2401 CEDAR SPRINGS

AT THE HEART OF **ANYTHING & EVERYTHING** IN UPTOWN DALLAS

THE BUILDING

EXPERIENCE THE NEW 2401 CEDAR SPRINGS

Crescent's reimagined design of the exterior and interior of the building will offer customers a work environment with inspiring surroundings that is designed for collaboration and interaction.

THE BUILDING

A HEIGHTENED EXPERIENCE IN UPTOWN

Located in the premiere Uptown District, at the crossroads of Cedar Springs and Maple, 2401 Cedar Springs is at the epicenter of Dallas' most desired location boasting the most exciting and popular amenities in the city to attract and retain top talent.

WHATS NEW? EVERYTHING

- EXTERIOR, INTERIOR, LOBBY
- RESTAURANT CONCEPT
- ARRIVAL EXPERIENCE

AVAILABLE FOR MOVE IN
LATE 2019

CONTIGUOUS OFFICE SPACE
200,000 RSF

TYPICAL FLOOR PLAN
27,000 SF

UNDERGROUND PARKING RATIO
3:1000

LOCATION
DALLAS' PREMIER URBAN DISTRICT

AMENITIES

THE WORKPLACE EXPERIENCE

The concourse floor will feature a high-end fitness center, a conference center, co-working suites and a social lounge with self-serve coffees, beverages and snacks.

- PREMIER CLASS AA OFFICE SPACE
- FITNESS CENTER
- SOCIAL LOUNGE
- CONFERENCE CENTER
- OUTDOOR PATIO GARDEN
- CO-WORKING SUITES
- PELOTON BIKES & FITNESS CLASSES
- VALET PARKING
- GOLF SIMULATOR
- GOURMET VENDING
- FOODA
- FOODSBY

