

BUILDING INFO

- Class A Office
- Built in 1972, Renovated in 2019
- Developed by Trammell Crow (his first high-rise project)
- Managed and Leased by Spire Realty Group, LP
- Total Building Square Footage: 1,124,021 SF
- 40-stories
- Efficient 27,000 RSF rectangular floor plates
- 1.5 : 1,000 RSF parking ratio
- 24-hour security, 30 security cameras at tower entries, 18 security cameras at BT Garage entry, security access card entry for building and parking garage
- Telecommunication & Fiber Providers: AT&T, Verizon, Cogent, TW Telecom of Texas and Cingular Wireless PCS
- Timeless granite and glass lobby
- Quoted Rental Rate: \$14.00-\$15.00 (NNN)
- OPEX: \$7.87
- Electricity: \$1.59

AMENITIES INCLUDED

- A true 24/7 building with no after hours charge for HVAC
- On-site Management
- Climate-controlled sky bridge system that links Bryan Tower to its parking garage and prominent neighboring properties
- 40,000 SF Health Club, located atop the parking garage, is accessible via the climate-controlled sky bridge system
- Conference Center
- On-site doorman
- On-site sundry shop
- DART Rail line access station located on south side of building
- The new M-Line Trolley extension Klyde Warren Park stop is at Bryan Tower
- Over 100 restaurants, shops and services located within one block
- Klyde Warren Park and The Dallas Arts District are within two blocks
- New 5,000 Sf Italian Restaurant located in the building lobby

ABOUT BRYAN TOWER

Bryan Tower is an all glass gold skyscraper, designed by acclaimed architects Neuhaus & Taylor, Downtown Dallas' iconic Bryan Tower features 40 stories and 1.1 million square feet of space. With floor-to-ceiling glass curtain walls on each of the 27,000 square foot floors, a striking lobby of granite and glass with a new Italian Restaurant, state of the art Conference Centers and a 40,000 square foot health club, every detail of this Class A building has been perfected. Bryan Tower offers unparalleled views of Dallas' skyline and is connected by climate-controlled sky bridge systems to Dallas' upscale restaurants, shops and hotels. Additionally, Bryan Tower is within steps of Dallas' esteemed Arts District, offering convenient access to the Dallas Museum of Art, Morton H. Meyerson Symphony Center, Performing Arts Center, Winspear Opera House and the Nasher Sculpture Garden.

LEASING

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BRYAN TOWER

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