

# DALLAS BUSINESS JOURNAL

## Anchor office tenant already in talks to take 38-story mixed-use tower downtown



The development team behind One Newpark say they're in talks with an anchor tenant.  
MERRIMAN ANDERSON ARCHITECTS AND PICKARD CHILTON



By [Ryan Salchert](#) – Staff Writer, Dallas Business Journal  
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The developers behind a [newly proposed mixed-use tower](#) are already in talks with an anchor office tenant, developer Mike Hoque told the *Business Journal* Monday.

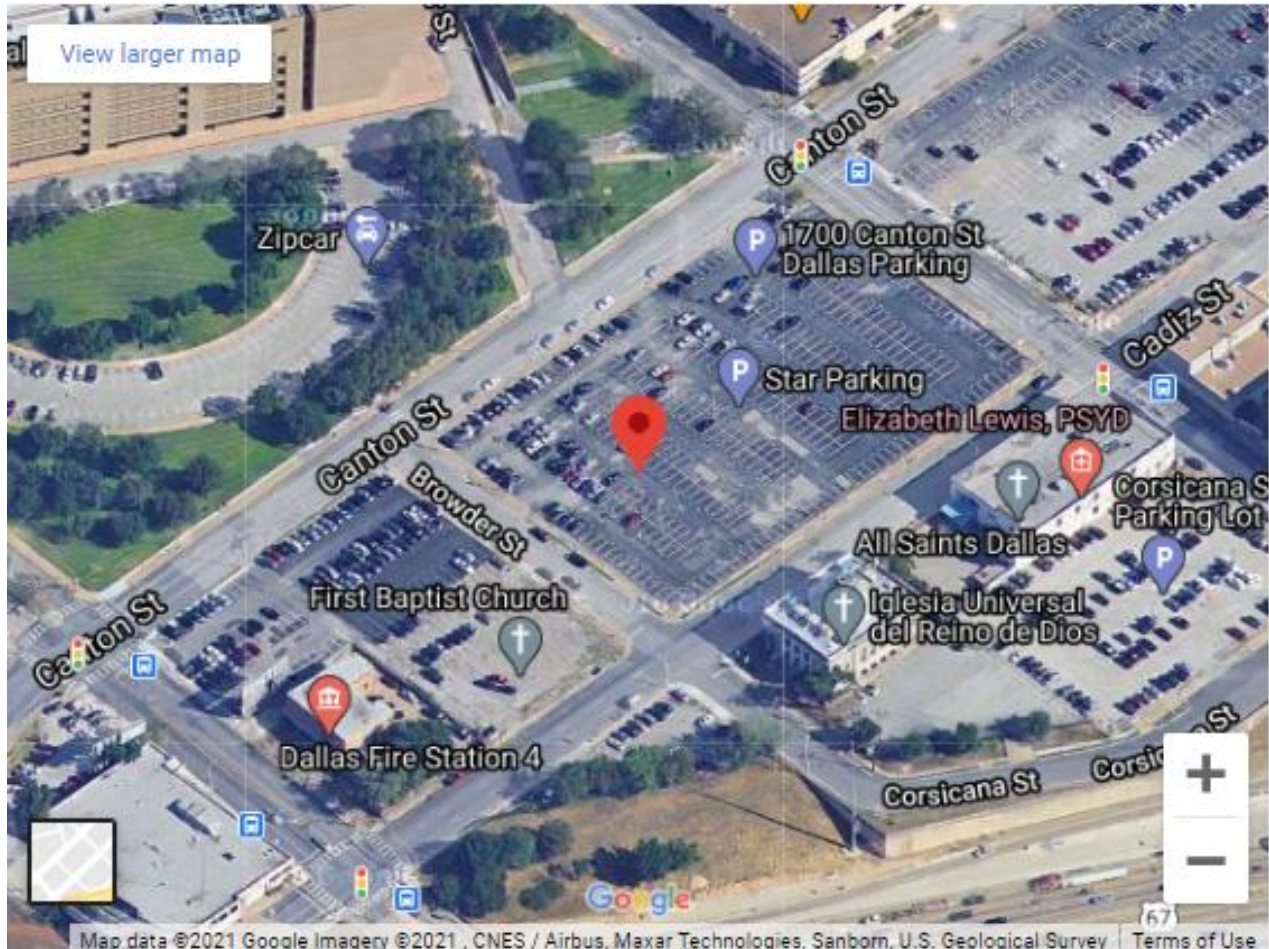
"We're working with a lead tenant that we've signed an NDA with. Look at the details of the plans. It's very hard to do anything like this if you don't have interest from people," said Hoque, CEO of Dallas-based development company Hoque Global.



Hoque Global recently revealed plans for One Newpark, a 38-story, 825,000-square-foot mixed-use tower in downtown Dallas. Being developed in partnership with Omaha-based Lanoha Real Estate Company, the project is expected to include 225,000 square feet of office space, 268 apartments and a 245-room hotel operated by Plano-based Aimbridge Hospitality. The company plans to break ground on the tower by mid-2021 with an anchor tenant already attached.

Hoque declined to name the potential anchor tenant or how many square feet they would be looking to take.

The 38-story tower will be just the first phase of a larger 20-acre development called Newpark Dallas, A Smart District. At full build out, Newpark Dallas will have over a million square feet of office space, 200,000 square feet of urban retail space, thousands of residential units, a four-star hotel, and a proposed one-million-square-foot educational campus with facilities ranging from pre-K through higher education. The development would be located on top of some parking lots just south of City Hall.



One Newpark's design team includes Merriman Anderson Architects, Pickard Chilton and Studio Outside Landscape Architects. The tower will be built by Moss Construction.

An earlier version of the Newpark master plan was recently featured in the *Business Journal's* inaugural [Relocation Station article on downtown Dallas](#). Relocation Station is a new series which highlights where large corporate relocations could happen in each city, neighborhood or submarket within the Metroplex.

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