LEVEL 1

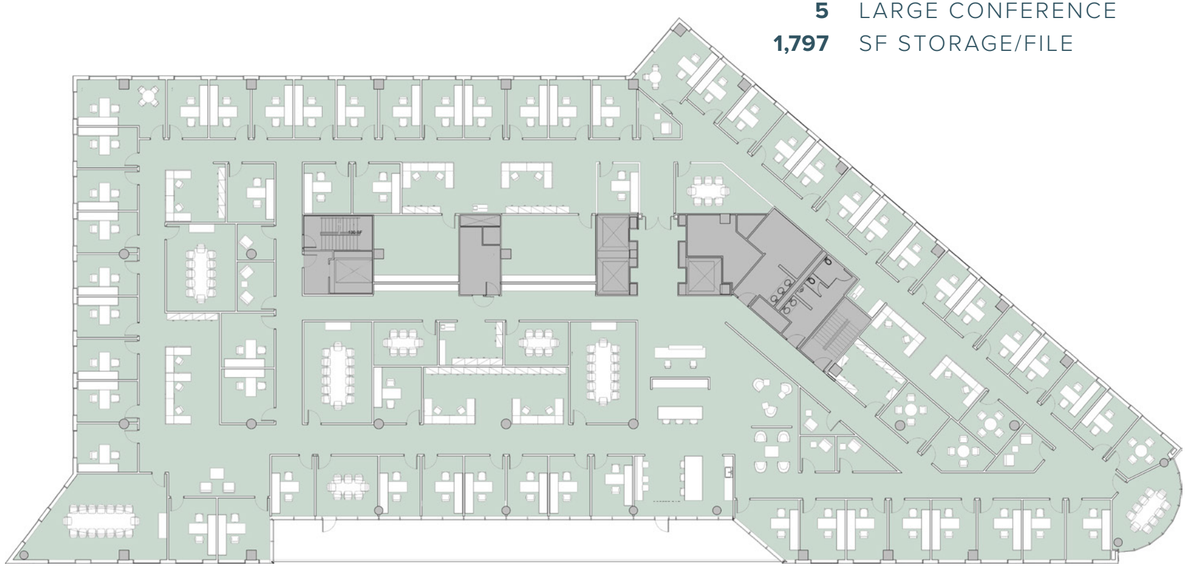
LOBBY FLOOR PLAN

- TENANT
- FOOD SERVICE AREA
- BUILDING SERVICE AREA
- VERTICAL PENETRATION

LEVEL 3-7

27,000 SF
OFFICE TEST FIT

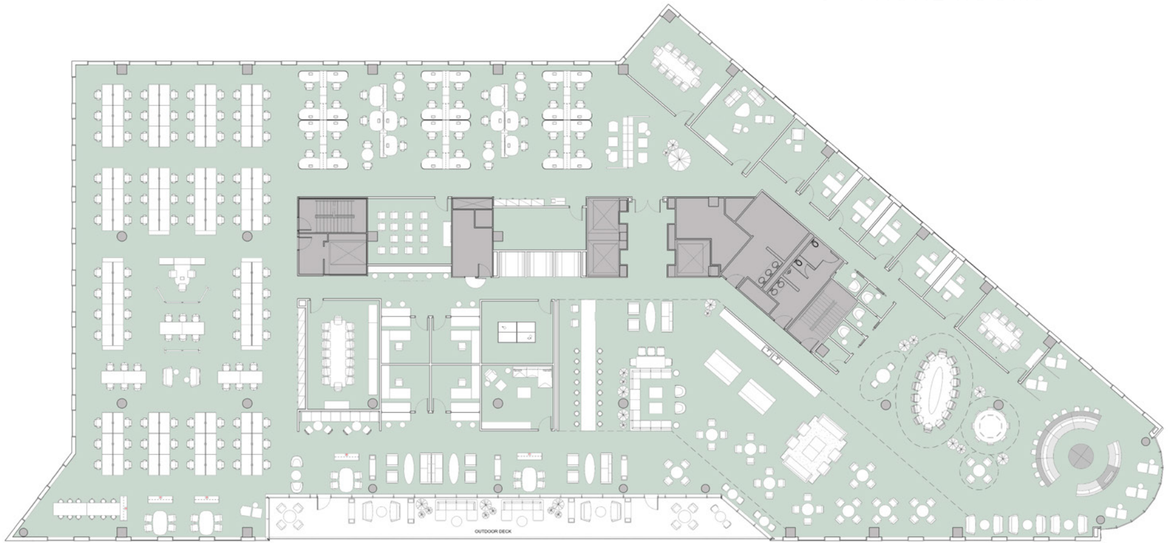
41 PERIMETER OFFICES
13 INTERIOR OFFICES
16 ADMINS
12 SMALL CONFERENCE
3 MED. CONFERENCE
5 LARGE CONFERENCE
1,797 SF STORAGE/FILE



LEVEL 3-7

27,000 SF
TECH/OPEN TEST FIT

8 OFFICES
120 WORKSTATIONS
2 CONFERENCE
1 BOARD ROOM
1 TRAINING ROOM
4 PHONE ROOMS



ACCESSIBILITY

EASY ACCESS

2401 Cedar Springs sits directly across from The Crescent, and is near downtown's Dallas Arts District and Klyde Warren Park as well as in proximity to the largest concentration of restaurants, trend-setting retail shops, upscale hotels and high-end residential developments in DFW.

Both Cedar Springs Road and Maple Avenue provide convenient freeway access with proximity to The Dallas North Tollway, one of Dallas' primary north-south arterial freeways, and Woodall Rodgers Freeway, which allows quick access to I-35 and I-30 to the west and North Central Expressway and I-45 to the east.

