



THE  
GILD

8150-8350 N. CENTRAL EXPY.  
DALLAS, TEXAS 75206

[THEGILDDALLAS.COM](http://THEGILDDALLAS.COM)



# ICONIC TOWERS REIMAGINED

Located in the center of it all at the intersection of Central Expressway and Northwest Highway, The Gild offers its tenants convenient access and close proximity to Dallas' most prominent neighborhoods, while being situated in the center of the city's most popular dining and shopping destinations. Dallas' most iconic towers are situated to provide companies the ultimate visibility, and employees enjoy high quality office space offering full-height glass with sweeping views of the city.

Combine these advantages with first-class amenities and committed ownership and it's easy to see that **THE GILD is the ultimate live-work-play environment.** ◆





# A NEW AGE IS DAWNING

The Gild will feature numerous updates to the exterior and interior spaces for enhanced tenant and visitor experiences. The “greening” of the parking deck and improvements to the building entrances will provide a dramatic park-like arrival experience. A new connector park and office courtyards will offer outdoor spaces that support a healthy work environment. Interior improvements will encourage a more people-centric work culture with social spaces in public corridors designed to foster human connection. Gensler is the architect on the project. Renovations include, but are not limited to:

- ◆ The addition of several tenant work lounges with a variety of active and quiet zones
- ◆ Updated tower lobbies featuring a hospitality lounge, coffee bar and “grab & go” – all with a coffee shop vibe
- ◆ A new boutique café with a variety of food offerings
- ◆ New coffee bars/dining areas with exterior courtyard views
- ◆ Updated restrooms and tenant corridors
- ◆ A state-of-the-art conference/meeting center
- ◆ A community “connector” park that brings the buildings together and provides easy access to a shaded walkway and outdoor seating areas
- ◆ Numerous modern spec suites ranging in size from approximately 2,000 square feet to a full floor of approximately 16,000 square feet





