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# THE CENTRAL

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# THE CENTRAL

A next generation mixed-use community focused on connectivity and wellness.

27-acre mixed use development

2.5M square feet of office space

4-acre park

110,000 square feet of retail space  
9 restaurants, including a taco bar, juice bar, coffee shop, family and fine dining

2,000 multi-family residential units owned by Streetlights and JPI Residential

One full service, lifestyle hotel operated by Sage Hospitality

Adjacent to DART Cityplace/Uptown Station light rail





# SITE PLAN





# WELLNESS

Look deep into nature and  
then you will understand  
everything better.

ALBERT EINSTEIN



# CENTERED



- Walkable Activated Green Spaces
- Concentrated Wellness Options in a healthy micro-district
- Social Gathering Spaces

The Central is a next generation mixed-use community focused on connectivity and wellness. Unfolding in the heart of Dallas, The Central will be home to a 3.5 acre park framed by a modern collection of office, residential, experiential and artful offerings – all created with thoughtful biophilic elements in mind.

The imaginative development centrally located, adjacent to celebrated and distinctly Dallas districts. Flowing across 27 activated acres, The Central will be designed for communion bringing the city together as an all-encompassing gathering place.

The Central is an ode to the beauty and power of nature. Walkable green spaces within the development, deliberate designs where architecture adopts the natural curvature and fluidity of its surroundings and biophilic design details blur the lines between interior and exterior, culture inspires connection—everything comes into perspective.





## LOCATION

Conveniently positioned with accessibility to Dallas' celebrated urban districts and neighborhoods.

## TRANSPORTATION TIMES

- **5 Min** to Downtown Dallas
- **5 Min** to DNT
- **15 Min** to Dallas Love Field
- **25 Min** to DFW Airport
- **ON** North Central Expressway