SUPERIOR ACCESSIBILTY

- 15 MINUTES AWAY
  DALLAS LOVE FIELD
- 25 MINTUES AWAY
  DFW INTERNATIONAL AIRPORT
- EASY ACCESS TO
  DALLAS NORTH TOLLWAY
- CENTRAL EXPRESSWAY
- INTERSTATE 35
- MCKINNEY TROLLEY

THE LOCATION

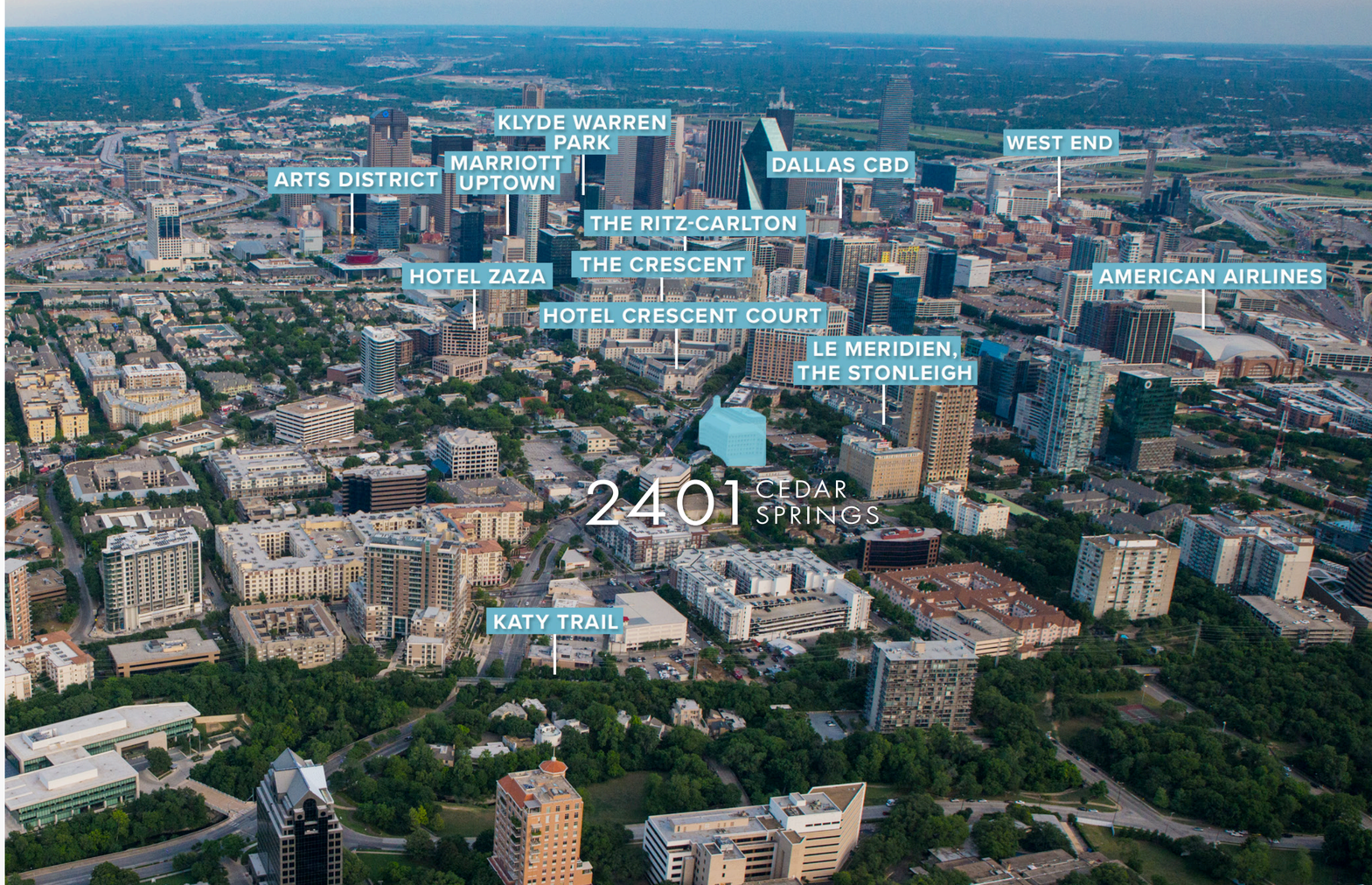
IN THE HEART OF UPTOWN

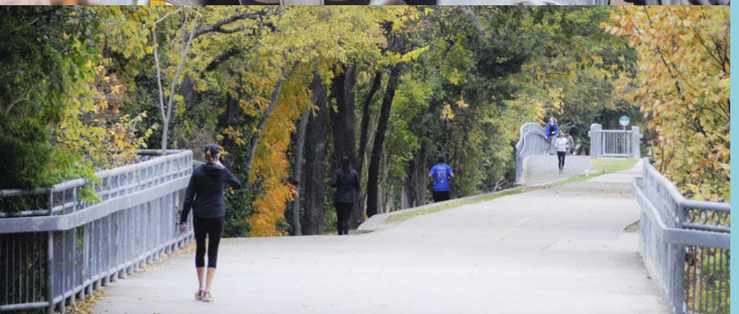
2401 Cedar Springs is located in the heart of the high-profile Uptown and Turtle Creek office submarkets. Enjoy a walkable environment featuring high-rise residential living, world-class restaurants and entertainment, luxury hotels and a wide range of retail amenities, providing a premier live-work-play environment.

93
UPTOWN WALK SCORE

58
ACRES OF GREEN SPACE

300+
DINING & ENTERTAINMENT





NEIGHBORHOOD AMENITIES

- THE CRESCENT
- THE RITZ-CARLTON DALLAS
- HOTEL ZAZA
- MCKINNEY & OLIVE
- 12,000 UNITS OF QUALITY RESIDENTIAL
- LUXURY SPAS
- 300 RESTAURANTS
- WHOLE FOODS
- KLYDE WARREN PARK
- MCKINNEY AVENUE TROLLEY

THE NEIGHBORHOOD

DALLAS' MOST DESIRABLE URBAN PLAYGROUND

Uptown provides its residents with everything they want and need, all within walking distance or a short ride by car, bike, scooter or trolley. Uptown is the most dynamic "24-hour" neighborhood in Dallas

- ATTRACT & RETAIN TOP TALENT
- SUPERIOR WALKABILITY
- MUSEUMS
- ENTERTAINMENT
- FITNESS STUDIOS
- LUXURY & BOUTIQUE HOTELS
- VIBRANT DINING & PATIO SCENE
- SHOPPING
- KLYDE WARREN PARK
- KATY TRAIL

MCKINNEY & OLIVE

AMERICAN AIRLINES HEADQUARTERS

SPONSORSHIP

Goldman Sachs Asset Management

CRESCENT

