

1400 Hi Line: This glass tower is half full

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1400 Hi Line may not be entirely built from glass.

However, there was plenty of glass and swank to the 24-story, 312,708-square-foot apartment tower in the Dallas Design District that opened earlier this month to make the analogy appropriate: This glass tower is half-full, or half of its available apartments are leased.

1400 Hi Line has leased 57 of the 110 apartments that are built out on the lower 10 floors of the building. The upper floors of the residential tower are scheduled for completion in stages by mid-January. There will be 314 total units.

"Traffic has doubled since we opened," said Lisa Edmonds, the tower's property manager. "Now, we can walk through models and show people the finished environment."

The tower opened on July 2.

The high-rise apartments could cost you between \$1,461 for a 1-bedroom to \$4,780 for one of the yet-to-be-completed penthouses. And if you saw the construction and were looking for a deal? Don't bother.

"Everybody's (other apartment properties) full and no one is offering concessions anymore, where three years ago they may have," Edmonds said.

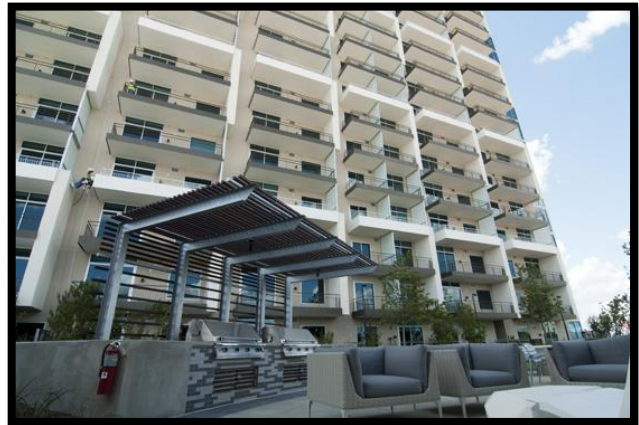
Part of the draw to 1400 Hi Line has to be the view, and developer PM Realty Group spared no expense to take advantage of it. The apartments have floor-to-ceiling windows and 7-foot decks that look onto the Margaret Hunt Hill Bridge, the American Airlines Center, and downtown Dallas along Interstate 35E.

"No one can block the view and that's the big reason we chose to build on this site," said Bryant Nail, senior vice president at PM Realty Group.

And if you want a view of luxe living — 1400 Hi Line has you covered. On the east side of the building, there's a grandiose view of the property's one-acre park, pool and amenity deck that overlooks the wave of interstate traffic.



The salt water infinity-edge pool has an underwater soundsystem.



An outdoor park is six-floors up and is just under one acre.



A poolside cabana at 1400 Hi Line.

Nail expects leasing activity to remain steady through the fall, as 1400 Hi Line is one of the first residential communities that is being delivered to the market this summer.

1400 Hi Line recently signed Central Standard, a gastro sports pub concept, and is in lease negotiations with Sfuzzi for its latest location in the Design District. Next on the list: A small grocer, dry cleaners and postal service store.



A model of one of the one-bedroom units at 1400 Hi Line.