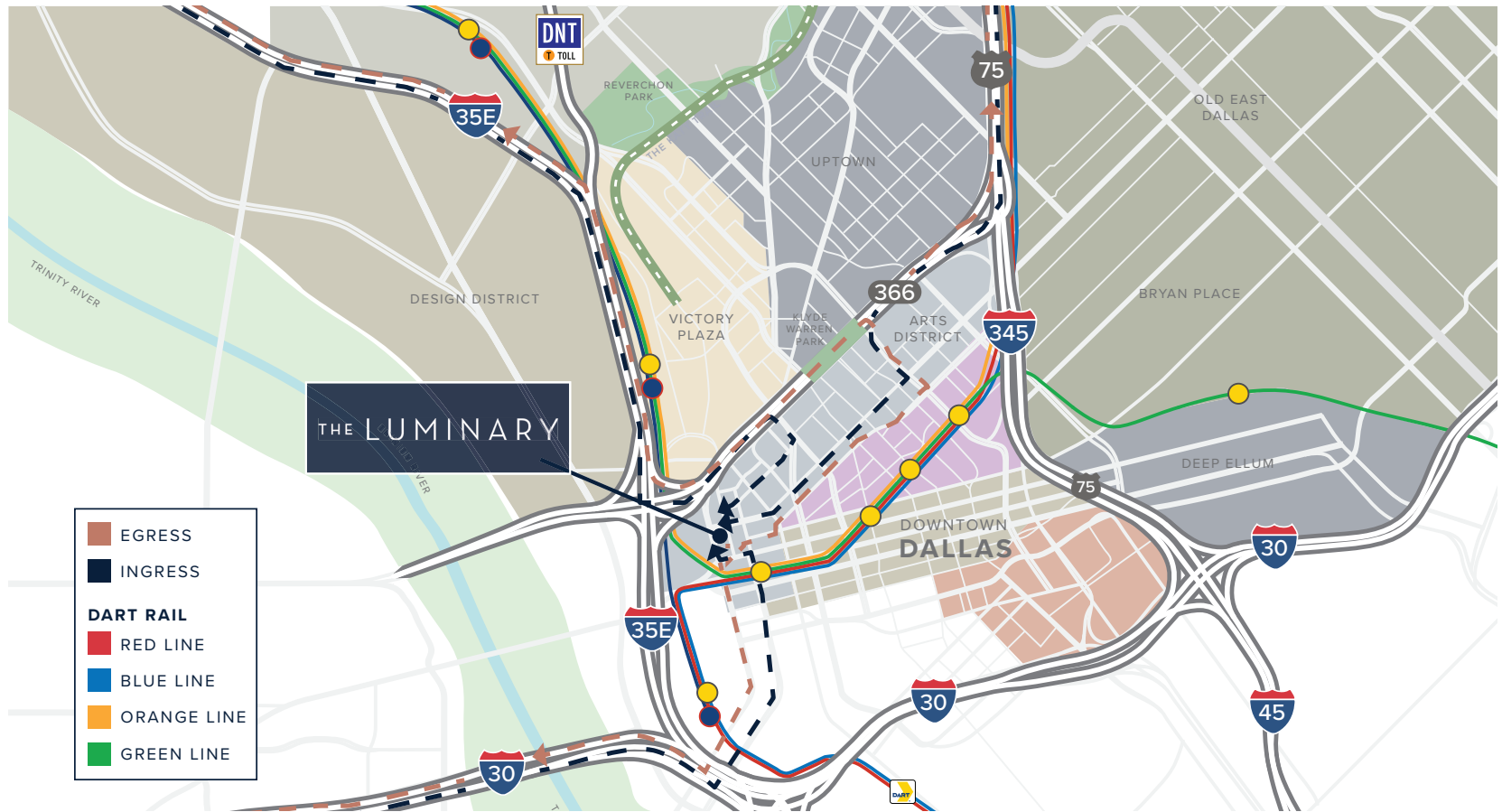
# THE LUMINARY

## INNOVATION DISTRICT

### ACCESSIBILITY

PG. 6

## SUPERIOR ACCESSIBILITY



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The Luminary is easily accessible via all major highways, thoroughfares, and public transit, including all four of DART's light rail lines (4 minute walk from West End Station) – Green, Orange, Red and Blue Lines. DART's extensive network of Rail, Trinity Railway Express (TRE) and bus services moves more than 220,000 passengers per day across a 700-square-mile service area.

