

VICTORY
COMMONS
ONE



Smart Practices. Safe Practices. Standard Practices.

Customer wellbeing is our priority, so we've incorporated specific protection features, such as touchless items, wherever possible. We have also reinforced the critical need for open spaces and connection to nature as the building is designed to provide options for tenants to choose different work environments throughout the day. In these unprecedented times, we're keeping close watch on CDC standards and best practices, and we will continually evolve our own procedures with a singular goal – ensuring your workplace is the most protected and productive space possible.

Together, USAA Real Estate and Hillwood Urban are committed to staying Connected to What's Next – meeting every challenge with smarter operations, to create office environments that are safe, secure and productive.

Enhanced Sanitation Protocols

Frequent cleaning of high traffic areas, hard surfaces and touch points.



Offset Building Core

As social distancing becomes the norm, the ability to spread out has never been more important. Our wide open floor plates enable work environments that are spacious, inviting and protected.



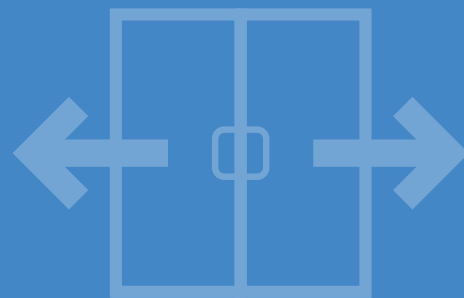
Smartphone-Controlled Passenger Elevators

Requesting an elevator and choosing a floor is as simple as using an app on your phone. Each elevator cab includes a dedicated UV-C filtration system that continuously cleanses the air.



Touchless Motion-Activated Doors

Convenient hands-free open and close doors are incorporated at key areas: main building entries, garage entries, restrooms, as well as access to the first floor garden park and roof top terrace.



Cleaner Air

Every floor benefits from the most modern HVAC systems available, featuring MERV 13 filters.



UV-C Air Systems

Our HVAC system features ultraviolet air purification to reduce indoor airborne pathogens and micro-organisms including mold, bacteria and viruses.



Advanced Design to Enhance The Success, Safety and Well Being of Your Workforce.

When the environment of business changes, one can be surprised by it or prepared for it. Victory Commons One is created with the most forward-thinking design and smartest building technologies so that businesses anchored here are able to adapt wisely, rapidly and with greatest efficiency. At the very heart of Victory Commons One is our commitment to protect people while promoting productivity.



A Building Stack Created to Exceed Expectations

With so many outstanding features included, this is definitely not your typical office building. Here are just a few of the spectacular offerings that set apart Victory Commons One – practical high-rise design averaging 33,000 RSF per floor. Convenience of multiple dining options on the first floor. Impressive, soaring lobby. Abundance of windows on every floor. Tenant Lounge and 7th floor Sky Garden.



