

FOUNTAIN PLACE

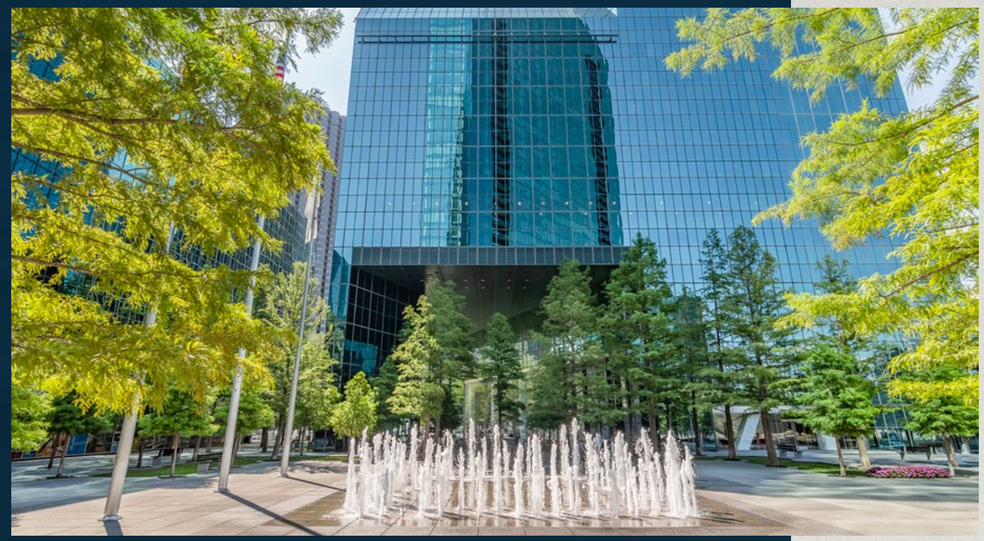
Defining the Dallas Skyline since 1986

The Landmark that defines the Dallas Skyline.

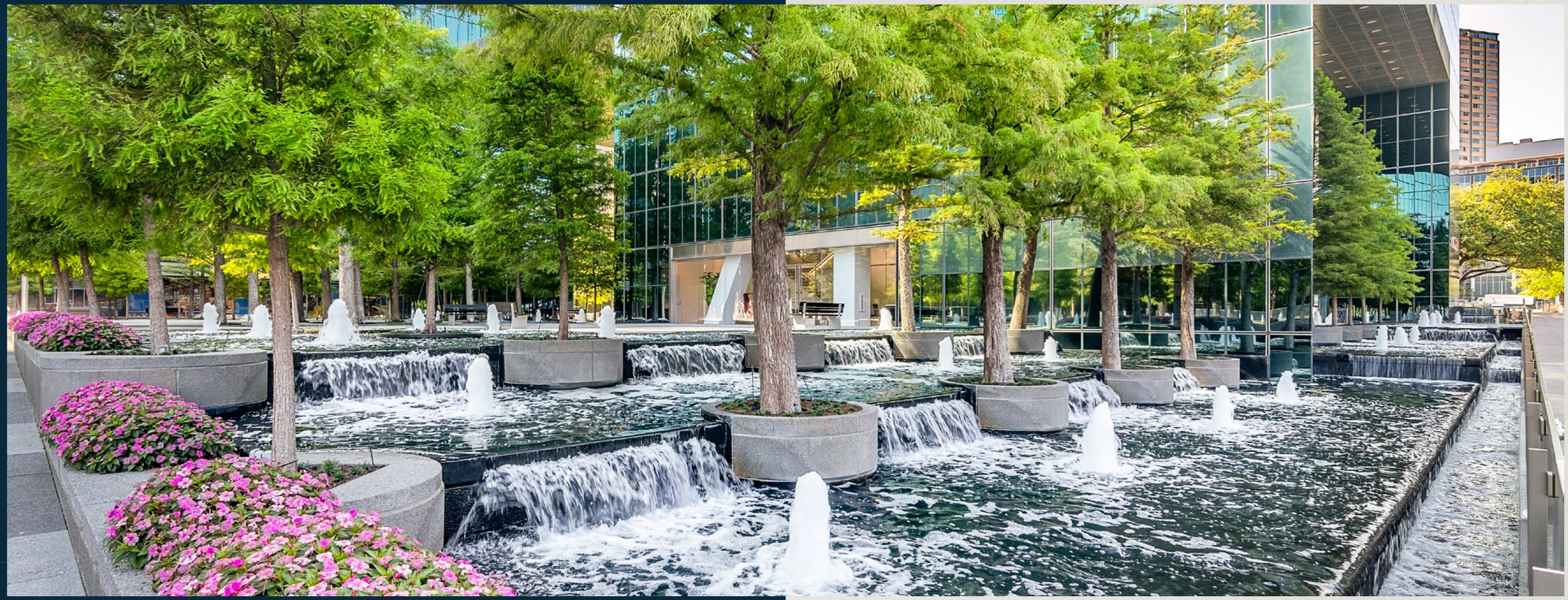
Recipient of the 2023 Landmark Award from the Dallas Architecture Forum, Fountain Place stands as the most recognizable symbol of Dallas skyline. The striking 58-story glass prism was designed by renowned architects I.M. Pei and Harry Cobb, and initially completed in 1986.

