



Stephan Pyles to Open New Restaurant in Granite's Park Seventeen

RETAIL UPTOWN

By CHRISTINE PEREZ | November 7th, 2011 3:26pm

As [Nancy Nichols reports over at SideDish](#), Dallas chef Stephan Pyles will open his third restaurant next spring on the ground floor of Granite Properties' Park Seventeen in Uptown. The yet-to-be-named, 120-seat eatery will occupy about 7,500 square feet and front Akard Street.

Robert Jimenez, leasing manager for Granite Properties, said the deal has been in the works for the past 18 months.

The restaurant, which Pyles describes as "modern Texas," will feature a margarita and martini bar, taco bar, and wood-fire grill. It will be open weekdays for lunch and Monday through Saturday for dinner, with the possible addition of a Sunday brunch.

Along with his eponymous restaurant at 1807 Ross Avenue, Pyles also has Samar at 2100 Ross Ave.

Jack Gosnell of UCR Urban and John Theirl of Gordon & Rees represented Pyles in lease negotiations. Granite was represented in-house by Jim Kirchohoff and Robert Jimenez, and by Mitch Traub, Wyatt Russo, and Jim Weir of The Retail Connection.

The [Park Seventeen](#) mixed-use project at Akard Street and McKinney Avenue includes 361,000 square feet of office space (17Seventeen McKinney), about 300 luxury apartments, and 15,000 square feet of retail space.

Note—In the [current issue of D CEO](#), developer John Sughrue talked about how the initial Stephan Pyles restaurant deal came together at 1807 Ross:

During an event at Beck Park, Dallas caterer Wendy Krispin looked up and asked Sughrue what he was going to do with the property's street-level space. As it happened, one of her restaurant friends was looking for a spot in the Arts District. "Can you rip off the front of the building?" she asked.

The chef was Stephan Pyles.

"Like the fashion business, we had no intention of getting into the restaurant business," says Sughrue. "I also have no thought in my mind of getting into the Broadway business; but if Andrew Lloyd Webber shows up, I'm going to think about it."

The lenders were convinced to do the deal—after the acclaimed chef cooked dinner for them—and Stephan Pyles, the restaurant, opened in 2005.