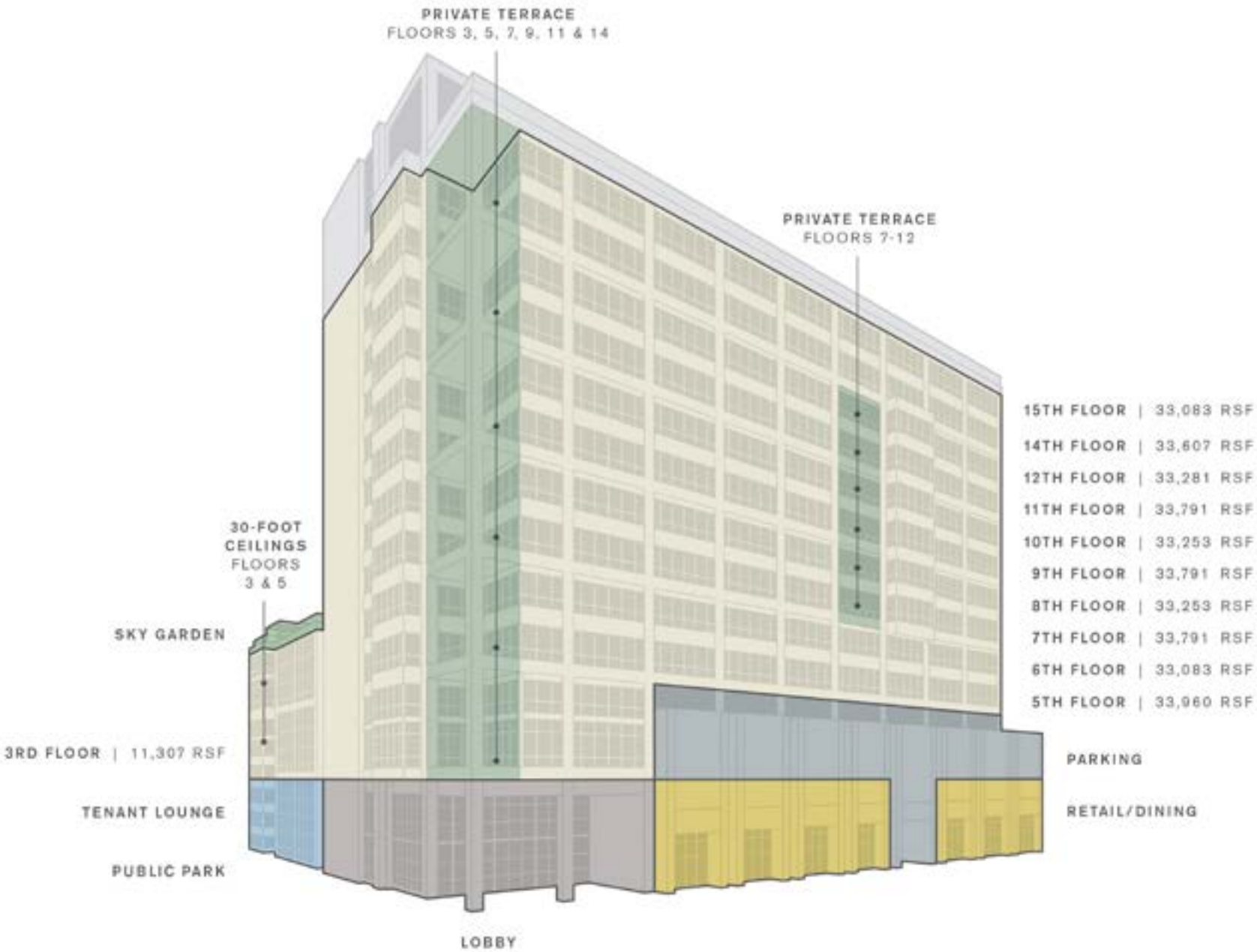
SKY GARDEN



TENANT LOUNGE



PUBLIC PARK



OFFICE



RETAIL/DINING



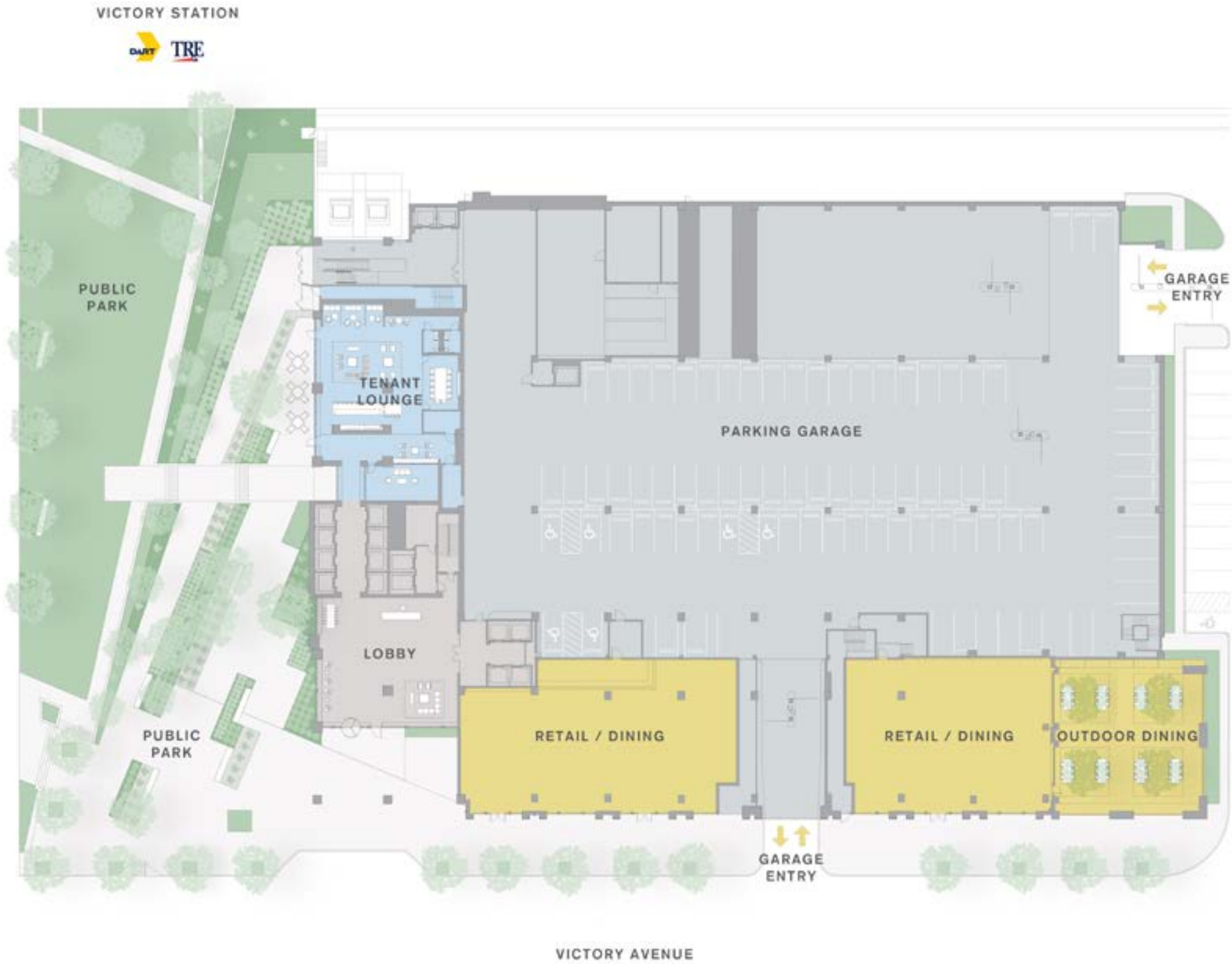
LOBBY

First Impressions Start on Our First Floor.

Unlike virtually every other building in an urban setting, Victory Commons One incorporates a refreshing number of opportunities to engage with the outdoors.

Our entire south side faces a landscaped one-acre park, as does our Tenant Lounge. Other first floor amenities will include a variety of restaurants and cafes with outdoor seating, plus a handy Coffee Bar.

GROUND FLOOR / SITE PLAN
12,530 SQUARE FEET RETAIL / DINING
GENEROUS OUTDOOR ACCESSIBILITY



These Times Require Work Space Designed to be Re-Workable.

Offset Core

With no central obstructions, the entire floor plate is open, allowing lots of natural daylight to reach the entire space.

Dynamic View Glass

Installed on strategic sections of the building, high tech View Glass will automatically adjust its tint level for climate, comfort and clear views.

Versatile

With so much open space, you're free to create a specific design to meet every particular need and preference.

Spacious

Our typical floor plates offer a generous 33,000 RSF.



Wide Open Spaces Never Looked So Good.

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The modern work force has proven its flexibility lately. Working smarter is more important than ever before. That's why Victory Commons One is designed to promote and enable versatility. A place where your teams can feel safe, supported and equipped to succeed. There's nothing like being together in-person to talk, collaborate, mentor and problem-solve face to face.

Generous, Wide-Open Floor Plates Mean More Flexible Work Space.

