



RADIANCE

PLAZA



1301 YOUNG STREET, DALLAS, TEXAS

RADIANCEPLAZA.COM

 **TRANSWESTERN**[®]



RADIANCE PLAZA

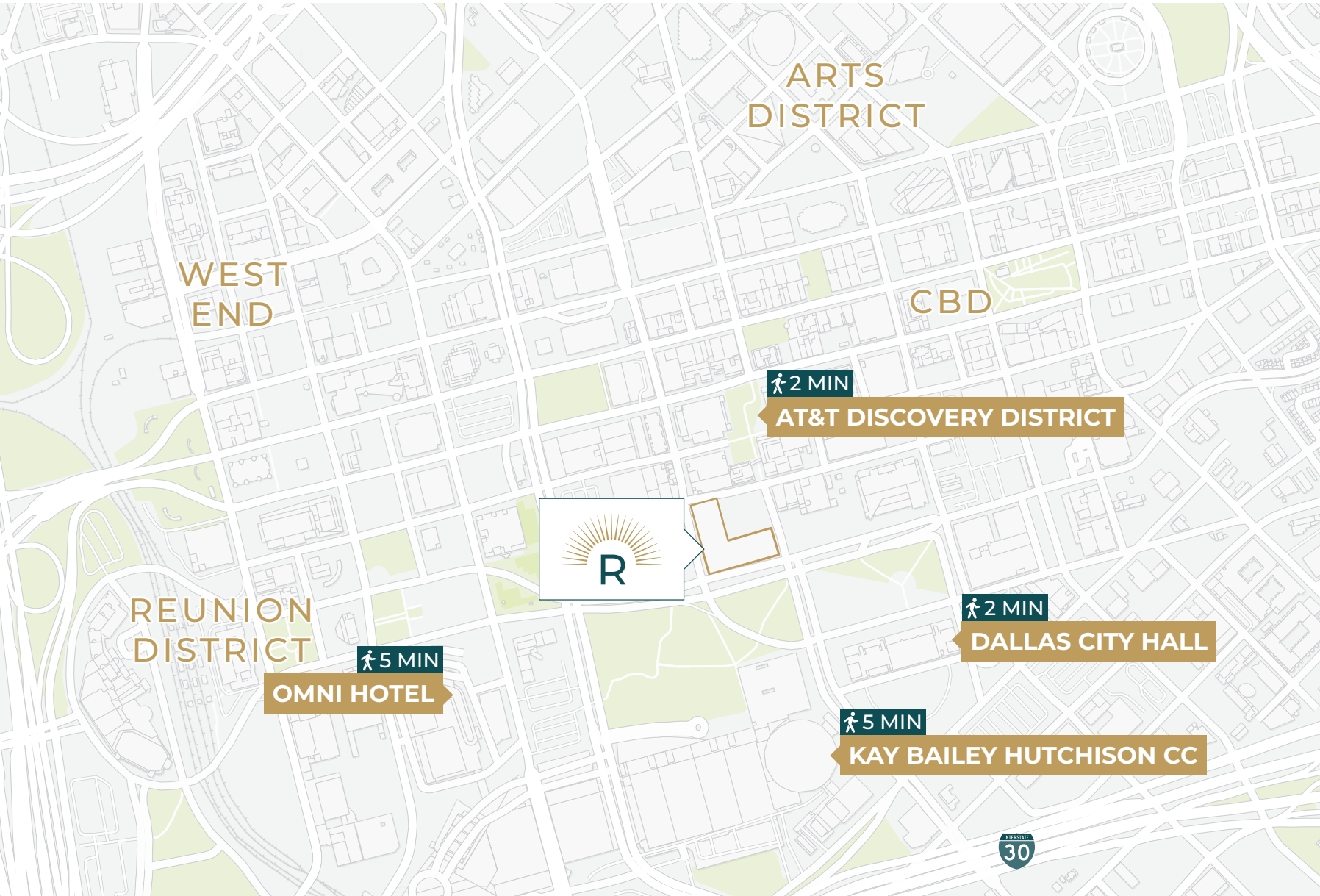
ELEVATE YOUR EXPERIENCE

- + Jewel-box atrium grand lobby
- + 1/1,000 parking
- + Activated tenant lounge
- + Upscale grab-and-go market
- + State-of-the-art conference center
- + 24-hour security
- + Recently delivered spec suites
- + Renovated common areas



IN THE HEART OF THE DALLAS CBD

Radiance Plaza stands at the heart of Downtown Dallas, nestled next to the AT&T Discovery District and a short stroll from the Kay Bailey Hutchison Convention Center. With abundant parking and a vibrant array of more than two dozen restaurants and 600 hotel rooms within one block, this location has become one of the city's most lively and energizing neighborhoods.



- NEARBY RESTAURANTS:**
- COWBOY CHOW
 - THE EXCHANGE HALL
 - SASSETTA
 - CHOP HOUSE BURGER
 - 400 GRAD!
 - MENDOCINO FARMS
 - SLOANE'S CORNER
 - STARBUCKS
 - MI COCINA
 - LA MADALINE
 - POWER HOUSE CAFÉ
 - SALSA LIMON
 - KUAI ASIAN KITCHEN
 - OPEN MARKET COFFEE SHOP
 - PLAZA DONUTS
 - BROADWAY PIZZA
 - FRESHII
 - SOCIAL CHICKEN
 - ME LATTE CAFÉ
 - CORNER BAKERY
 - CENTRIC BAR & GRILL
 - FREEBIRDS WORLD BURRITO
 - LA STELLA CUCINA VERACE
 - THE SALTY DONUT
 - LA PARADA
 - ANDY'S TREAT (FOOD TRUCK)
 - ELOISA'S KITCHEN
 - SERIOUS SALADS (FOOD TRUCK)
 - YUMMY PIZZA (FOOD TRUCK)
 - TASTE OF CUBA (FOOD TRUCK)
 - THE FRUIT BOWL (FOOD TRUCK)
 - DMA CAFÉ
 - CAMPISI'S
 - PORTA DI ROMA
 - THE METROPOLITAN ON MAIN
 - WILD SALSA

