



TWELVE THIRTY FOUR

Private Events

Swiss Venue Overview

4034 Swiss Avenue
Old East Dallas, Texas 75204

TWELVETHIRTYFOURFLOWERS.COM

THE SPACE

An early 1900s storefront on historic Swiss Avenue

Twelve Thirty Four is a floral design house and gallery in Old East Dallas. Its salon, gallery and private patio are available for dinners, celebrations, intimate weddings, and photo and film work, furnished and styled as they stand.

A member of our team is on the premises throughout every booking.

60

GUESTS AT MOST

3

SPACES

4 hr

MINIMUM





01 · INCLUDED

The Salon

Weathered white plaster, pressed tin and exposed ductwork under high ceilings, with tall windows and a brick doorway out to the patio. Open and loft-like, it reads as an old building first and a blank canvas second.

Long tables, receptions and installations, and an easy reset for photography.

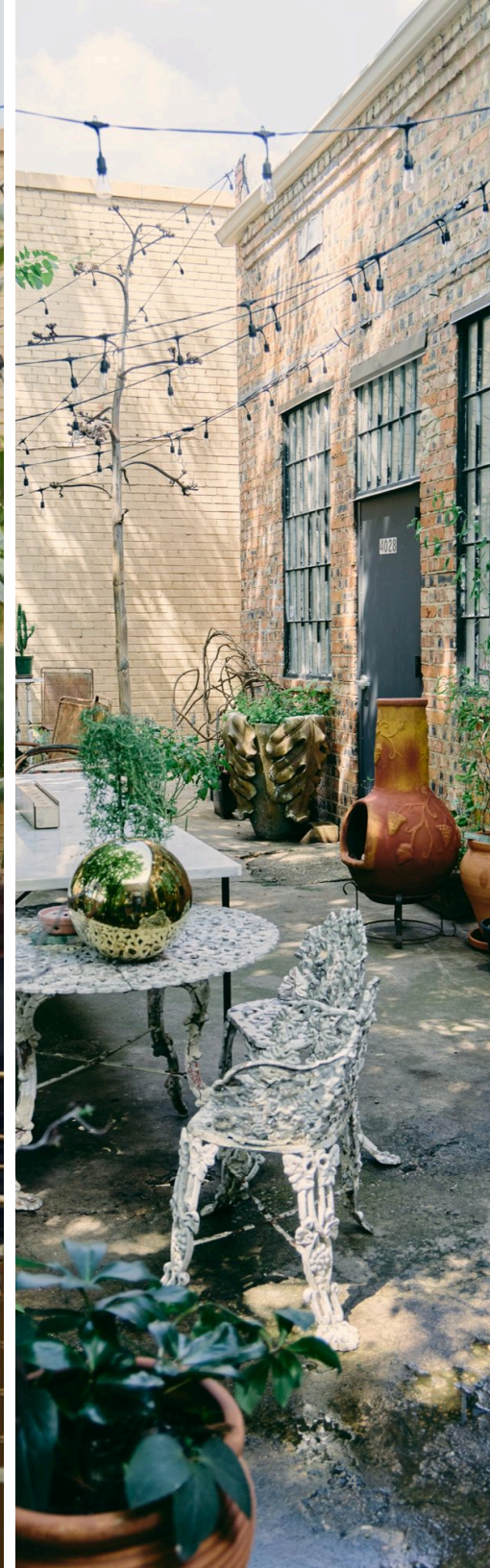
02 · INCLUDED

The Patio

A private courtyard of climbing vines, antique mirrors, wrought iron and chimeneas, framed by brick warehouse walls and steel-frame windows.

Ceremonies, cocktail hours and long tables under string lights. The chimeneas are lit by our team.

SWISS VENUE OVERVIEW





03 · ADD-ON

The Gallery

The front room on Swiss Avenue: sage walls, green velvet and vintage furniture under pressed tin ceilings, with original terrazzo underfoot and daylight through arched windows.

About 900 square feet, added to a booking for larger gatherings. Seated dinners, cocktail receptions and portraits, with the furniture and styling in place.

RATES

Booked by the hour, with a four-hour minimum

Salon and patio	\$200 an hour
Gallery	\$200 an hour
41 to 60 guests	add \$50 an hour
Full day, salon and patio	\$4,800
Full day, the whole building	\$9,600
Cleaning	\$80, plus tax
Overtime, in full hours past load out	1.5 times the hourly rate

Booked hours include load in, setup, the event, breakdown and load out.

INCLUDED

Furniture, lighting and styling already in the space, restrooms, street-level access and the prep kitchen, which has a sink, a large fridge and a portable stovetop but no oven, so caterers bring hot-hold.

ARRANGED SEPARATELY

Valet, quoted on request. Rentals cover the space only, not floral design or creative services. Arrangements can be ordered ahead from our website or the Twelve Thirty Four app, as with any order, and we are happy to coordinate delivery to the event.

For wedding floral design by our studio, please inquire separately. Wedding floral begins at \$20,000, for the floral alone.

HOW BOOKING WORKS

Holding your date

Deposit and agreement

A 50 percent deposit and the signed rental agreement hold the date. The deposit doubles as the security deposit and is non refundable unless we cancel.

Insurance

A certificate naming Twelve Thirty Four Concepts LLC as additional insured, 14 days before, or our event cover for \$175 instead.

Cancellation

More than 30 days out, the deposit is kept and anything above it returned. Within 30 days, the full amount is kept. If we cannot host, a full refund.

Balance

The remaining 50 percent is due two weeks before the event.

Bar

Any bar needs a licensed, insured bartender. No self service.

Moving the date

At our discretion, subject to availability, with a \$100 fee. For weather or an emergency, payments become a credit valid for twelve months.

GOOD TO KNOW

Music is welcome at a respectful level. Smoking on the patio only. Pets on request. Open flame in the chimeneas only, lit by our team. Street parking on Swiss Avenue and a small lot on the premises. Full terms are in the rental agreement, sent with this venue overview.





PREFERRED VENDORS

Partners who know the space

FOOD AND CATERING

Fount Board & Table

@fountboardandtable

The Board Lady

@the_board_lady

Chef Kent Rathbun

@chefkentrathbun

STAFFING

Top Tier Event Staffing

@toptiereventstaffing

VALET

Pinky's Valet

@pinkysvalet

Pro Park Solutions

@proparksolutions

RENTALS AND PRODUCTION

Top Tier Event Rentals

@toptiereventrentals

Loot Rentals

@lootrentals

Posh Couture Rentals

@poshcouturerentals

Shag Carpet Props

@shagcarpetprops

PHOTO AND VIDEO

Luis Martinez

@luis_martinez93

Yesi Sukilynn

@yesi.sukilynn

Jenny Bird

@jennybirddd

MUSIC AND PHOTOBOOTH

DJ Jennifer Miller

@djjennifermliller

DJ Sober

@djsobber

Ronito Sway

@ronito.sway

Motus Booth

@motusbooth

Vendors from outside the list are welcome, approved with the agreement.



SEE IT FIRST

Visit the store

Visits run Tuesday and Wednesday afternoons, from 2 to 4 pm, in half-hour slots by appointment.

contact@twelvethirtyfourflowers.com

469 531 6723

4034 Swiss Avenue, Dallas, Texas 75204

[twelvethirtyfourflowers.com/pages/private-events](https://www.twelvethirtyfourflowers.com/pages/private-events)

FLOOR PLANS

The rooms, measured

The Gallery opens from the main entrance on Swiss Avenue. The Salon has the restroom and back of house behind a curtain, and opens onto the Patio.

Dimensions are approximate and for planning only.