Spacious floor plates, averaging 33,000 RSF, benefit from an offset core, meaning far more versatility to design workspaces able to suit any number of distancing solutions. For business success, innovation and adaptability are critical. You'll find Victory Commons One delivers exceptionally well on both.

TYPICAL FLOOR PLAN TEST FIT

- OFFICE SPACE
- SERVICE AREAS
- TERRACE
- RESTROOMS
- VERTICAL ACCESS



A Productive Work Environment Isn't Just About Work.

Tenant Lounge

Your oasis for everything from conversations to celebrations.

One-Acre Park

Trees, greenery, shade and fresh air are waiting right outside your door.

Sky Garden

Take work breaks to the next level, outdoors with great views from our 7th floor.

Fitness Center

Workout without going out, our own full-service gym is right here onsite. If you're looking for fresh air, a jog on Dallas' Katy Trail is steps from the building.





Retreat To Your Own Tenant Lounge.

Improving productivity can mean stepping away from your office for a change of scenery. Victory Commons One makes stepping out for fresh air as simple as stepping onto the outdoor patio of our onsite Tenant Lounge.

Your Urban Oasis Awaits.

A great workplace is more than a glass and steel showcase. We offer a connection with nature in an adjacent one-acre park. Beautifully landscaped with trees, gardens and plenty of places to relax, sit and have coffee, walk, stretch or enjoy a nice lunch al fresco!



Our Sky Garden Has Unmatched Views.

From the high vantage of our 7th floor Sky Garden, you can scan the skyline, take in Uptown, the Victory Park Neighborhood, and the lush one-acre park below. Whenever you're ready for a break from your office routine, the great outdoors are right here. It's also a one-of-a-kind spot for company gatherings, or pre-game / pre-concert happy hours for clients and guests.



Work Life. Personal Life. In All Things – a Sense of Balance.

Convenience

The beauty of an active neighborhood is having everything you need at your door, day and night.

Entertainment

A city location that feels like community, from pro sports to concerts and every activity imaginable.

Dining

No place dines like Dallas, with choices to fit every taste – from street tacos to Michelin-rated – you'll satisfy your appetite for variety.

Shopping

Nearby boutiques and shops feature plenty of clothing, gifts, décor and convenience items.



Retail and Dining Choices are At Your Doorstep.

There's nothing like great choices for dining, and you can keep your car parked because we have plenty of options onsite at Victory Commons One. Dine indoors or out, or drop by for easy pick-up. Plus, you'll find an abundance of additional dining options conveniently around the neighborhood.





A SAFE AND HEALTHY WORKPLACE

THE BUILDING

OFFICE SPACE

BUILDING AMENITIES

DINING

AREA AMENITIES

LOCATION & ACCESS

BUILDING FACTS

VICTORY COMMONS ONE

Here, Work Life and Lifestyle Are Friendly Neighbors.

Location

Downtown, Uptown, the Dallas Design District – all the best neighborhoods intersect near Victory Commons One.

Victory Park

The entire neighborhood has a fresh energy to it, with an attractive influx of retail, dining and entertainment offerings.

Access

Situated alongside I-35, at the foot of Dallas North Tollway, and two blocks from the Woodall Rogers Freeway, getting to and from Victory Commons One is easy.

DART & TRE Rail

From Victory Station, right at our doorstep, rapid transit extends in every direction across the region.

Amenities

You'll find plenty of parks, shops, restaurants, entertainment and great places to live right here in the neighborhood. Not to mention, Victory Commons One sits at the trail-head of the miles-long Katy Trail.



Highly Visible.
Easily Attainable.
Now Available.

No other prime location can match the expansion potential of Victory Commons. As this three-phase campus comes to life, Victory Commons One stakes its place as the new standard in Dallas – and it’s just the beginning – connected to the best of Dallas by roads, rail and trails.

VICTORY
COMMONS
ONE

VICTORY
COMMONS
TWO

VICTORY
COMMONS
THREE

Amenities a Plenty.

The Victory Park Neighborhood is hopping with energy. We're surrounded by great hotels, restaurants, bars and places to be entertained. Quality apartments, condominiums and townhouses are all around us. Attractions from sports to the arts to public parks and trails are here, too. There's so much happening and we're right at the center of it all.

