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THE STACK DEEPELLUM OPENS IN DALLAS

International Real Estate Firm, Hines, Relocating to Leading-Edge, Frictionless Office Space in the Heart of Historic Dallas Neighborhood

DALLAS (May 26, 2021) – Crafted as the workplace of the future with an emphasis on touchless experience, The Stack Deep Ellum opens in one of the city’s most historically and culturally significant neighborhoods. A joint venture between Westdale Real Estate Investment and Management, Ivanhoé Cambridge and Hines, The Stack is a 16-story, Class AA creative mixed-use building with 200,000 square feet of first-class office space and 15,000 square feet of prime street-front retail space.

Debuting as its first official tenant, international real estate firm, Hines, will move its Dallas office to The Stack later this year following a ten-year residency at Chase Tower in the Dallas Arts District. While the buildout is still in the works, Hines plans to occupy roughly 11,000 square feet of prime office space – complete with private balconies and unparalleled amenity access.

“We’re thrilled to be moving our Dallas team to The Stack this fall,” said Hines Managing Director Ben Brewer on behalf of The Stack. “We created this building as a space that fosters collaboration and creativity. Having stayed true to that intention, it’s a natural move for us to relocate to The Stack and join the collection of impressive businesses that call Deep Ellum home.”

“When ideating The Stack, we wanted to emphasize the user experience rooted in innovation,” said Jonathan Pearce, Executive Vice President of Leasing & Development, Office & Industrial at Ivanhoé Cambridge. “The result is a locally-inspired, highly amenitized space to foster a sense of community, cultivate shared experiences and power productivity. It is unlike anything else available in the Dallas area.”

Designed by 5G Studio Collaborative, The Stack effortlessly embodies workflow and lifestyle in Dallas in a Class AA building. With on-site experiences as diverse as its surroundings, The Stack features elevated amenities such as an expansive 10th floor amenity terrace overlooking the Dallas skyline, electric vehicle charging stations, state-of-the-art fitness center, bicycle storage, curated coffee and cocktail lounge, concierge package delivery, private tenant balconies and more.

Right at their doorstep, Tenants can conveniently access more than 75 destination bars and restaurants for breakfast, lunch, happy hour and dinner in one of Dallas’ most energetic and creative neighborhoods. Embracing Deep Ellum’s ethos as a hub for art and entertainment, developers recruited international muralist Tristan Eaton to paint an 8,500-square-foot mural on The Stack’s exterior. The finished product is an ode to Deep Ellum’s past and its future, referencing iconic images such as legendary guitarist Stevie Ray Vaughan, blues musician Lead Belly, Texas’ first practicing black architect William Sidney Pittman, native fashion icon Jerry Hall, as well as additional local and cultural allusions that are woven into the panorama.

The events of the past year accelerated new ways of thinking about office space, helping to shape The Stack into a space that accommodates safety and overall wellness with an innovative, frictionless experience from garage to office. The Stack's touchless travel path features sensors and door operators on all common areas, elevator access via cell phones or personal cards that recognize tenants' specific floors, as well as touchless and wireless conference room access. Additional features include state-of-the-art systems for air filtration and exchange, antimicrobial UV lights in air conditioning equipment, motion-activated lighting throughout each floor and more. In addition to its forward-thinking tenant experience, The Stack is also one of Dallas' first new construction projects to receive WELL certification.

"We're proud to have worked together with Hines and Ivanhoé Cambridge to bring The Stack to life," said Westdale President and Chief Executive Officer Joe Beard. "We strive to partner with best-in-class real estate developers and investors and could not have chosen a better team to create this iconic destination for businesses in Dallas."

The Stack is located at 2700 Commerce St. Dallas, TX 75226 and photos for the space can be found [HERE](#). For general information or details on how to lease, please visit stackdeepellum.com.

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ABOUT WESTDALE REAL ESTATE INVESTMENT & MANAGEMENT:

Westdale is a strategic real estate investment firm that owns, develops and manages commercial projects across the country. Since 1991, Westdale has acquired 200 commercial properties in 30 cities, representing a total capitalization of greater than \$4 billion. With in-house property management, leasing and construction services, Westdale's 1,200 employees effectively drive a leading, top 50 U.S. vertically integrated commercial real estate firm. Westdale is headquartered in Dallas and has offices nationwide. For more information, please visit www.westdale.com.

ABOUT IVANHOÉ CAMBRIDGE:

Ivanhoé Cambridge develops and invests in high-quality real estate properties, projects and companies that are shaping the urban fabric in dynamic cities around the world. It does so responsibly, with a view to generate long-term performance. Ivanhoé Cambridge is committed to creating living spaces that foster the well-being of people and communities, while reducing its environmental footprint.

Ivanhoé Cambridge invests internationally alongside strategic partners and major real estate funds that are leaders in their markets. Through subsidiaries and partnerships, the Company holds interests in more than 1,100 buildings, primarily in the industrial and logistics, office, residential and retail sectors. Ivanhoé Cambridge held C\$60.4 billion in real estate assets as of December 31, 2020, and is a real estate subsidiary of the Caisse de dépôt et placement du Québec (cdpq.com), one of Canada's leading institutional fund managers. For more information: ivanhoecambridge.com.

ABOUT HINES:

Hines is a privately owned global real estate investment firm founded in 1957 with a presence in 240 cities in 27 countries. Hines oversees a portfolio of assets under management valued at approximately \$160.9 billion¹, including \$81.7 billion in assets under management for which Hines serves as investment manager, and \$79.2 billion representing more than 172.9 million square feet of assets for which Hines provides third-party property-level services. Historically, Hines has developed, redeveloped or acquired approximately 1,450 properties, totaling over 485 million square feet. The firm has more than 180 developments currently underway around the world. With extensive experience in investments across the risk spectrum and all property types, and a pioneering commitment to ESG, Hines is one of the largest and most-respected real estate organizations in the world. Visit

www.hines.com for more information. ¹Includes both the global Hines organization as well as RIA AUM as of December 31, 2020.