

STERLING BAY'S  
GAME-CHANGING  
CONTRIBUTION  
TO DEEP ELLUM:

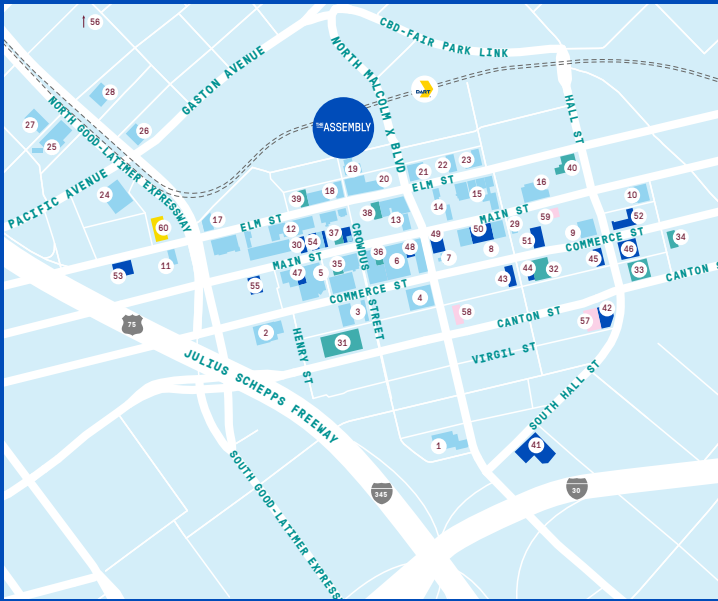
A BUILDING  
DESIGNED FOR  
BUSINESS IN  
A NEIGHBORHOOD  
MADE FOR FUN

# THE ASSEMBLY

301 CROWDUS STREET  
DEEP ELLUM, DALLAS

- 473,000 SF office building in the heart of Deep Ellum
- 23,000 SF ground floor retail
- 30,000 SF typical floorplate
- 77,000 SF superfloor
- 23,000 SF rooftop deck
- 27,000 SF amenity space
- Best-in-class amenities
- Designed to achieve LEED Silver, WELL Health-Safety Rating and Wired Score Certification





- **RESTAURANTS AND BARS**
- 1 Deep Ellum Brewing Company
- 2 Adair's Saloon, Cane Rosso, The Free Man Cajun Cafe & Lounge
- 3 Angry Dog, St Pete's Dancing Marlin
- 4 Federales, Westlake Brewing Company
- 5 1890 Marketplace Grocery, Dot's, Ebb & Flow, Hibiki Sushi, Picole Pops, Ruins, Trinity Cider, Twisted Root Burger Co, Vidorra
- 6 BuzzBrews, Crab Station, The Curtain Club, Life of Riley, PhoBowl, Will Call, Zatar Lebanese Tapas & Bar
- 7 Basic Taco
- 8 All Good Cafe, Le Bon Temps, Maracas Cocina Mexicana
- 9 Sky Rocket Burger
- 10 Murray Street Coffee Shop
- 11 Prophet Bar
- 12 7-11, Anvil Pub, Armoury DE, Black Swan Saloon, Big Guys Chicken & Rice, Chills 360, Club Dada, Crowds Bar, Deep Sushi, Fuzzy's Taco Shop, High & Tight, Off the Record, Revolver Taco Lounge, Salsera, Shoals, Three Link, Truth & Alibi, Twilite Lounge, Wing Bucket, Wit's End
- 13 Beauty Bar, Bitter End, Harlowe MXM, Oni Ramen, STIRR, Trick Pony, Hide
- 14 Bucky Moonshine's, The Nines
- 15 Local, Monkey King Noodle Company, Niwa Japanese BBQ, Rudolph's Meat Market
- 16 Terry Black's BBQ
- 17 Louie Louie's Dueling Piano
- 18 Brick & Bones, On Premises, Punk Society, The Green Room
- 19 Reno's Chop Shop
- 20 Cafe Brazil, Deep Ellum Hostel, Serious Pizza
- 21 Off the Cuff
- 22 Pepe & Mito's
- 23 Mama Mia Pizza & Pasta
- 24 Biscuit Bar, Komodo
- 25 Backyard, Bottled Blonde, Pizza Pie Dallas
- 26 Vice Park
- 27 Wishful Drinking
- 28 Citizen
- 29 Hattie B's
- 30 Jeni's Splendid Ice Creams

- **CULTURE**
- 31 The Bomb Factory, Canton Hall
- 32 Kirk Hopper Fine Art
- 33 Photographique
- 34 Deep Ellum Art Company
- 35 Kettle Art Gallery
- 36 Upstairs Circus
- 37 A Room with a Clue
- 38 Select Start
- 39 Trees
- 40 Dallas Comedy House

- **RETAIL**
- 41 SIXSITE Gear
- 42 Jack Mason
- 43 Petit Atelier, Tissu
- 44 Deep Vellum Books
- 45 Knottile
- 46 Acme Rubber Stamp Co
- 47 Crossroads
- 48 The Point Skate Shop
- 49 Warstic
- 50 Blitz Scooters, Orange Salon
- 51 Flea Style
- 52 Deep Ellum Denim
- 53 Urban Paws
- 54 Archer Paper Goods, Blade Craft, Paddywax Candle Bar, Petal Pushers, Rocket Fizz
- 55 Patagonia
- 56 Tom Thumb Grocery

- **WELLNESS**
- 57 CrossFit Deep
- 58 Mohler MMA
- 59 Bobaddiction

- **HOTELS**
- 60 The Kimpton Pittman Hotel

# ANTICIPATING THE NEEDS OF YOUR TALENT AND YOUR BUSINESS



View from the East

Architect  
**HKS**

Building Size  
**473,000 SF**

Floorplate Size  
**30,000 – 77,000 SF**

Ceiling Height  
**14'3" – 15'7"**

Office Leasing  
**FLETCHER CORDELL**  
CBRE  
T: 972 835 6001  
E: fletcher.cordell@cbre.com

**DENNIS BARNES**  
CBRE  
T: 214 632 4646  
E: dennis.barnes@cbre.com  
**leasing@sterlingbay.com**

Parking  
**3/1000**

Delivery  
**Q4 2023**

Signage  
**Multiple opportunities**

Amenities  
– **Open air amenity deck**  
– **Fitness center**  
– **Tenant lounges**  
– **Private Bar**  
– **Secure bike room**  
– **Multiple meeting spaces**

Retail Leasing  
**JESSICA BROWN**  
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**theassemblydallas.com**

## THE ASSEMBLY