100+

Neighborhood Restaurants

40+

Neighborhood Bars and Pubs

20+

Neighborhood Entertainment Attractions

10+

Neighborhood First-Class Hotels

9,000+

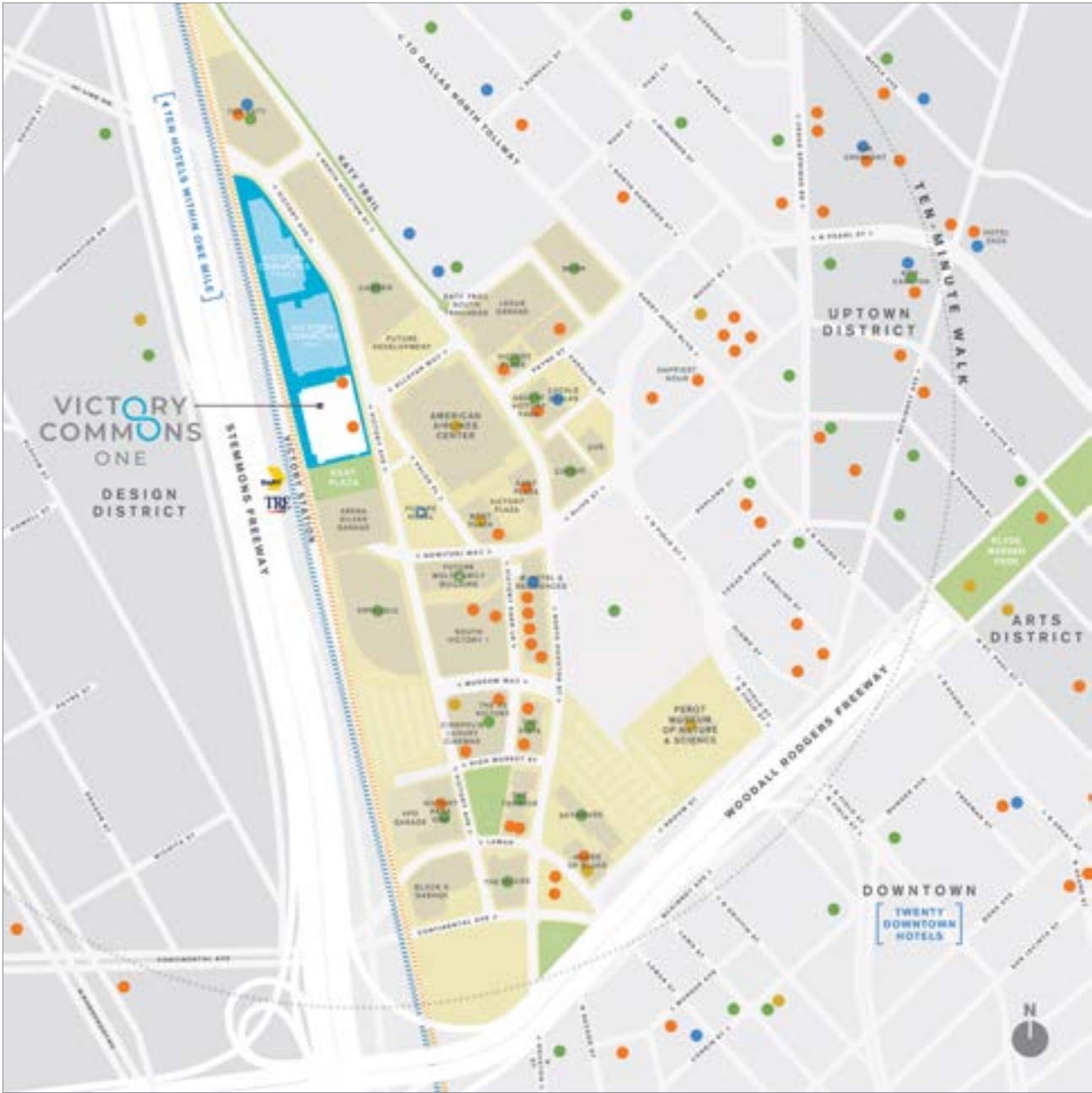
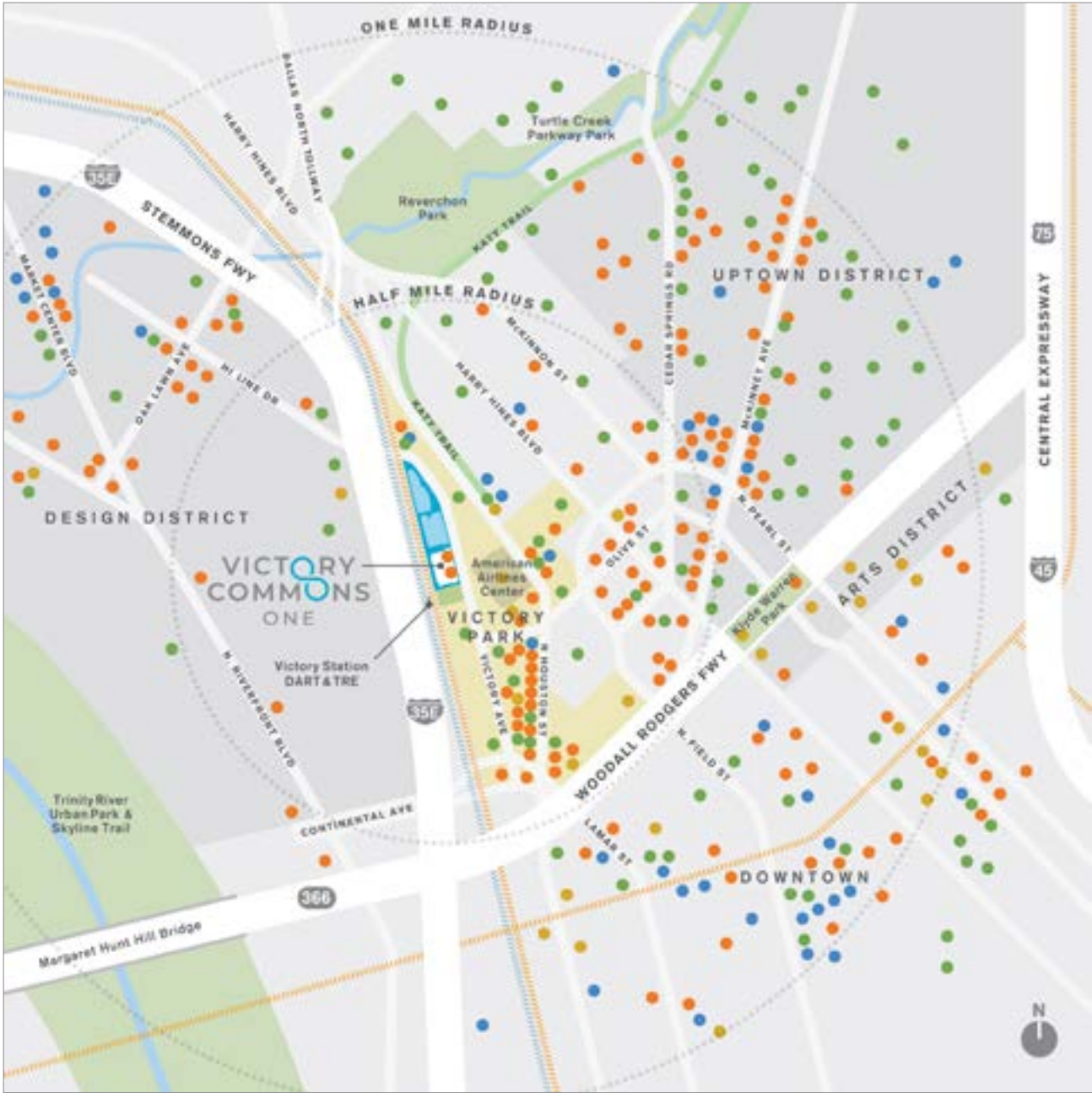
Multifamily Units in Uptown, CBD and Design District

