





# ***BUILDING HIGHLIGHTS***

- 220,772 Total RSF
- 17 Story, Class A Office Building
- 13,447 RSF Typical Floor Plate
- 1.56/1,000 Parking Ratio
  - 187-Space Underground Garage
  - 159-Space Surface Lot
- 6 Lobby Elevators
- On-Site Ownership and Management Team
- 24/7 Security
- Panoramic Views of Downtown Dallas and the Trinity River
- Built in 1985, Renovated in 2016
- Walking Distance to Historic West End, Civic Center District, Main Street District, and Downtown Dallas

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*“400 Record embodies the past, present, and future of downtown Dallas in one iconic property.”*



# ON-SITE AMENITIES



## 400 Record App

- Book Conference Rooms
- Contact Security and Management
- Order Food from the Café or Book a Table at Bullion
- Call a Record Spinner, the Complimentary Building Ride Service for Traveling around Downtown



Ownership & Property  
Management



Grab-n-Go Deli  
with Full-Time  
Barista



4,700 SF

Fitness Center



Bullion

Restaurant



5,500 SF

Conference Center



Record Spinner

Complimentary Building  
Ride Service

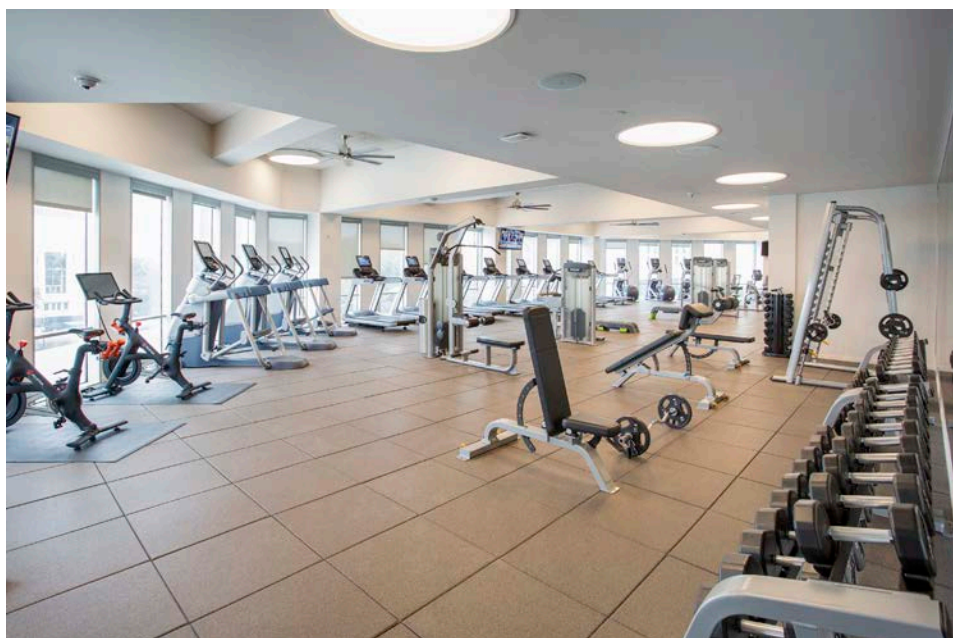
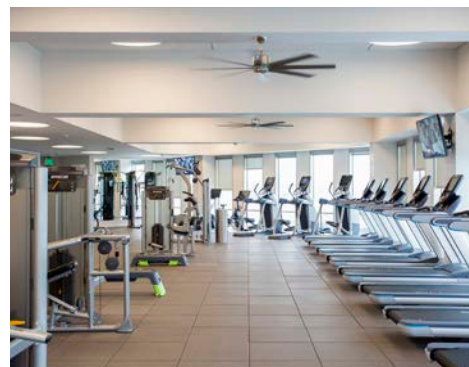
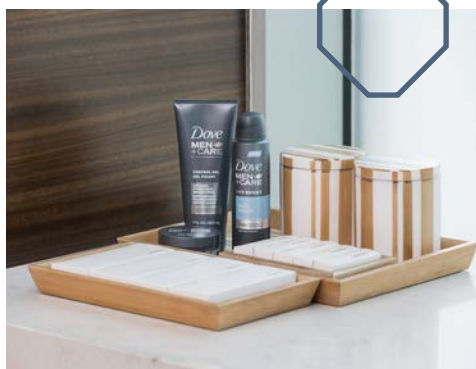


