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Construction Is Officially Underway For The Union Dallas

-- Project to Welcome Fox Restaurant Concepts' first The Henry Restaurant to Texas --

DALLAS (April 20, 2016) – RED Development today announced at a groundbreaking ceremony that construction is officially underway for The Union Dallas, their approximately 800,000 square foot office, residential and retail project that is scheduled to be completed in 2018. First announced in May 2014, RED Development, the project developer, is leading the overall design, development and construction of the two-tower mixed-use project that offers 417,000 square feet of premier Class-AA office space, an inviting 309-unit residential high-rise building and 87,000 square feet of retail space.

Strategic project partner, StreetLights Residential, is leading the design and development for the 23-floor residential tower offering 309 luxury apartment homes and distinctive amenities. During today's groundbreaking ceremony, Tom Bakewell, StreetLights' President of Development, announced the name of the residential tower: "The Christopher".

"The Union perfectly embodies StreetLights' mission of creating quality mixed-use developments with community-driven design at the forefront," said Bakewell. "Our team is working hard to create a warm, inviting space at "The Christopher", for future residents and the area, while adding value to the surrounding neighborhoods and the city of Dallas. We are committed to the project's success as both a partner and a tenant, and moving our headquarters here reinforces our investment in this project."

Plans were also announced at the groundbreaking ceremony to welcome Dallas' first restaurant location of The Henry, a Sam Fox Restaurant that will serve breakfast, lunch and dinner. The new restaurant will also feature a full coffee bar open daily at 6:30 a.m. serving breakfast and lunch items with a convenient pickup window for coffee, pastries and more. The approximately 10,000 square foot restaurant will be the first location outside Phoenix, where the restaurant group is based.

"The Henry is a true reflection of everything we stand for, from innovative food to creating a gathering place where the community can come together," said Sam Fox, founder of Fox Restaurant Concepts. "Our team is proud to have the opportunity to bring this restaurant to a city that has some of the most highly respected culinary talent in the country,"

The Henry will be the second Sam Fox restaurant in Dallas, joining the wildly successful True Food Kitchen.

Two premier professional services firms were previously announced to be moving to The Union Dallas. One of the nation's largest law firms, Vinson & Elkins, announced plans late last year to move its firm to the project in 2018. Vinson & Elkins will lease approximately 82,000 square feet and occupy three floors of the signature office building. Weaver, the largest independent accounting firm in the Southwest, will move its Dallas office to approximately 58,000 square feet and two floors in the office tower.

Located at Field Street and Cedar Springs Road, the mixed-use project is a connection point for many of Dallas' most vibrant business and residential districts including Downtown, Uptown, the Arts District and Victory Park neighborhoods. Ideally located within walking distance of Dallas' premier sports, entertainment, museum and outdoor park venues, the signature 22-story contemporary designed blue-hued office tower offers sweeping views of the city with unparalleled conveniences and amenities to tenants. Designed by Dallas-based architect, HKS, Inc., and with DPR as the general contractor, the project will include a 60,000 square foot Tom Thumb grocery store on the ground floor to provide convenient on-site grocery shopping.

A 21,000 square foot green space and events plaza created by top Texas landscape designer, Office of James Burnett, will be surrounded by other high quality daily-use retail stores and dining options on the street level ranging from white tablecloth to fast-casual. The central plaza, the project's signature feature, will include water features, seating areas, trees and a performance area.

"The Union Dallas was designed to add to its surrounding neighborhood and provide a vibrant space for everyone who works, lives or visits the project. Having The Henry at The Union will add a wonderful gathering spot with delicious food to the neighborhood," said Mike Ebert, Managing Partner, RED Development. "Everyone at RED Development is proud to be part of this iconic project that will add so much to the surrounding neighborhood as well as to the Dallas skyline."

Mike Ebert, Jeff Moloznik and Paul Rowsey with RED Development are leading the development team; Mike Kallner with RED Development oversees retail leasing along with CBRE/UCR's Urban Retail and Leasing team; John Brownlee and Sarah Hinkley with Peloton Commercial Real Estate are leasing and marketing the office tower; DPR is the general contractor; HKS is the project architect of record and OJB is the landscape architect.

About The Union Dallas

Project plans for The Union Dallas include a residential tower and an office tower above retail, restaurants and parking. Overall, the project is being designed to connect the many elements of nearby Dallas neighborhoods, with an energetic, 24/7 mix of uses in a sustainable, distinctive setting that features an engaging, open-air central plaza. For more information and full project details, please visit www.theuniondallas.com.

About RED Development

A privately held, wholly integrated commercial real estate company based in Phoenix with corporate offices located in Dallas, TX and Overland Park, KS, RED maximizes asset value and performance for its high-quality retail and mixed-use portfolio that comprises 34 properties totaling nearly 17 million square feet in 11 states. RED is well known for developing the large-scale CityScape project in Phoenix, a new office, hotel, residential and entertainment destination that has re-energized the city's downtown adjacent to professional sports venues including Chase Field and US Airways Center. For more information, [visit www.reddevelopment.com](http://www.reddevelopment.com).

About StreetLights Residential

StreetLights Residential specializes in new urbanist apartment homes and mixed-use developments. Its business plan focuses on building around the highest home prices (price per square foot). With in-house development, design, and construction expertise, the StreetLights team focuses on custom luxury communities which rival the experience, lifestyle, and amenities of living in an urban boutique hotel. Since StreetLights' inception in 2011, it has grown to more than 100 employees in its development and construction companies with offices in Dallas, Austin, Houston, San Diego, Nashville and Phoenix. For more information, visit www.streetlightsres.com.