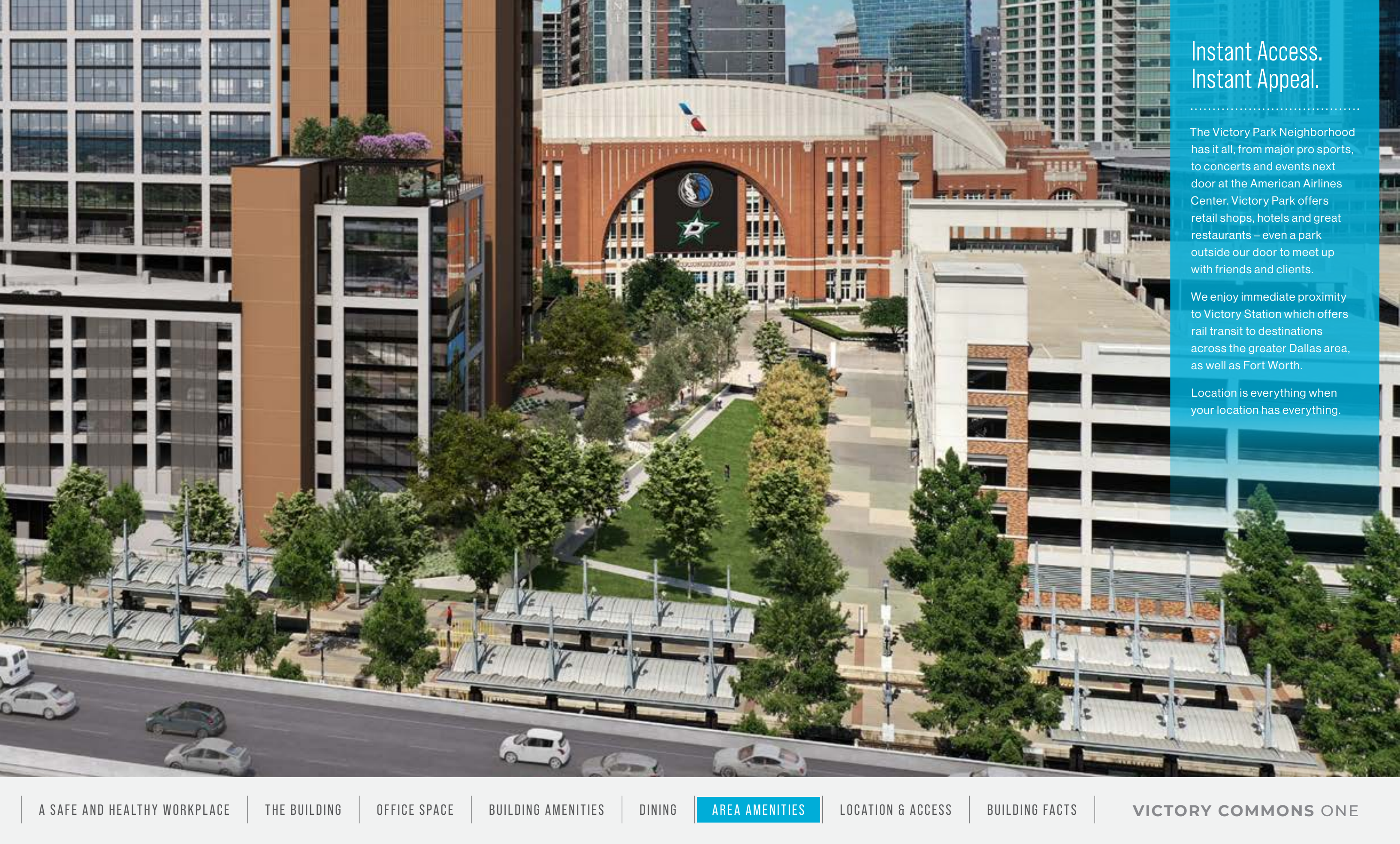
5,600+

Victory Park Multifamily Units

KATY TRAIL

Just Steps from Recreation Trail Entry





Instant Access. Instant Appeal.