DALLAS  
LOVE FIELD  
AIRPORT

15 MIN

20 MIN

FRISCO

15 MIN

ADDISON

15 MIN

RICHARDSON

20 MIN

## PLANO

## HIGHLAND PARK



## LOWER GREENVILLE

KNOX

ROSS  
AVENUE  
DISTRICT

5 MIN

## DOWNTOWN

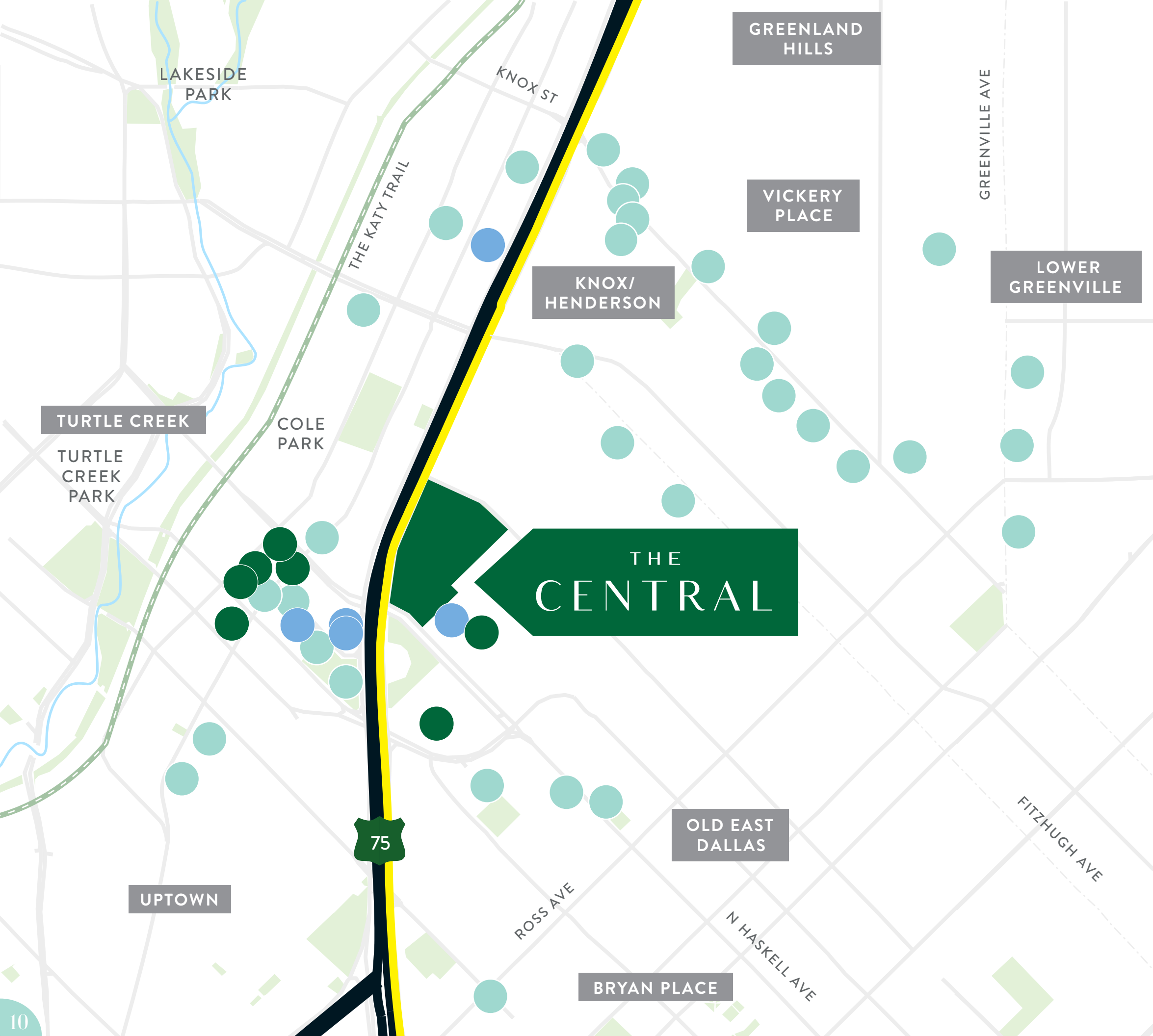
# DALLAS

(DNT

25 MIN

DFW  
INTERNATIONAL  
AIRPORT





## NEARBY FOOD

Joe Leo Fine Tex Mex  
Loro  
Toller Patio  
The Rustic  
Blue Sushi Sake Grill  
San Martin Bakery and Restaurant  
Mayer's Garden  
the Skellig  
Henderson Tap House  
Wonder Bar  
Barcadia Dallas  
High Fives  
Dahlia Bar & Bistro  
Wabi House  
Desert Racer  
La La Land Kind Cafe  
HG Sply Co. - Dallas  
Roti Grill  
Beverley's Bistro & Bar  
Barcelona Wine Bar  
Pie Tap Pizza Workshop + Bar  
ZAAP Kitchen Lao & Thai Street Eats - FITZHUGH  
Zalat Pizza Fitzhugh Dallas  
MUTTS Canine Cantina - Dallas  
Sip Stir Coffee House  
Public School 214  
sweetgreen  
E Bar Tex-Mex  
Velvet Taco  
The Porch  
Kung Fu Tea  
Tei Tei Robata Bar  
The Old Monk

## HEALTH/FITNESS

LA Fitness  
Diesel Fitness  
Orangetheory Fitness  
CLASS STUDIOS

## SHOPPING

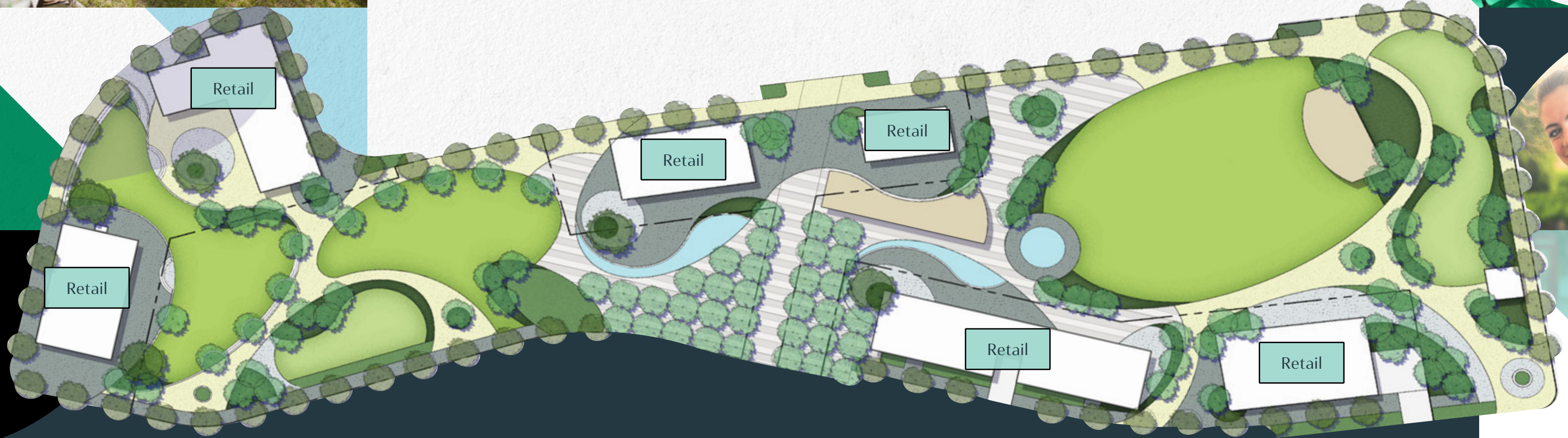
Target  
West Village  
Sephora  
Kendra Scott  
Suitsupply  
Men's Wearhouse  
Kroger Fresh Fare





URBAN

OASIS



## PHASE I DELIVERY 12/2023

The centerpiece park is encircled by modern architecture infused with biophilic design to create revolutionary office, residential, hospitality, food and beverage and entertainment offerings.

