

FOR LEASE




HENRY S. MILLER
Since 1914



ADOLPHUS TOWER • Office Space Available for Lease 1412 Main Street • Dallas, Texas

Premier downtown Dallas office space available at Adolphus Tower! Adolphus Tower is located at 1412 Main Street and offers one of Dallas central business district's most competitive lease rates. The Adolphus Tower's location in the heart of the CBD provides an edge due to the benefits from a dynamic environment that includes some of Dallas' best dining and shopping as well as a burgeoning residential and cultural scene. These venues make the Adolphus Tower an even more appealing place to live, work and play, both day and night.

13th FLOOR: FULL FLOOR AVAILABLE

- Size: 7,123 SF
- Elevator to Lobby
- Ready to take "As is"
- Efficient floor plates
- After hours card key access

6th FLOOR: EXECUTIVE SUITE SPACE

- Size: 200 SF - 2,000 SF
- Move in ready space
- Access to on-site conference room
- 24-7 building access
- Access to community room

CONVENIENT ACCESS TO A VARIETY OF AREA AMENITIES:

- Dry Cleaners
- ChopHouse Burgers
- Iron Cactus
- Subway
- Pegasus Credit Union
- Adolphus Hotel
- Magnolia Hotel
- Neiman Marcus
- CVS
- Chase Bank
- Hotel Joule
- Jason's Deli
- Jimmy John's
- Which Wich
- Freshii



- 26-Story Building containing 181,235 SF Total
- Full & Partial Floors Available For Lease; 600 SF Up To 25,375 SF Contiguous
- One Of The CBD's Most Competitive Lease Rates
- Direct Connect To The Adolphus Hotel; Perfect For Traveling Clients
- Furnished Conference Center Available For Use
- Covered Parking; Valet Parking at The Adolphus Hotel
- New on-site deli 'Freshii'
- On Site Leasing and Management
- Minutes From The Best Dining, Shopping And Hotels in Downtown Dallas & the convenient access to banking, grocery store & drug store
- Walking Distance From Courthouses, Federal And State Buildings
- Adjacent to Pegasus Plaza
- DART Bus Pick-up Located Right Outside The Front Doors; DART Rail Station Just Two Blocks Away

FOR LEASING INFORMATION:

CARLA MACHULIS

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ADOLPHUS TOWER

A HENRY S. MILLER PROPERTY

#2600									
#2500 4,694 RSF					#2550				
#2400									
#2300									
#2200			#2250 3,468 RSF						
#2100									
#2000									
#1900									
#1800 7,058 RSF									
#1700 7,222 RSF									
#1600 4,382 RSF									
#1500					#1525 2,203 RSF				
#1400				#1450 4,078 RSF					
#1300 7,223 RSF									
#1200 7,060 RSF									
#1100			#1100 2,472 RSF				#1180		
#1000			#1050 1,937 RSF				#1075		
#900			#905			#910 1,777 RSF			
#810									
#700			#710 2,617 RSF			#750 806 RSF			
#600	#601, 607, 608, 611		264 RSF	264 RSF	#615	222 RSF	#619	275 RSF	
#500 7,195 RSF									
#400		#405	#410 1,532 RSF		#415		#420 1,820 RSF		#430
#300		#301		#304		#305 2,371 RSF		#310	
#200			#206			#210			
#101					#100				

SPACE AVAILABLE FOR LEASE