The Water Garden

Fountain Place derives its name from its distinctive 1.7 acre water garden, designed by Dan Kiley, and framed by a grid of 250 cypress trees planted amongst terraced pools of cascading water.



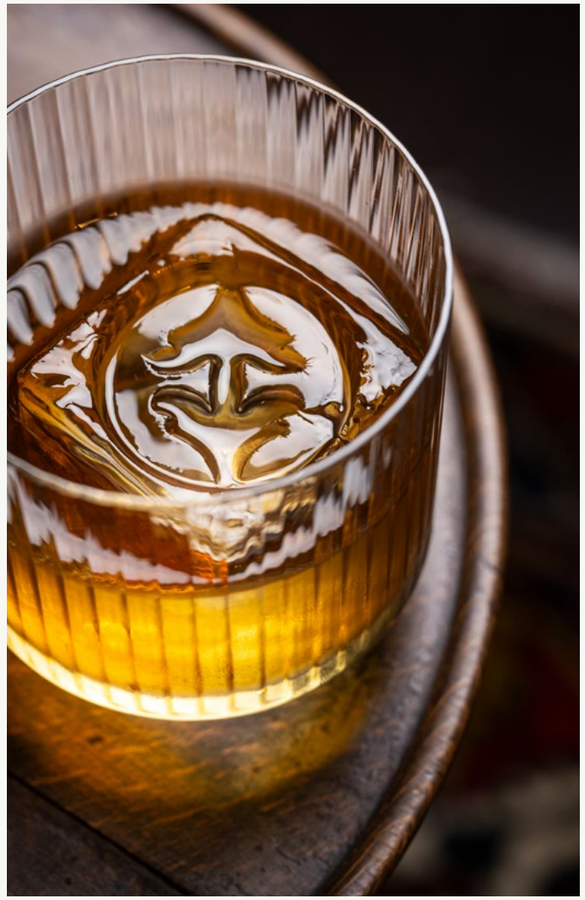




CYPRESS
AT FOUNTAIN PLACE

Cypress is a new invitation-only private club exclusive to Fountain Place tenants. Reminiscent of the bespoke setting of European social clubs while offering the latest amenities, Cypress blends best-in-class dining with modern country-club activities.

Michelin-trained Executive Chef Joseph Rolling (The French Laundry, Opus at the Belfry House) blends classic European culinary techniques with a modern American approach incorporating elements from European, East Asian, and Mediterranean traditions.







Tenant Lounge

Fitness Center

Fully equipped 8,000 SF fitness center with spa-caliber locker rooms featuring private showers and individual lockers.









