



*Founders Square*  
DALLAS, TEXAS

Site size: .92 acre  
Building size: 302,991 square feet  
Client/Partner: Johnson & Swanson  
Original opening 1914  
Reopening 1984

PROJECT TYPE: SINGLE-TENANT OFFICE BUILDING; ADAPTIVE REUSE; BUILD-TO-SUIT; HISTORICAL RENOVATION PROJECT  
Woodbine transformed this historical seven-story warehouse into Class A office space for one of Dallas' largest law firms. The former Higginbotham-Bailey Building originally opened in 1914. Woodbine's \$30-million renovation created an eight-story, basement-to-roof atrium to flood the building with light, turning the former warehouse into a high-quality office building for the law firm of Johnson & Swanson, which was the project's lead tenant. Founders Square is a triple historical landmark: It appears on the National Register of Historic Places and has been designated a Recorded Texas Historic Landmark and a City of Dallas Historic Landmark.



# FOUNDERS SQUARE

900 Jackson Street,  
Dallas, Texas 75202



Before renovation



Construction



After renovation



## PROJECT DESCRIPTION

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Founders Square tenants have use of an underground parking facility. The building's historical brick exterior complements its warm, modern interior, which features oak hardwood floors, Canadian granite, mahogany doors and millwork and bronze trim. Woodbine Management Company provided on-site service. Founders Square was developed within a 2-acre landscaped park, offering something dramatically different for Dallas office space.

## ACCESSIBILITY

Convenient to Dallas' Government and Convention Center districts, as well as the West End Historic District. Easy access to Woodall Rodgers Freeway, I-30 and I-35E.

- 7-minute walk from Union Station
- 10-minute walk from Hyatt Regency Dallas
- 5-minute walk from the Dallas Convention Center
- 5-minute walk from Old Red Museum

## FACILITIES

Site size	.92 acre
Gross building area	302,991 square feet
Building façade	Brick, Renaissance Revival Chicago Warehouse style
Height	7 stories, plus basement
Typical floor size	35,514 square feet
Rentable space	273,694 rentable square feet
Elevators	6 (5 passenger, 1 service)
Parking	363 spaces in adjacent subsurface garage

## PROJECT TEAM

1984: Conversion from warehouse to office space

ARCHITECT	JPJ Architects, Inc.	Dallas
CIVIL ENGINEER	HDR	Dallas
DEVELOPER/PROJECT MANAGER	Woodbine Development Corporation	Dallas
GENERAL CONTRACTOR	Robert E. McKee General Contractor, Inc.	Dallas

## MUNICIPALITY/TAXING JURISDICTIONS

City of Dallas, Dallas County, Dallas County Community College District, Parkland Hospital District, Dallas Independent School District

## PROJECT OWNERSHIP/SPONSORSHIP

Originally built for 900 Jackson Street Building Partners, Ltd. Currently owned by Jackson Wood Ltd.