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THE AMENITIES



THE MAGIC OF SAGEGLASS

SageGlass tints on demand, controlling and combating the sun's inherent side effects in the form of solar heat gain and glare to improve occupant comfort and productivity, all while helping to improve building performance.

- Walkable retail & dining
- District walking score of 90
- Daily food service
- 14 foot floor-to-ceiling glass
- Highly efficient floor plates
- Creative lounge
- Rooftop terrace
- Shower facilities
- 52 bike racks
- Downtown views

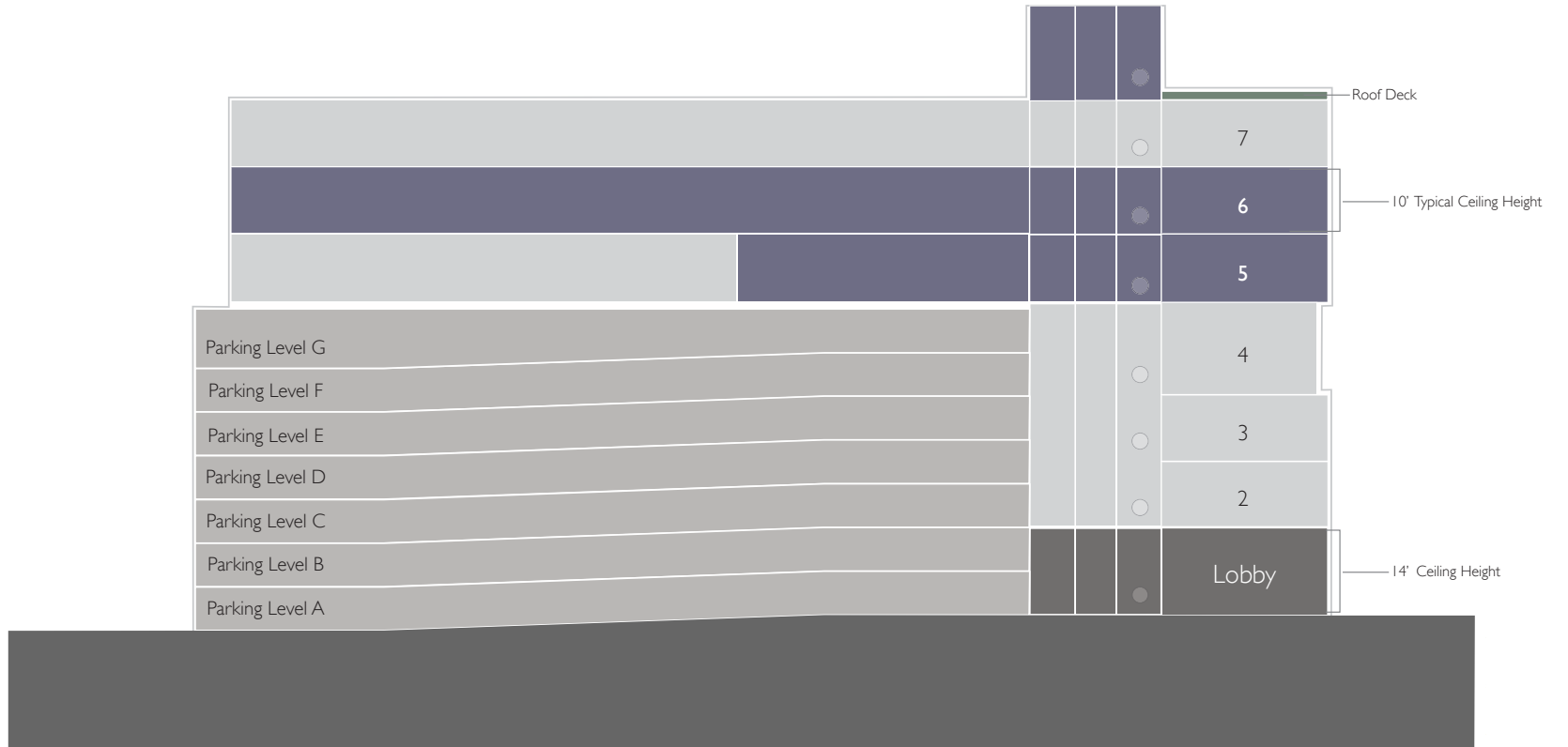
THE  
LUMINARY

INNOVATION  
DISTRICT

STACKING PLAN

STACKING  
PLAN

PG. 8



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■ AVAILABLE      ■ LEASED

TOTAL AVAILABLE - 44,863 RSF

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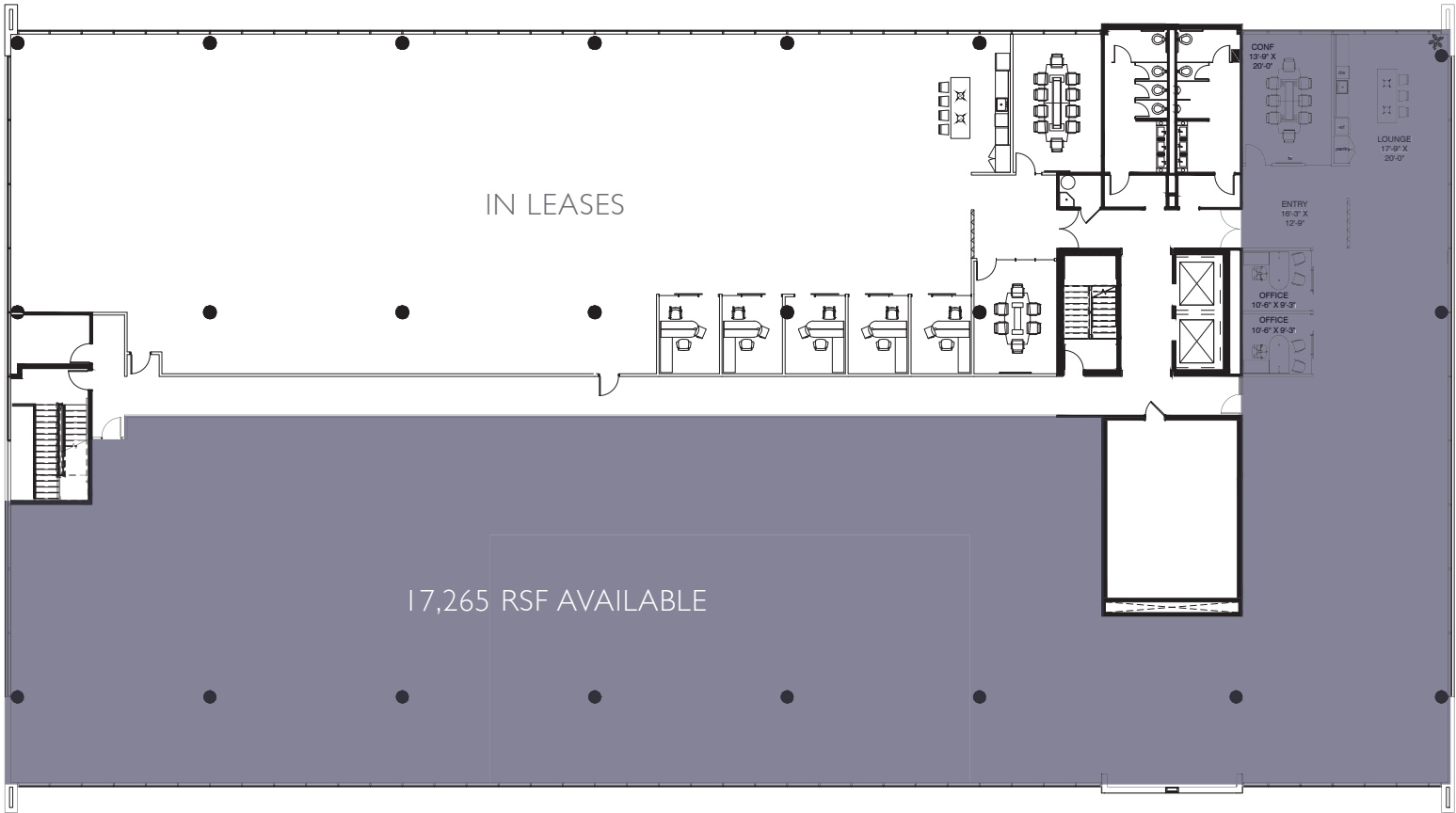
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AVAILABILITY