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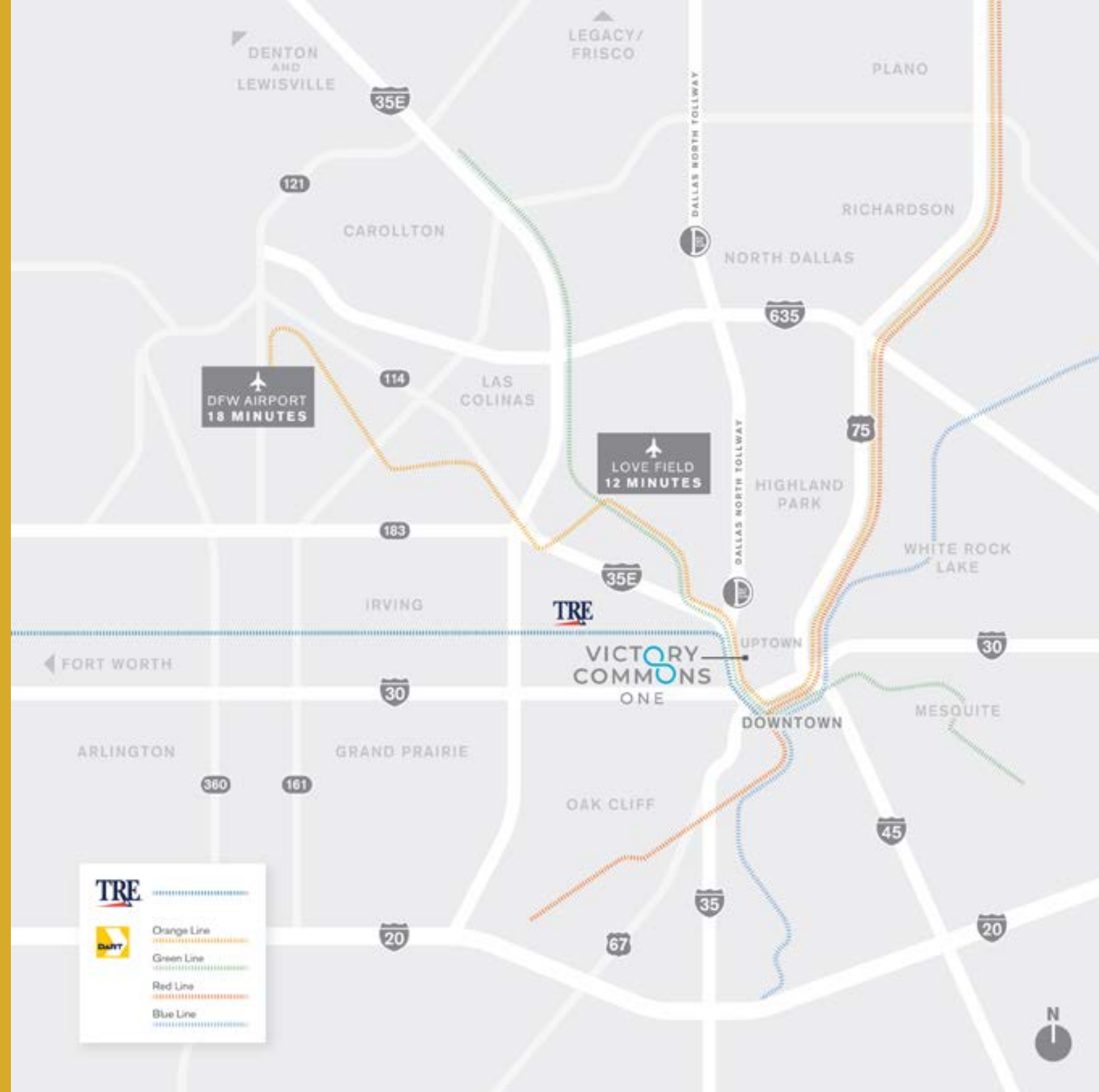
The Victory Park Neighborhood has it all, from major pro sports, to concerts and events next door at the American Airlines Center. Victory Park offers retail shops, hotels and great restaurants – even a park outside our door to meet up with friends and clients.

We enjoy immediate proximity to Victory Station which offers rail transit to destinations across the greater Dallas area, as well as Fort Worth.

Location is everything when your location has everything.