UNRIVALED WALKABILITY



\$4 BILLION CONVENTION CENTER UPGRADE

- New walkable entertainment district
- Premier dining and entertainment
- Multimodal station for KBHCCD access
- Mixed-use commercial, retail, and residential
- 2.5 million sq. ft. total
- 800,000 sq. ft. exhibit space
- 260,000 sq. ft. breakout space
- 170,000 sq. ft. ballroom space
- Renovated arena and theater
- Spacious entry and lobby

A NEIGHBORHOOD LIKE NO OTHER

9,000+
HOTEL ROOMS

180+
RESTAURANTS

9,000+
APARTMENT UNITS

AT&T DISCOVERY DISTRICT IN YOUR BACKYARD



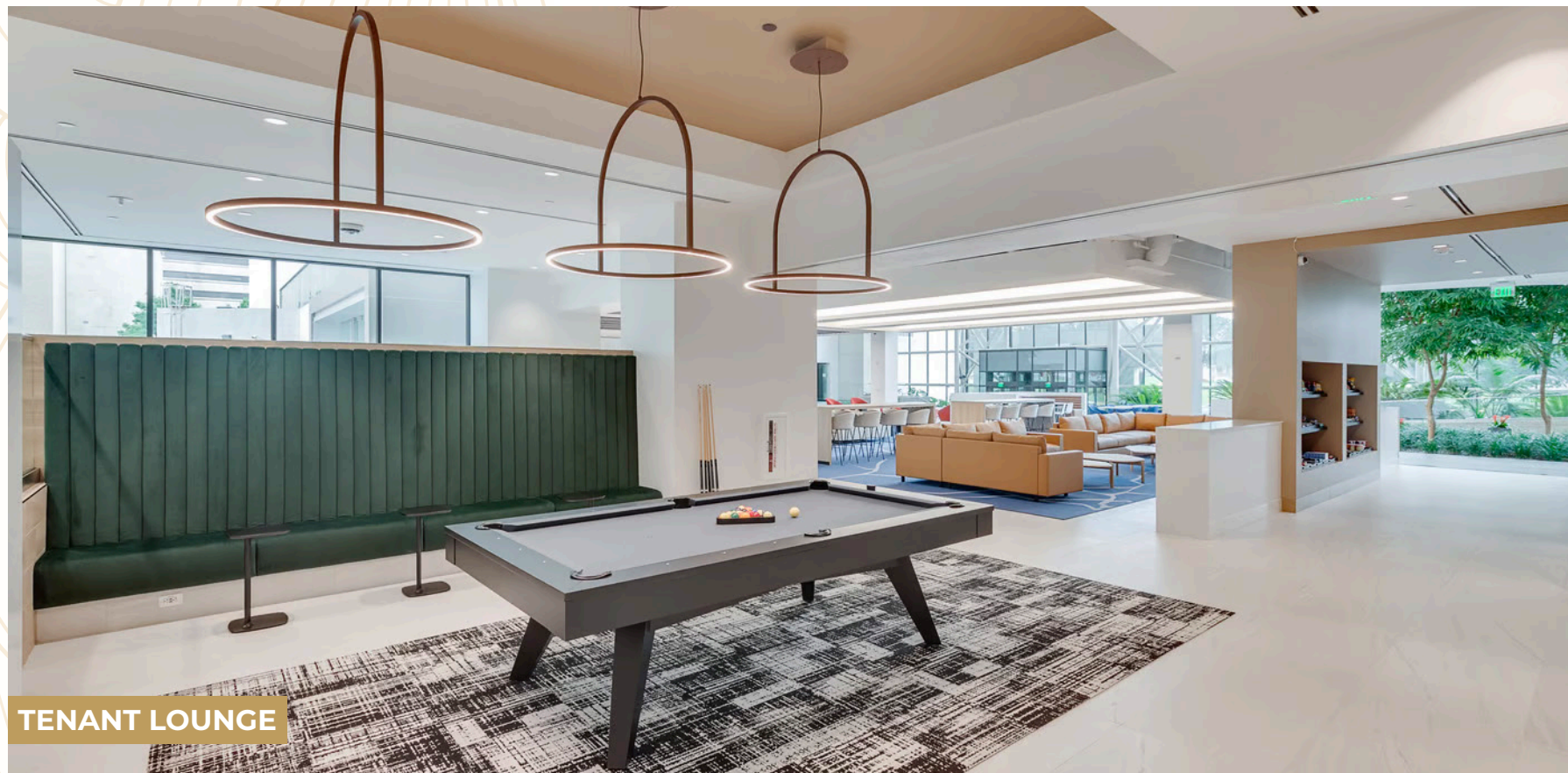
RENOVATED COMMON AREAS



LOBBY



LOBBY



TENANT LOUNGE



GRAB & GO MARKET



AVAILABLE SPACE

Floor 1
Spec Suite 100 - 4,027 RSF

Floor 1
Suite 175 - 5,162 RSF

Floor 7
Suite 700 - 54,891 RSF

Floor 8
Suite 800 - 26,204 RSF

Floor 8
Suite 815 - 4,665 RSF

Floor 9
Suite 900 - 26,256 RSF

Floor 10
Spec Suite 1025 - 4,846 RSF





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