**THE GILD NORTH - LOBBY**





**THE GILD SOUTH - LOBBY**





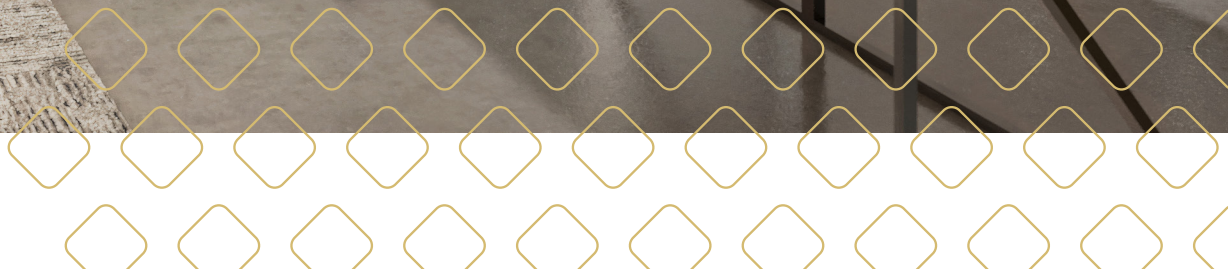
**THE GILD COFFEE CAFE**







**LOFTS AT THE GILD - AMENITIES**





# AT THE CENTER OF IT ALL

## 30 MIN. OR LESS

INTERNATIONAL AIRPORT **DFW**  
 THE SHOPS AT LEGACY **THE SHOPS AT LEGACY**

## 15 MIN. OR LESS

DALLAS LOVE FIELD AIRPORT   
 UPTOWN **UPTOWN DALLAS INC.**  
 PRESTON CENTER *THE Plaza*

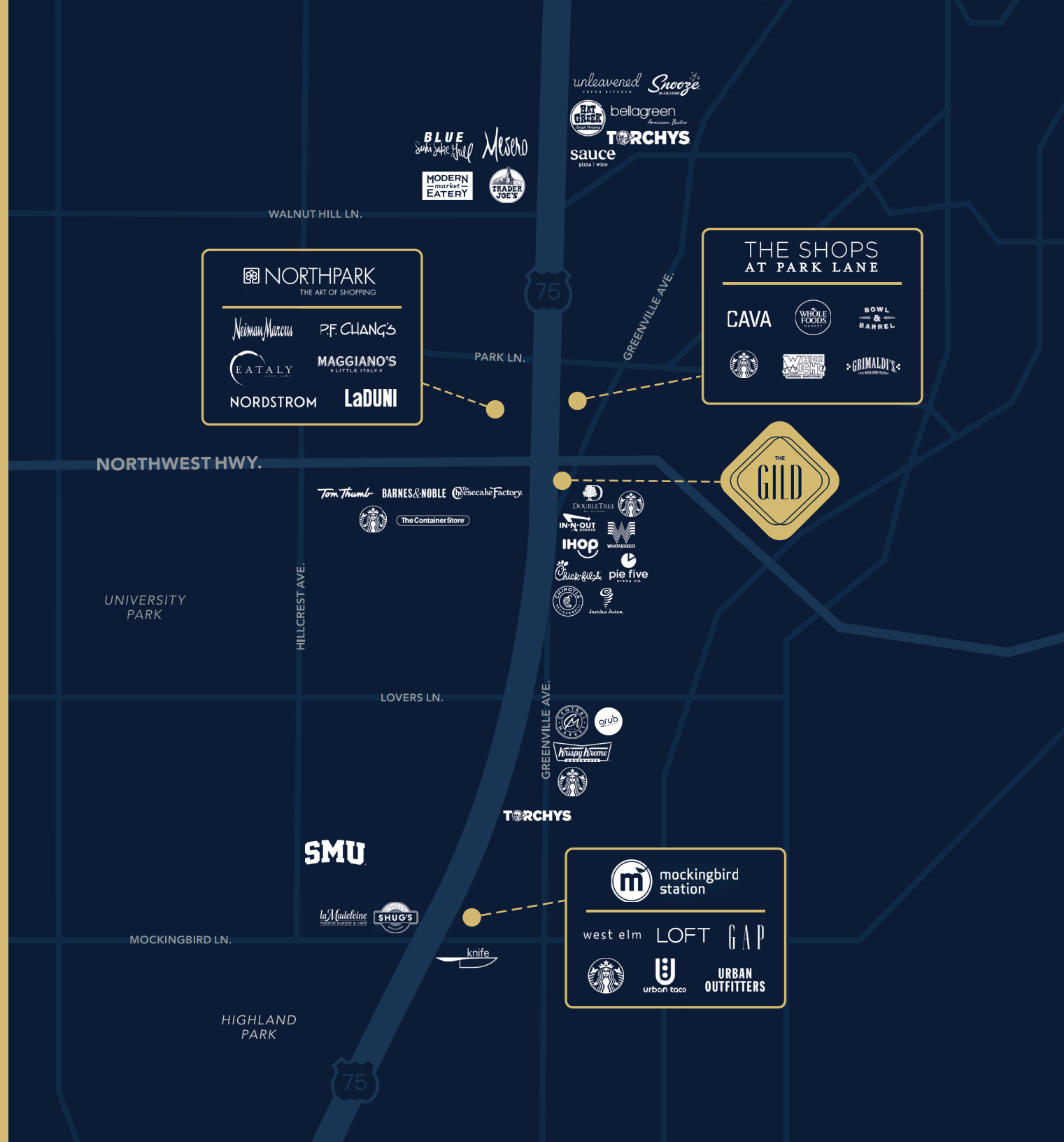
## 5 MIN. OR LESS

NORTH PARK CENTER   
 SHOPS AT PARK LANE **THE SHOPS AT PARK LANE**  
 PRESTON HOLLOW VILLAGE  **PRESTON HOLLOW VILLAGE**