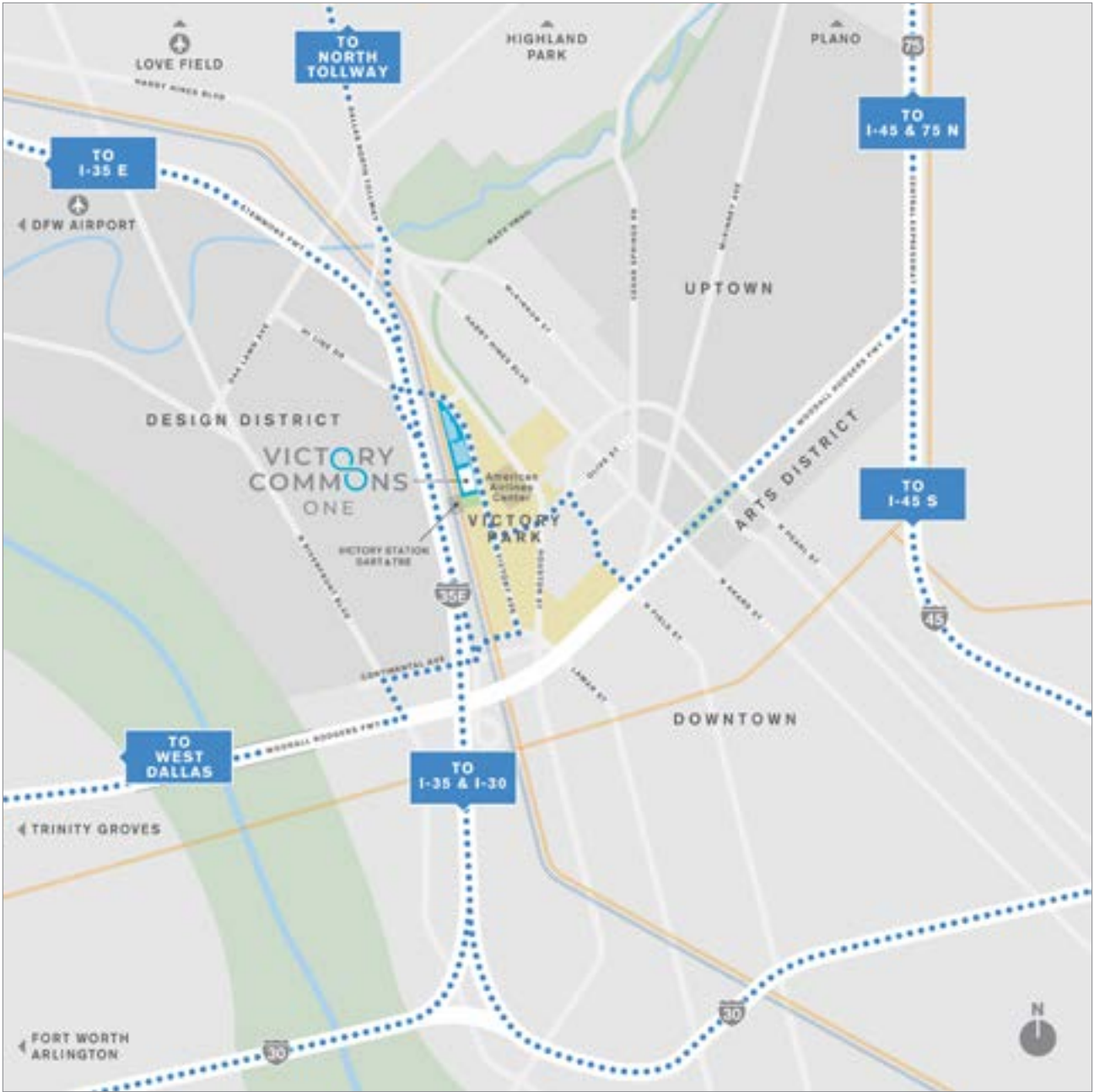
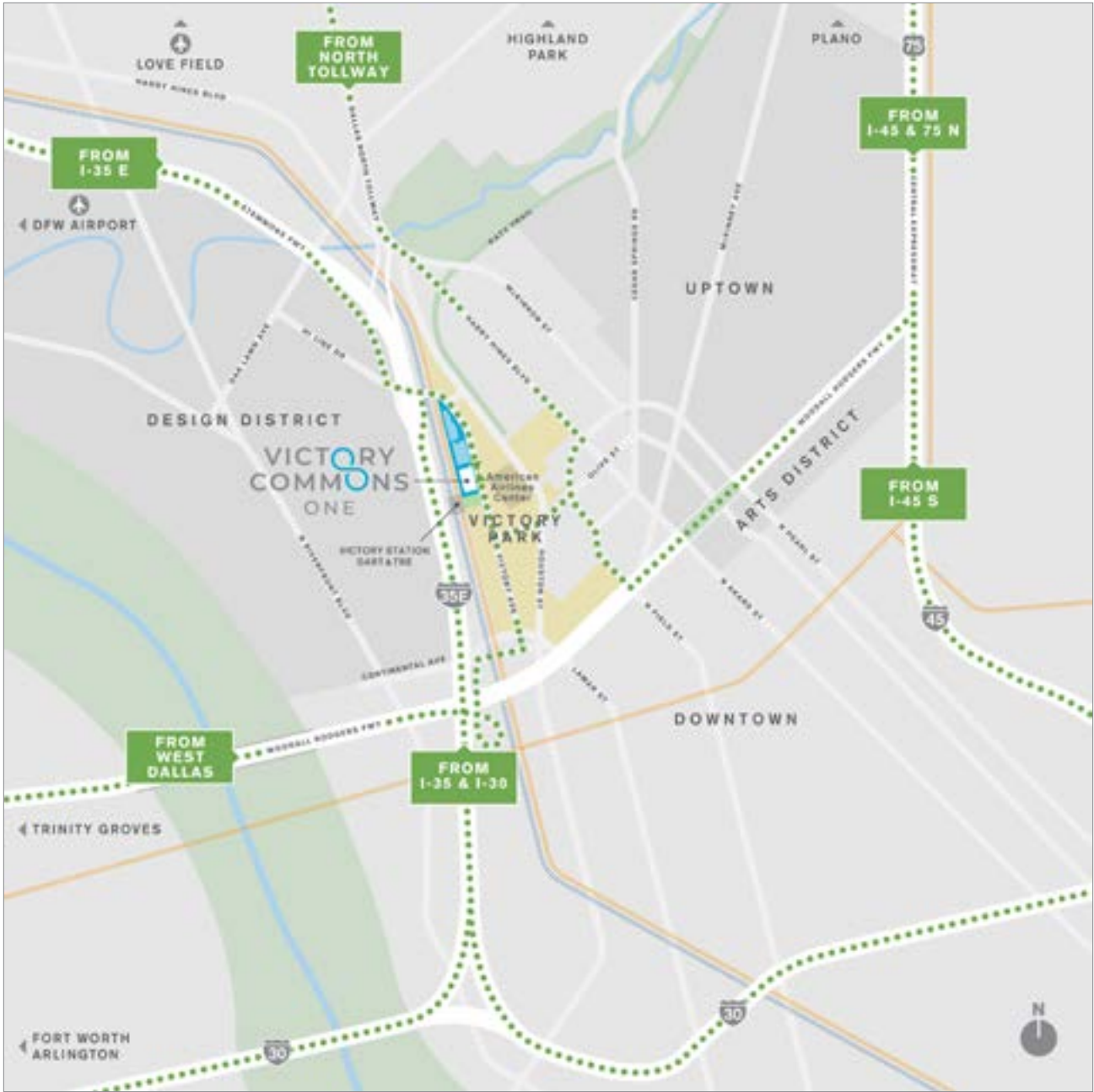
An Easy Path to Victory.

Victory Commons One is at the hub of some very appealing transportation options. Dallas Love Field connects travelers with domestic destinations and beyond, while global cities are accessible from DFW International Airport. With Victory Station outside our lobby doors, DART rail reaches across the entire Dallas area as the Trinity Railway Express runs between downtown Dallas and Fort Worth.



Get In.
Get Out.

Victory Commons One is ideally situated so that getting in and out of the office, going to client meetings and dashing to either airport is made as simple as possible.



Building Facts

Victory Commons One is the first in a three-building development, presenting the unique opportunity for an unparalleled urban campus in the heart of Dallas. This 13-story, 352,000 square-foot AA development features state-of-the-art everything – starting with next-generation building technology and forward-thinking systems, precisely suited for today’s post-pandemic environment. Designed with a premium on tenant safety and wellness, this will be an unrivaled workplace for productivity and functionality.