- Multiple restaurants
- Food and beverage venues with indoor/outdoor patio seating
- Dog park
- Outdoor meeting space
- Community gathering
- Walking Path
- Entertainment stage







RETAIL



MULTI  
FAMILY



STREET LIGHTS  
RESIDENTIAL

Delivering  
Summer 2024



PARK

PHASE I







# RESTAURANTS

Nine Restaurant Concepts planned  
for Spring 2024 delivery

*Bakery*

*Mexican*  
RESTAURANT

COFFEE  
SHOP

*Creperie*

STEAK  
HOUSE

SEAFOOD  
Restaurant

# AMENITIES

100K SF Fitness Center including



Spa/  
Massage



Classes:  
Studio, Yoga, etc.



Life  
Spa



Health  
Café



Tennis, Basketball,  
Lap Pool, etc.



Rooftop  
Pool

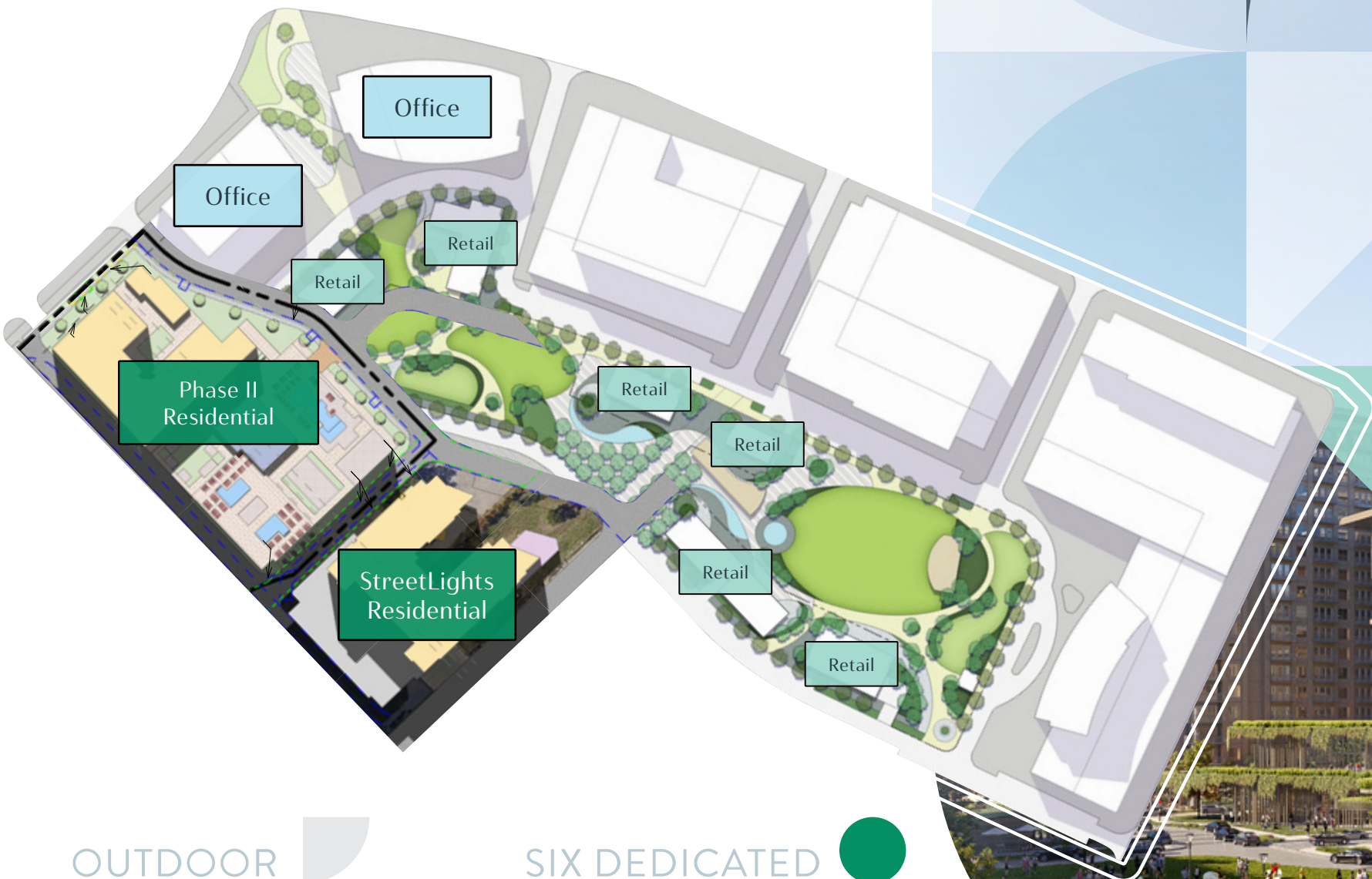


# OFFICE

## PHASE I

50,000-750,000  
SF AVAILABLE

4/1,000  
PARKING RATIO



OUTDOOR  
TERRACES

SIX DEDICATED  
FIBER OPTIONS





# THE CENTRAL

A CONSCIOUS DEVELOPMENT CREATED BY

**DE LA VEGA**  
CAPITAL | DEVELOPMENT

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