Valet

Service



24-Hour Security



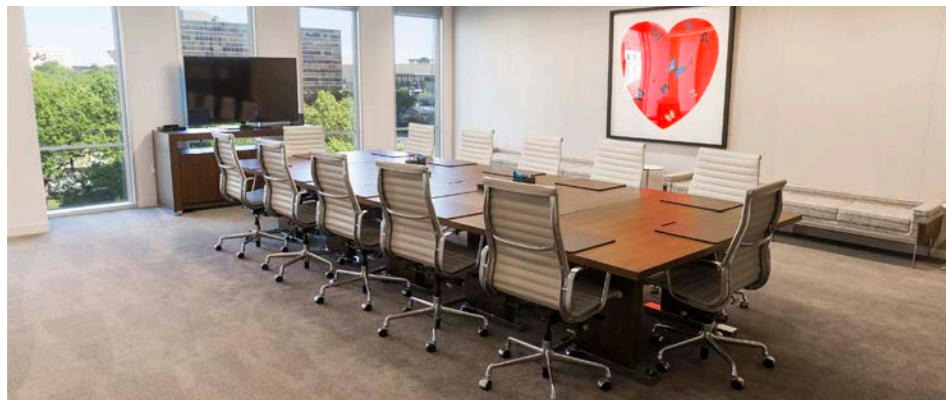
## ***FITNESS CENTER***

- 4,700 SF full-service fitness center
- Comprehensive collection of cutting-edge equipment
- Spa-grade quality locker rooms complete with towel service



# CONFERENCE CENTER

- 5,500 SF of fully wireless meeting rooms and tenant lounge
- Movable walls to customize space that can seat up to 336 people
- Flat screen displays in each room