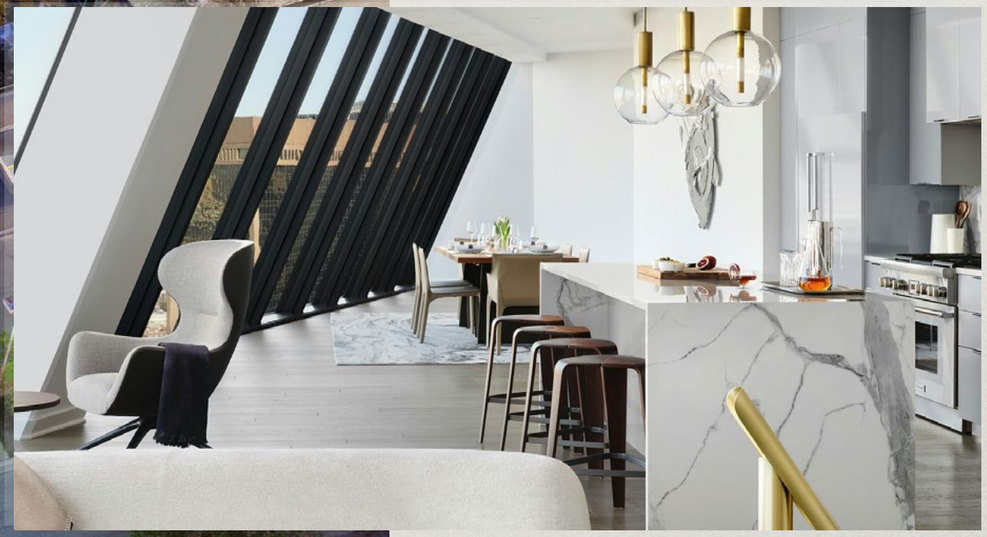
Lobby

New, modern finishes with 30’ vaulted ceilings surrounded by glass on both sides.