Location

- The most active and vital area of Dallas
- High visibility in a re-invigorated neighborhood
- Unprecedented immediate access to transit across the region via rail, Interstate highways, and surface street connectivity

Area

- Adjacent to the DART and TRE Uptown Station
- 9,500 neighborhood multifamily units
- Plentiful first-class hotels nearby
- Hundreds of neighborhood restaurants
- Over 40 neighborhood bars and pubs
- More than 20 neighborhood entertainment attractions
- At the trailhead of the miles-long Katy Trail

Floor Plates

- Innovative offset core design results in far more flexibility, while also allowing more natural light to reach across each floor
- Large, efficient floors average 33,000 rentable square feet

Amenities

- 1-acre landscaped park
- Onsite property management
- 4,000-square-foot tenant lounge with high-tech conference room
- 5,000-square-foot Sky Garden
- Fitness Center
- 12,530 square feet of restaurant space

Parking

- 3/1,000 parking ratio
- Fully covered, adjacent to building

24/7 Security

- Manned security desk
- Private Security throughout Victory Park

Ownership

Presented by USAA Real Estate and Hillwood Urban

Accolades



LEED Silver Certified
LEED (Leadership in Energy and Environmental Design) is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

WiredScore Gold Certified
That’s the highest technology rating for a workplace. It means access to multiple high-quality internet service providers and a variety of cabling types including fiber. And these connectivity sources are protected, redundant, and prepared for future connectivity needs.

Our Walk Score is “Very Walkable”
The patented Walk Score system analyzes hundreds of walking routes to nearby amenities and measures pedestrian friendliness. Because of our great neighborhood location, we came out in the top category.



Hillwood Urban has built a reputation on its ability to bring key partners together in order to create activated environments that inspire people and attract talent. Founded in the legacy of Hillwood and built to leverage deep roots in commercial investment and development, Hillwood Urban is a new focused real estate company — one that’s built on integrity, accountability, innovative thinking and our unwavering commitment to quality. Hillwood Urban partners gain access to the tried-and-true Hillwood formula. The people. The processes. The proven track record.

Our real estate experts have built some of the most iconic developments in the region — and they’re just getting started. Leveraging a deep expertise in commercial real estate, the Hillwood Urban team is able to take a project from raw land through construction to final delivery and ongoing management, seamlessly.



VICTORY PLAZA Dallas, Texas



PEROT CAMPUS Dallas, Texas



THE TOWERS AT WILLIAMS SQUARE Irving, Texas



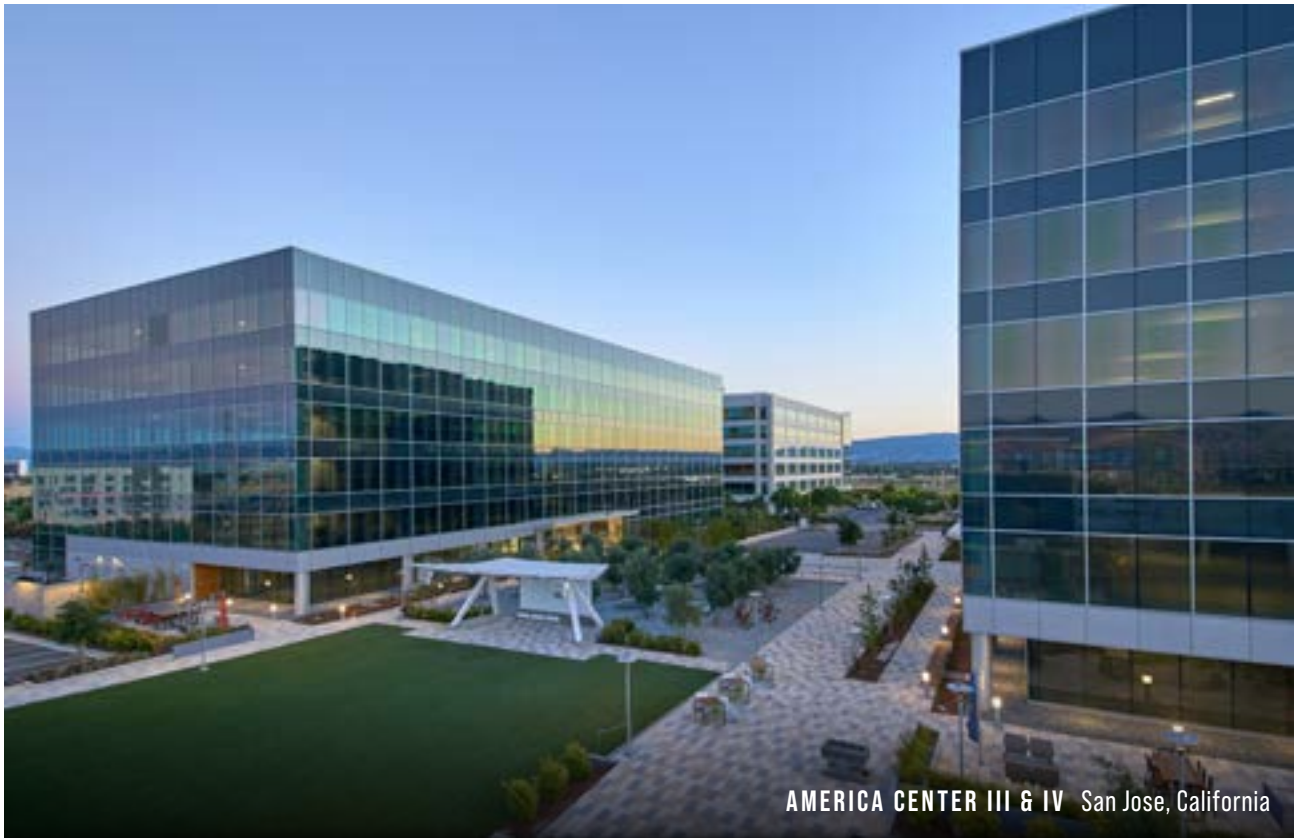
Photo by Jasmine Park, Courtesy of Morphosis Architects

PEROT MUSEUM OF NATURE AND SCIENCE Dallas, Texas



USAA Real Estate provides development capital for build-to-suit and significantly pre-leased Class A office buildings for creditworthy tenants in markets with an imbalance in the supply of modern, appealing office space relative to the demand. Our goal is to align the appropriate opportunities for investment with the best development partners and projects, informed by market and demographic dynamics.

USAA Real Estate has a long and successful history of investing equity capital in development projects across all property sectors. Our team of in-house development professionals works closely with best-in-class developers, tenants, brokers and other market participants across the globe to source and underwrite projects and offer our owner’s perspective throughout the process.





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