Goldman Sachs Asset Management Private Real Estate, in a joint venture partnership with Crescent Real Estate will re-invent 2401 Cedar Springs into an exceptional office asset with top amenities.

WHY CRESCENT?

- CRESCENT CONTROLS OVER 20 ACRES IN UPTOWN
  2401 Cedar Springs, The Crescent, Hotel Crescent Court, The Ritz-Carlton and McKinney & Olive
- RESPONSIVE, PROACTIVE OWNERSHIP
- STRONG DEVELOPMENT EXPERIENCE
- INVESTS IN CUSTOMER EXPERIENCE
- ON-SITE CRESCENT PROPERTY MANAGEMENT
- RITZ-CARLTON CUSTOMER SERVICE TRAINED EMPLOYEES
- AWARD WINNING CUSTOMER SERVICE
- CRESCENT VIP DISCOUNT PROGRAM

CORGAN

Corgan is a leading architecture and design firm with a human-centered approach, a deep technical experience and a reputation for great service to our clients, our people and our communities. Consistently ranked as one of the top five architecture firms, we listen to our clients and transform their insights into structures and spaces that inspire, inform and innovate. Our approach to all these spaces is singular. To create unique environments where our clients thrive. We've planned and designed places where people live, work and play. At Corgan, we believe we are part of something greater than ourselves and that our work should have a positive impact on the world. We combine a sound functional business approach with a sensitivity to aesthetic value, sustainability, and human experience that leads to highly successful, lasting environments.

CITYLINE

TOYOTA NORTH AMERICAN HEADQUARTERS

KUBOTA NORTH AMERICAN HEADQUARTERS

AT THE HEART OF **ANYTHING & EVERYTHING** IN UPTOWN DALLAS

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