



MUSIC FACTORY

OVERVIEW

Developed by the ARK Group, the Toyota Music Factory is a \$200 million, 16.7-acre, 453,000-square-foot, mixed-use entertainment and lifestyle complex located in the Las Colinas Urban Center in Irving, Texas. It is the newest all-in-one entertainment and dining destination for DFW residents and visitors alike. The Toyota Music Factory is expected to draw some 2.5 million guests a year. www.toyotamusicfactory.com

THE PAVILION AT TOYOTA MUSIC FACTORY

The Pavilion at Toyota Music Factory is exclusively booked and promoted by Live Nation and is the centerpiece of the Toyota Music Factory. The state-of-the-art venue is 115,300 square feet of indoor space with expansive outdoor lawns. It converts from a 2,500-capacity intimate theater to a 4,000-seat indoor theater and then at the touch of a button opens up to an 8,000-person boutique open-air amphitheater. The Pavilion at Toyota Music Factory will host a variety of world-class entertainment events throughout the year, including ZZ Top opening the venue on Sept. 9. The space is available for special events and managed by Live Nation.

www.paviliontmf.com

THE TEXAS LOTTERY PLAZA

Reminiscent of an upscale town square, the Texas Lottery Plaza is an open space with abundant greenery and full-production performance stage that serves as a gathering place for art and fashion shows, after-work gatherings, city and non-profit events, live music shows, farmers markets and more. Encompassing more than 50,000 square feet, the Texas Lottery Plaza is fronted by many restaurants that have outdoor patios with great viewing to the Plaza activities.

ENTERTAINMENT AND DINING OPTIONS

The Toyota Music Factory includes an additional 234,000 square feet of more than 25 restaurants and entertainment venues. Many have live music, outdoor patios and private rooms with production equipment for business meetings and parties. Some of the options are:

- Alamo Drafthouse 8 Screen Movie Theater
- Bar Louie
- Bar Manzanilla
- Boi Na Braza Brazilian Steakhouse
- Burgerim
- Martini Ranch
- Nosh & Bottle Market
- Pop Factory by Maxfrut
- TCBY, The Country's Best Yogurt
- Texas Jam House & Marketplace

- C-Bar
- Freshii
- Gloria’s Latin Cuisine
- Grimaldi’s Coal Brick Oven Pizza
- Highway 61 South
- Kabuki Japanese Restaurant
- Kitchen 101 Grill & Wine
- The Rayleigh Theater
- The Violet Room
- Thirsty Lion Gastropub & Grill
- Top Round Roast Beef
- Uncle Gino’s Cucina Italiana
- Yard House

OFFICE TOWER

Ethos Group, a training and consulting company, will occupy 100 percent of the 100,000-square-foot, four-story office tower that looks out onto the entertainment center.

LOCATION

Located on the north side of SH 114 and just west of the Las Colinas Urban Center, the address for the Toyota Music Factory is 300 W. Las Colinas Blvd., Irving, Texas 75039. There will be plentiful valet stands throughout and 4,200 dedicated parking spaces available for patrons. The Toyota Music Factory is adjacent to the Irving Convention Center and the 350-room Westin Hotel (under construction). The site is served by the DART Orange Line and as well as the Las Colinas People Mover System. The Toyota Music Factory is 12.5 miles from downtown Dallas, 10 miles from DFW International Airport and 31 miles from downtown Fort Worth.

TEAM

The Toyota Music Factory is the creation of ARK Group, a multifaceted conglomerate of companies headquartered in Charlotte, North Carolina that focuses on the development, operations and marketing of mixed-use, entertainment-themed projects. www.arkgroupus.com

- Developer: ARK Group
- Architect: Gensler
- Construction: Skanska
- Office Leasing: Cushman & Wakefield
- Entertainment/Restaurant Leasing: ARK Group
- Financing: SunTrust Bank and Citizens Bank

MEDIA CONTACTS

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