5TH FLOOR - 17,265 RSF

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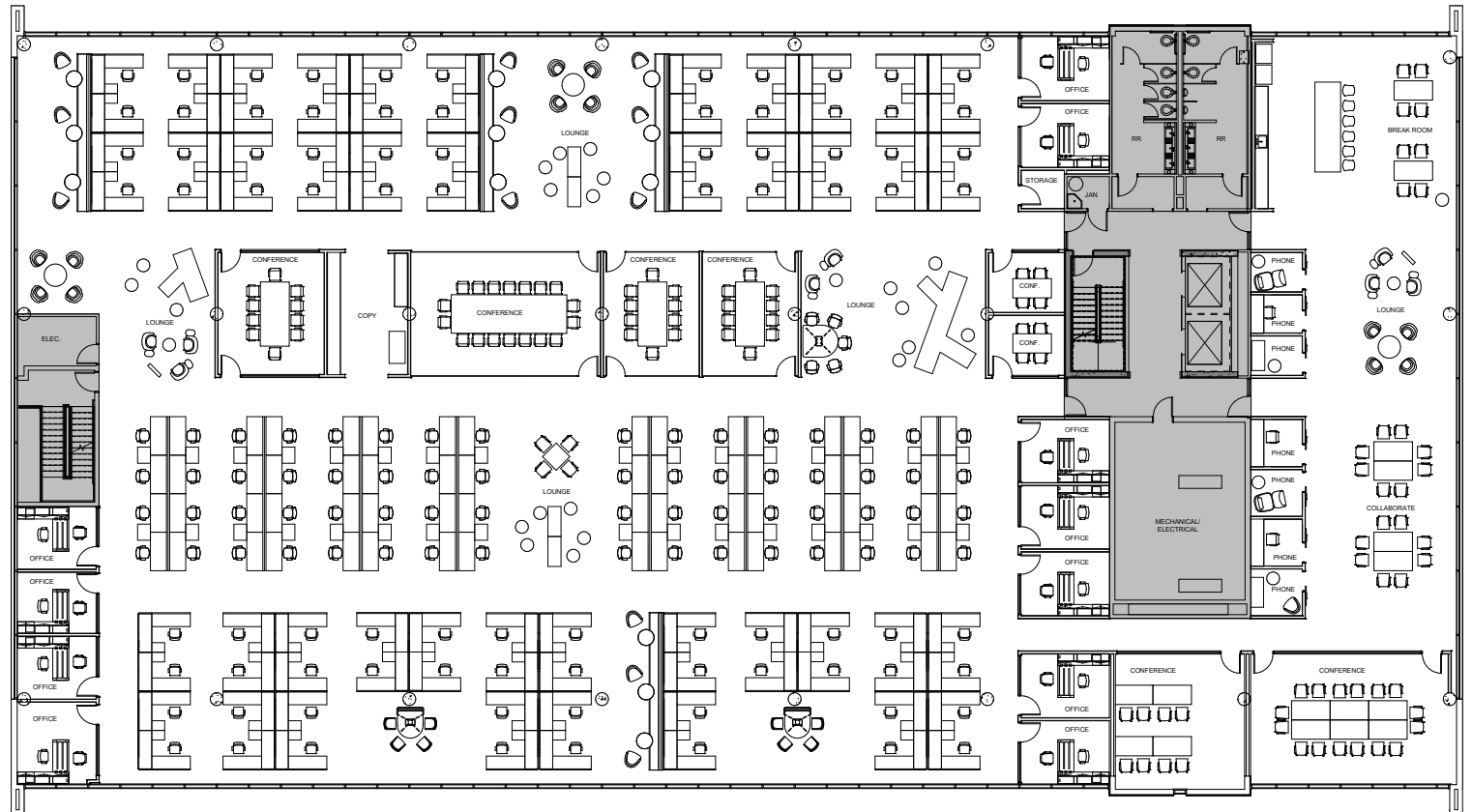
# THE LUMINARY