# AT THE CENTER OF IT ALL



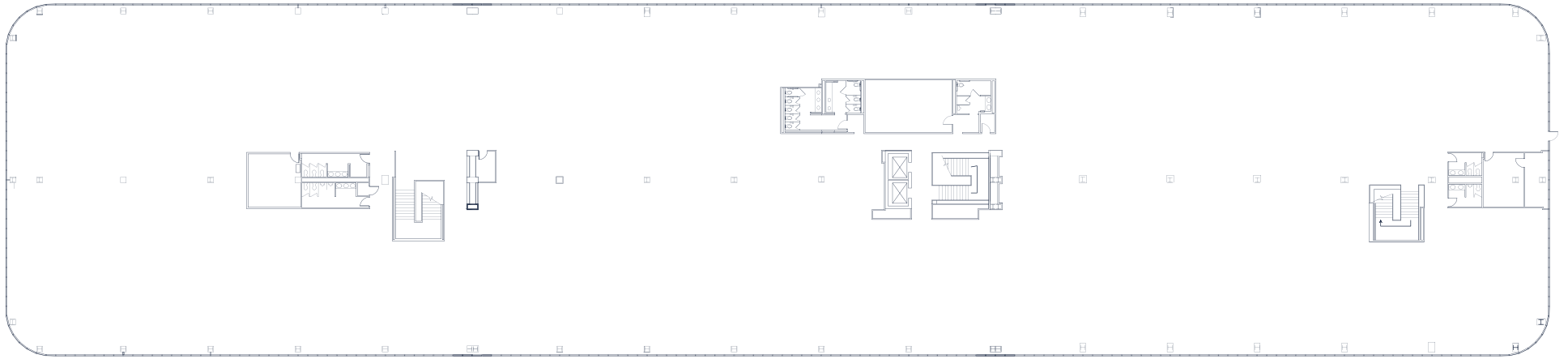




TOWER FLOORPLATE | 16,200 SF







LOFT FLOORPLATE | 56,000 SF







**BUILDING:**

8150-8350 N. Central Expressway  
Dallas, Texas 75206

**OWNER/LANDLORD:**

Fenway Capital Partners  
674 Via de la Valle  
Solana Beach, California 92075

**LEASING COMPANY:**

Stream Realty Partners  
2001 Ross Avenue, Suite 400  
Dallas, Texas 75201

**MANAGEMENT COMPANY:**

On-Site Management Provided  
by Stream Realty Partners

**BUILDING AREA:**

873,378 Rentable Square Feet

**FLOOR SIZES:**

16,200 RSF – Typical Tower Floor  
56,000 RSF – Typical Loft Floor

**NUMBER OF STORIES:**

20 Stories in The Gild North and The Gild South  
2 Stories in The North & South Lofts at The Gild

**CONSTRUCTION:**

Built from 1972-1977  
Renovations in 2000-2002, 2009  
2022 Full Renovation Plans

**PARKING:**

3.0/1000 100% Secure, Covered Parking  
440 Surface Visitor Parking Spaces  
Reserved/Non-Reserved Garage Parking

**OPERATING ESTIMATES:**

The Gild North – \$9.30 Per Rentable Square Foot  
The Gild South – \$8.89 Per Rentable Square Foot

**ELECTRICITY:**

The Gild North – \$1.38 Per Rentable Square Foot  
The Gild South – \$1.46 Per Rentable Square Foot

**ON-SITE AMENITIES:**

Modern Fitness Center, Personal Masseur,  
Physical Trainer, New Deli, Starbucks Barista  
Coffee Bar, New Tenant Lounge, 72-Seat  
Conference Center, Car Wash, Shoe Shine,  
TopGolf Simulator & Bar

**SECURITY:**

24-hour, 7-days per week manned security  
desk and security patrol on site. Security escort  
to parking available upon request. Building  
accessible after hours via card key access.

**HVAC:**

Four units located in the basement with tonnage  
of 400, 600, and 800 with energy management  
system from STAEFA.

**ELECTRICAL:**

Dual Feed Service

**TELECOMMUNICATIONS:**

Spectrum, AT&T, Logix, and Century Link

**ELEVATORS:**

The Gild North is Serviced by:  
4 Low Rise Passenger Elevators  
4 High Rise Passenger Elevators  
1 Freight Elevator  
3 Garage Elevators  
1 Penthouse Elevators  
2 ADA Elevator

The Gild South is Serviced by:  
4 Low Rise Passenger Elevators  
4 High Rise Passenger Elevators  
1 Freight Elevator  
4 Garage Elevators  
1 Penthouse Elevator  
1 ADA Elevator

**BUILDING ACCESS:**

Access card controlled entrances and  
elevators for after hours access.





For leasing information:

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