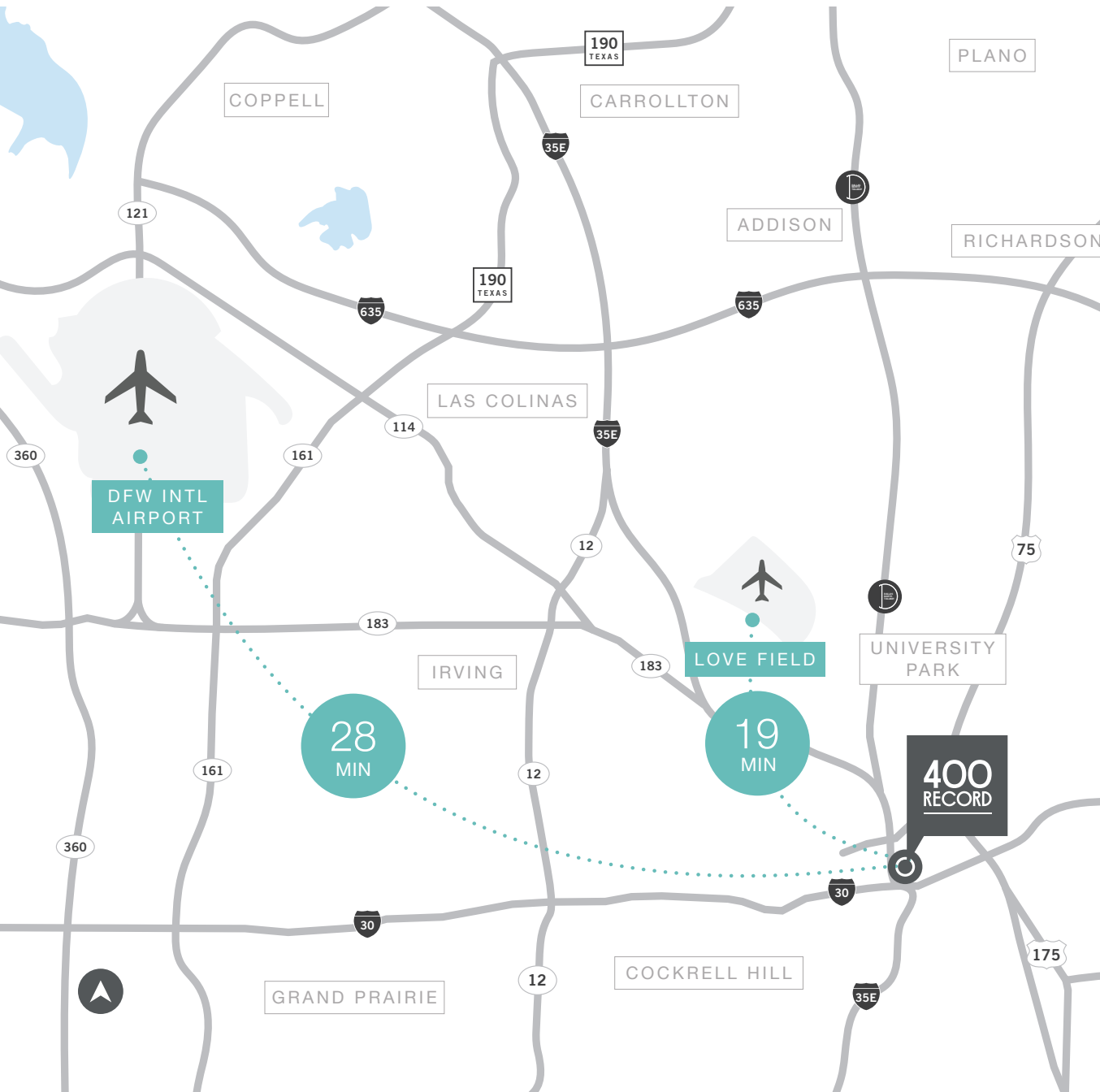
# BULLION



*Bullion is the latest culinary excursion of Michelin Star-awarded Chef Bruno Davailon, serving a range of classic and contemporary French cuisine.*