AMLI FOUNTAIN PLACE

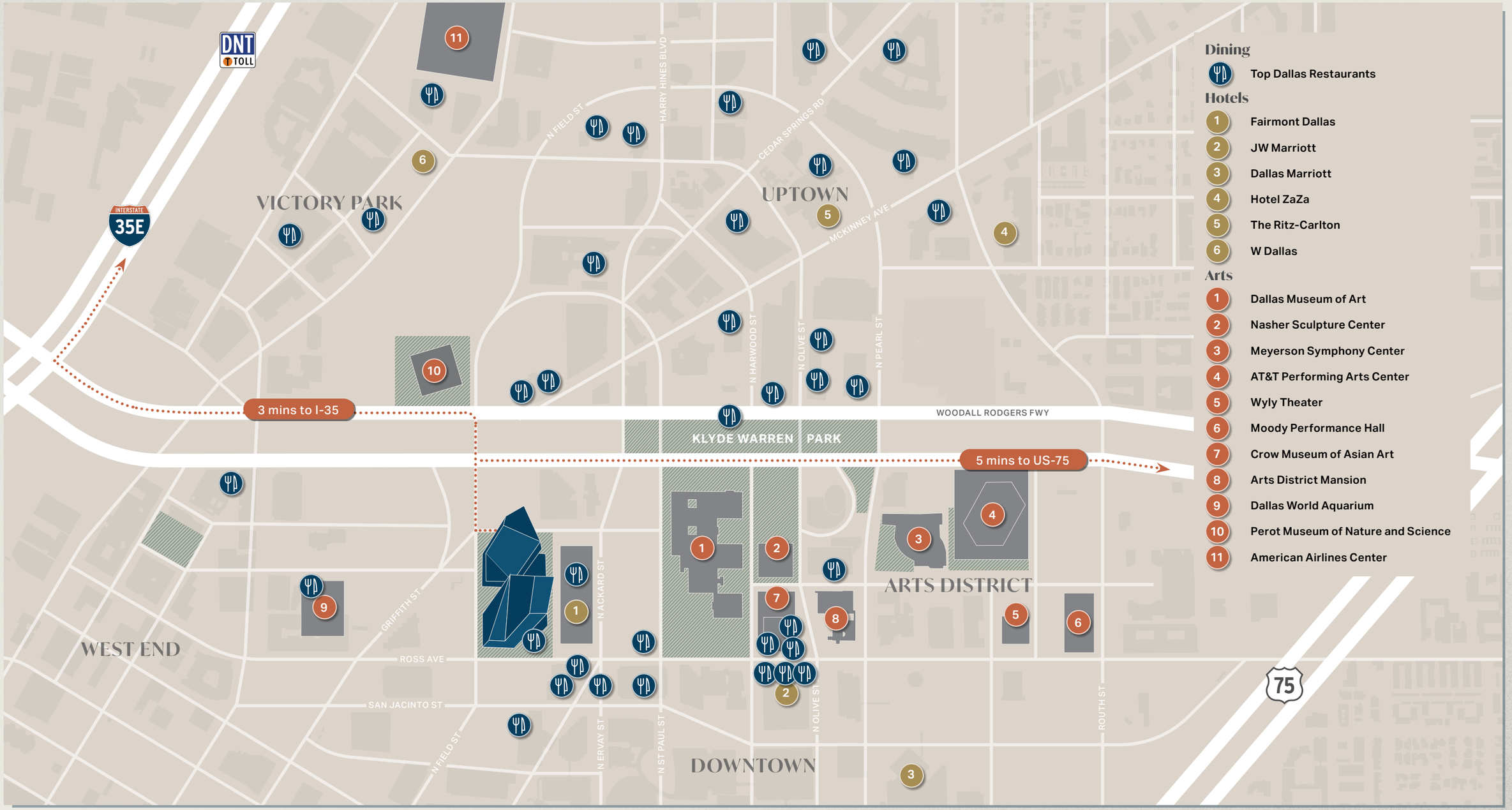
The Height of City Living

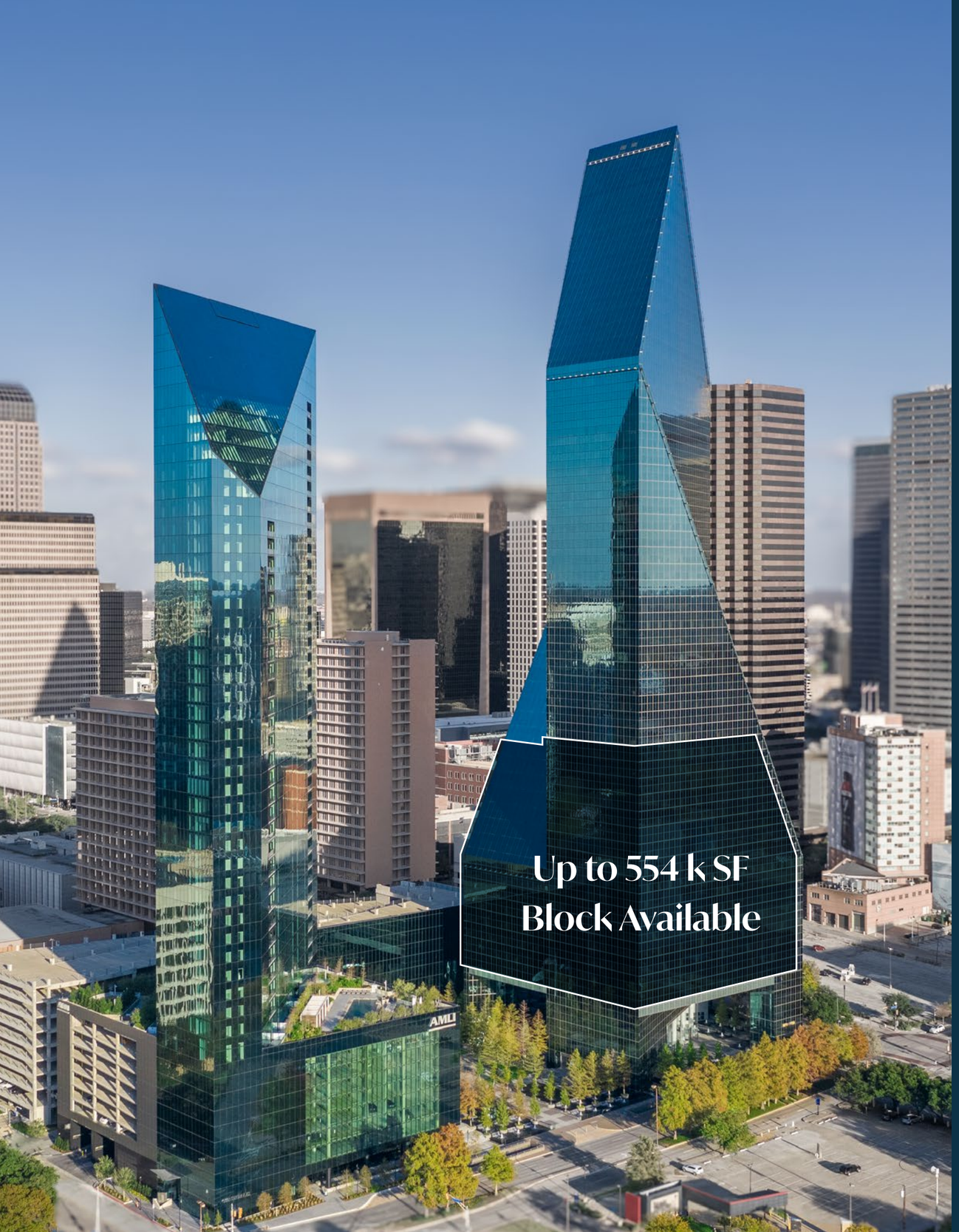
The new $150 million 46-story AMLI Fountain Place mirrors the architectural language of Fountain Place and brings 366 luxury multifamily units on-site. AMLI Fountain Place is precisely where I.M. Pei and Associates originally planned for a 2nd Tower over 30 years ago.