## INNOVATION DISTRICT

TEST FIT

TEST FIT

PG. 10



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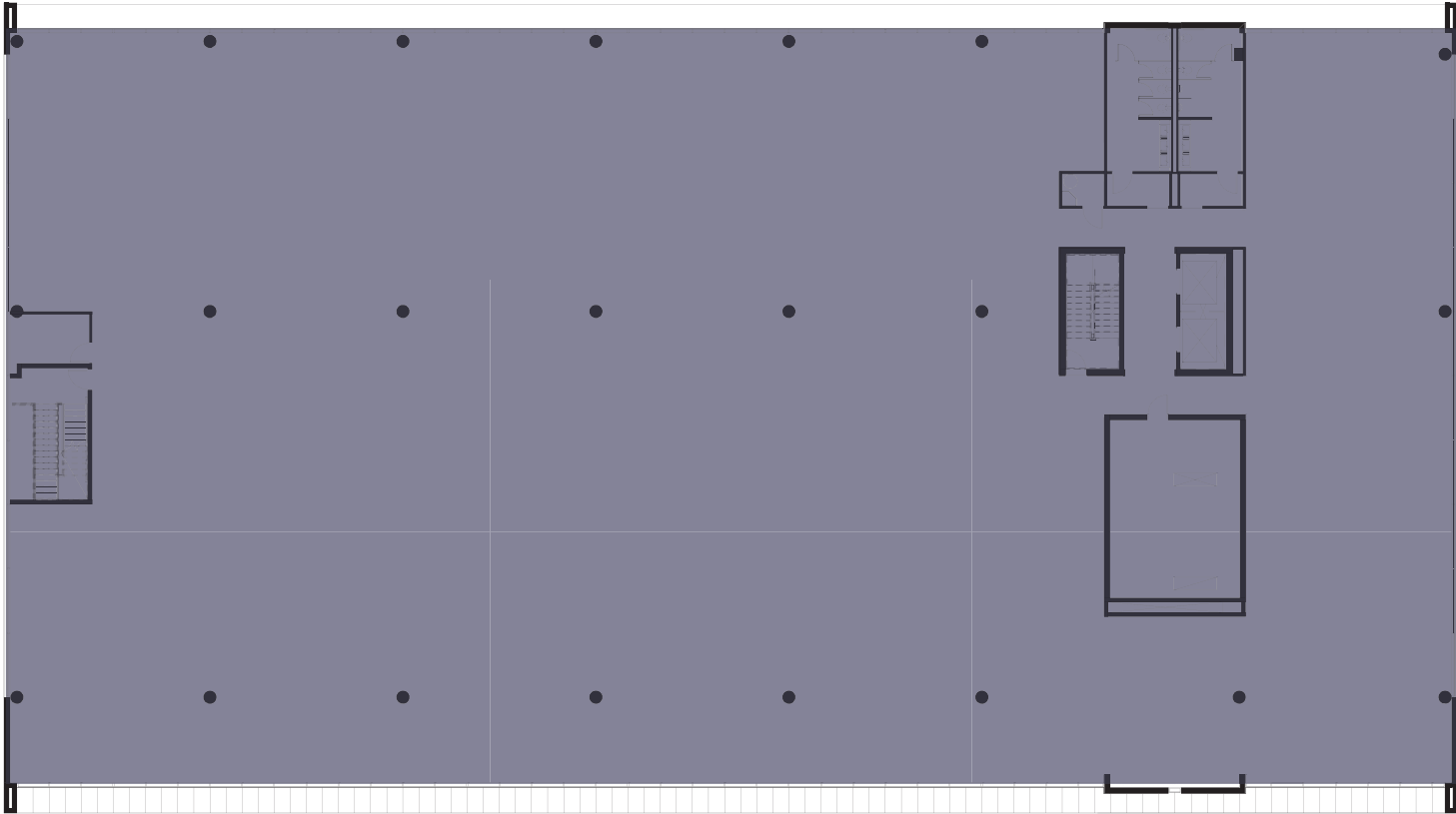
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SINGLE TENANT

AVAILABILITY



6TH FLOOR - 27,598 RSF

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PRETTY  
MUCH  
YEAR  
X BRACKEN