# OVERALL LOCATION



2 Minute Walk to  
DART Rail Station

2 Minutes to I-35E

3 Minutes to I-30

5 Minutes to Woodall  
Rodgers Fwy

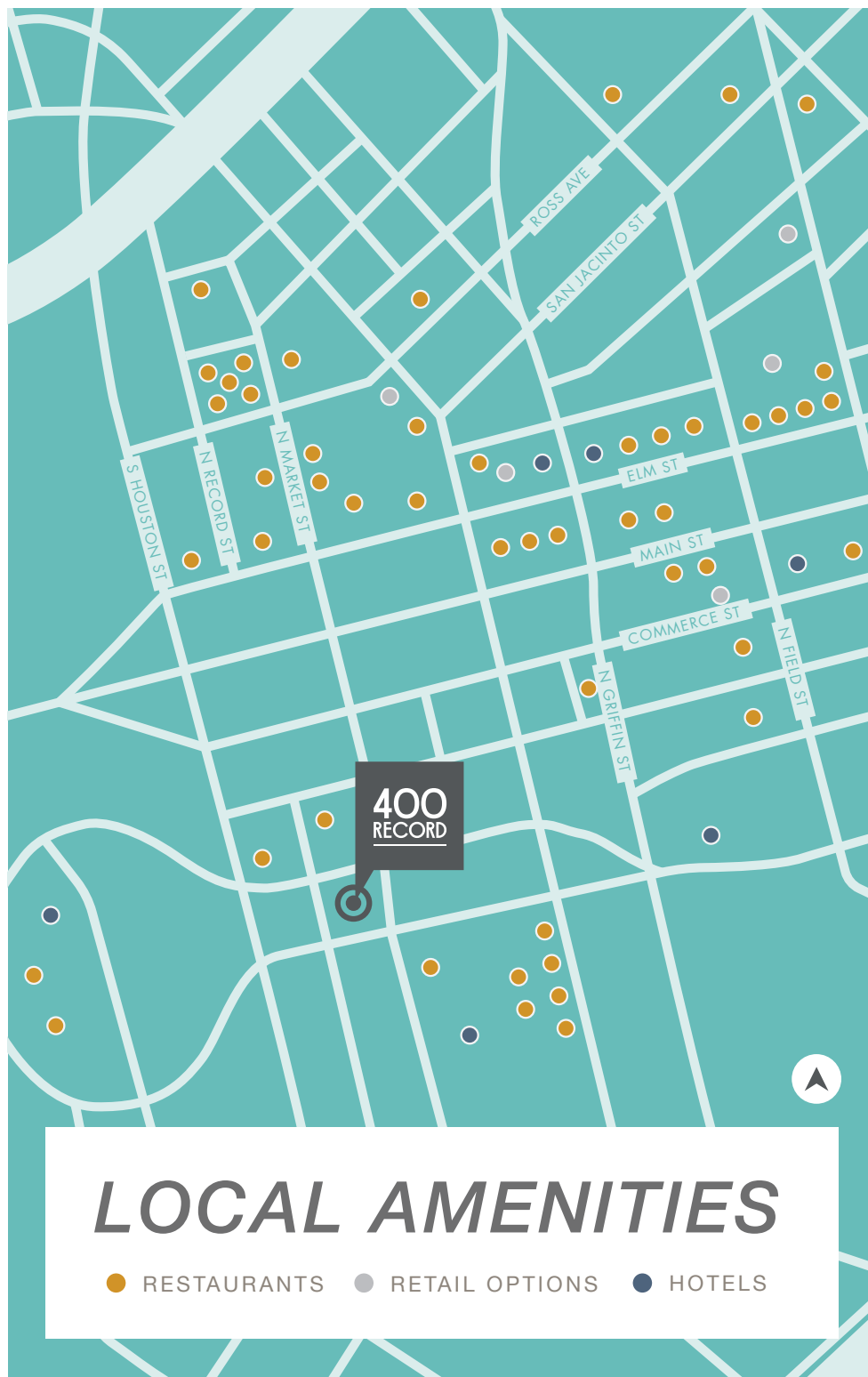
6 Minutes to Dallas  
North Tollway

9 Minutes to US-75

19 Minutes to Love  
Field Airport

28 Minutes to DFW  
Intl Airport





78

Restaurants  
within .5 miles



53

Retail options  
within .5 miles



12

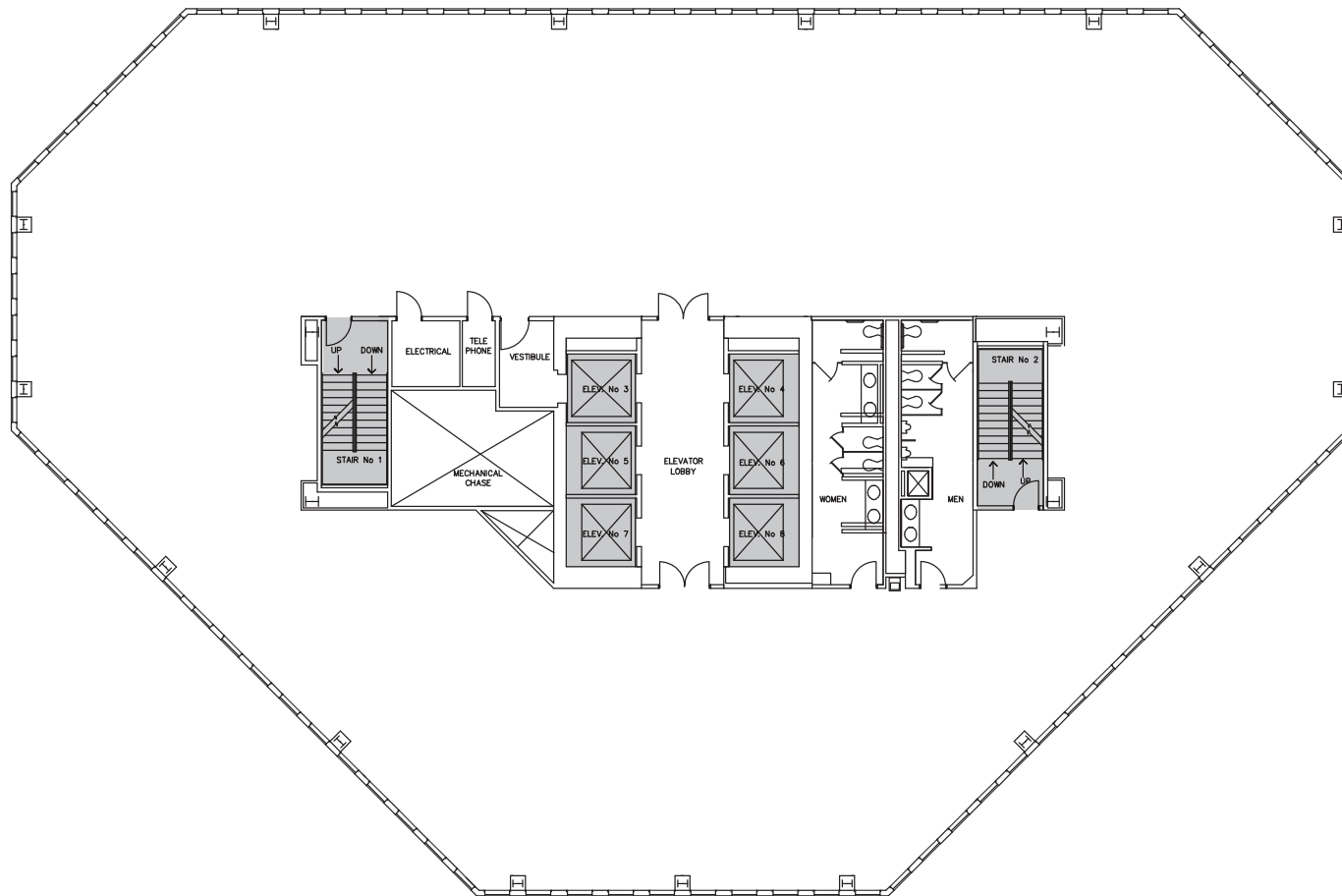
Hotels within  
.5 miles





# TYPICAL FLOOR PLATE

13,447 RSF



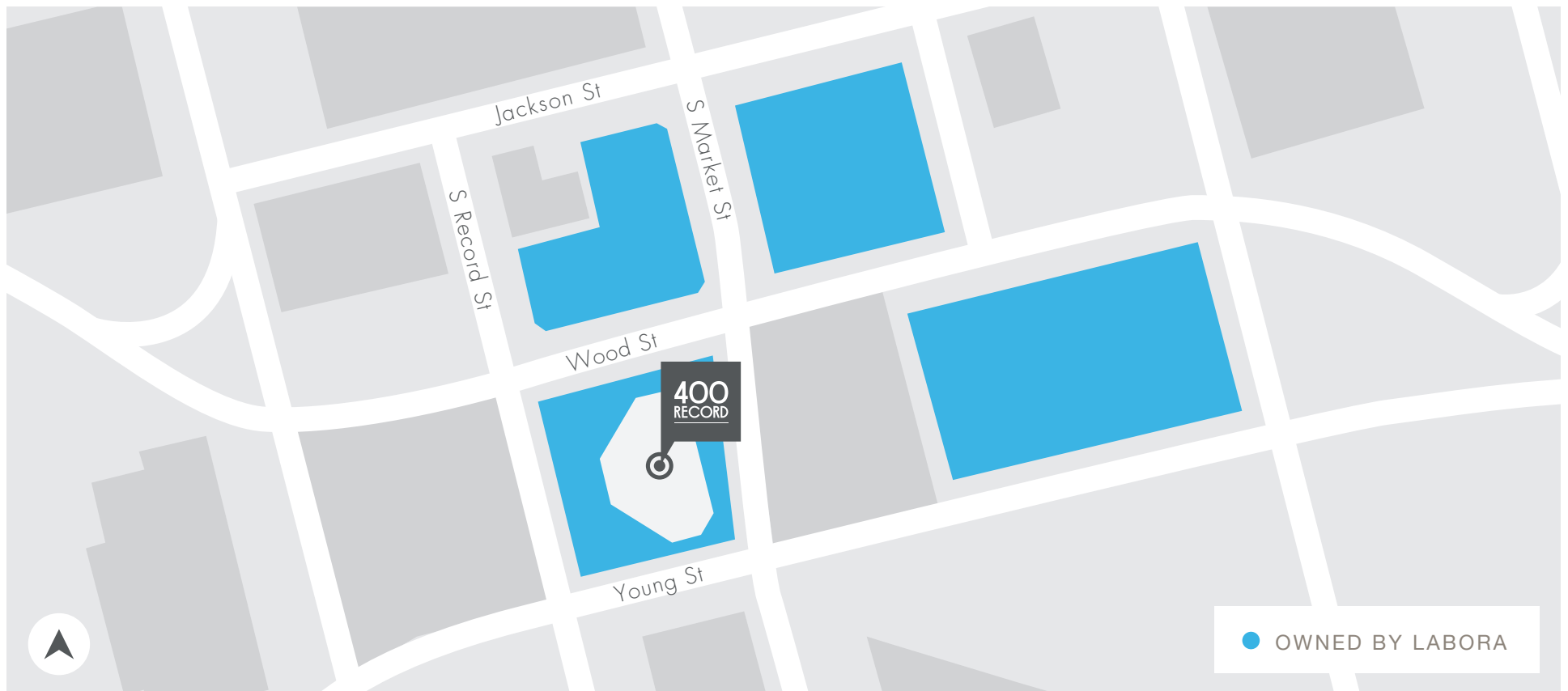
# A RECORD EXPANSION

In a continuing effort to improve the southwest corner of downtown Dallas, Labora has purchased multiple properties adjacent to 400 Record with the *ambition of developing and maintaining a master-planned community.*

As the sole owners, Labora is committed to retaining ownership for the foreseeable future and intends to continue contributing to the reemergence of downtown Dallas through the improvement of 400 Record and the neighboring areas.



**LABORA**  
REAL ESTATE







[400record.com](http://400record.com)

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