The Gateway to the Arts District

Fountain Place sits at the intersection of the Arts District, West End and Uptown. This location affords accessibility in and out of Downtown, and walkability to the best amenities Downtown has to offer.





FACT SHEET

General

- Built: 1986
- Renovated: 2019
- Floors: 58
- Structure: 12 ft. Slab to Slab
- OPEX: $13.52 per RSF
- Electricity: $2.68 per RSF
- LEED Silver Certified

Parking

2.50/1,000 RSF

- $160/space/month plus taxes for unreserved
- $275/space/month plus taxes for reserved

Amenities

- Tenant-Exclusive Club: Cypress
- 8,000 SF State of the Art Fitness Center
- Tenant Lounge with hospitality concierge
- Electric Car Charging Stations – B-1 Level
- On-Site Management and Engineering Team
- Wi-Fi in the Lobby and Fountain Plaza
- Happy House Deli – B-1 Level
- Sundry Shop - B-1 Level
- Car Wash and Detail Services – B-1 Level
- Dry Cleaner – B-1 Level
- Wells Fargo, Full-Service Bank – 1st Floor
- Concierge – Building Lobby

Telecom Providers

AboveNet, AT&T, Cogent, Intelligent Technology Solutions, Level 3, Logix, Spectrum, and Verizon

Number of Elevators

- 26 Passenger elevators
- 2 Freight elevators
- 2 Garage elevators

Security

- 24/7 Security: On-site security personnel available around the clock
- Monitored Patrols: Electronic tracking ensures documented security rounds
- Advanced Access Control: High-resolution CCTV surveillance, Card key access for after-hours entry

Sustainability

- Fountain Place received Energy Star Designations in 2006, 2009, 2010, 2011, and 2012, 2013
- LEED Silver for 2017, 2018
- BOMA 360 Designation
- Cost-Effective Cooling: On-site thermal storage reduces electricity costs and grid strain
- After-Hours HVAC: Available via work order

Life/Fire Safety

- Upgraded Fire System: Featuring a new EST Fire Panel
- Comprehensive Protection: Concealed sprinklers and smoke detectors on all floors.
- Redundant Power: Dedicated diesel generator for fire sprinkler pumps. Separate diesel generator for all emergency systems
- Regular Testing: Weekly testing of generators and fire pumps for reliability

“Fountain Place... is quite simply the most beautiful building in the Dallas skyline”

D Magazine, May, 2019

FOUNTAIN PLACE

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