

AT THE HEART OF ANYTHING & EVERYTHING IN UPTOWN DALLAS



**AVAILABLE NOW** FOR MOVE-IN



2401 CEDAR SPRINGS

**200,000 RSF** AVAILABLE



THE BUILDING

## EXPERIENCE THE NEW 2401 CEDAR SPRINGS

Crescent's reimagined design of the exterior and interior of the building offers 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.

## WHAT'S NEW? EVERYTHING

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



AVAILABLE NOW FOR  
**IMMEDIATE  
OCCUPANCY**

CONTIGUOUS OFFICE SPACE  
**200,000 RSF**

TYPICAL FLOOR PLAN  
**27,000 SF**

UNDERGROUND PARKING RATIO  
**2.75:1000**

LOCATION  
**DALLAS' PREMIER  
URBAN DISTRICT**



## AMENITIES

# THE WORKPLACE EXPERIENCE

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

- ▶ PREMIER CLASS AA OFFICE SPACE
- ▶ FITNESS CENTER
- ▶ SOCIAL LOUNGE
- ▶ CONFERENCE CENTER
- ▶ VALET PARKING
- ▶ OUTDOOR PATIO WITH FIRE FEATURE
- ▶ MULTI SPORT SIMULATOR
- ▶ GOURMET VENDING
- ▶ FOODA
- ▶ FOODSBY
- ▶ WINE LOCKERS



## LEVEL 1

## ▶ LOBBY FLOOR PLAN

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



## LEVEL 3-7

▶ **27,000 SF**  
OFFICE TEST FIT

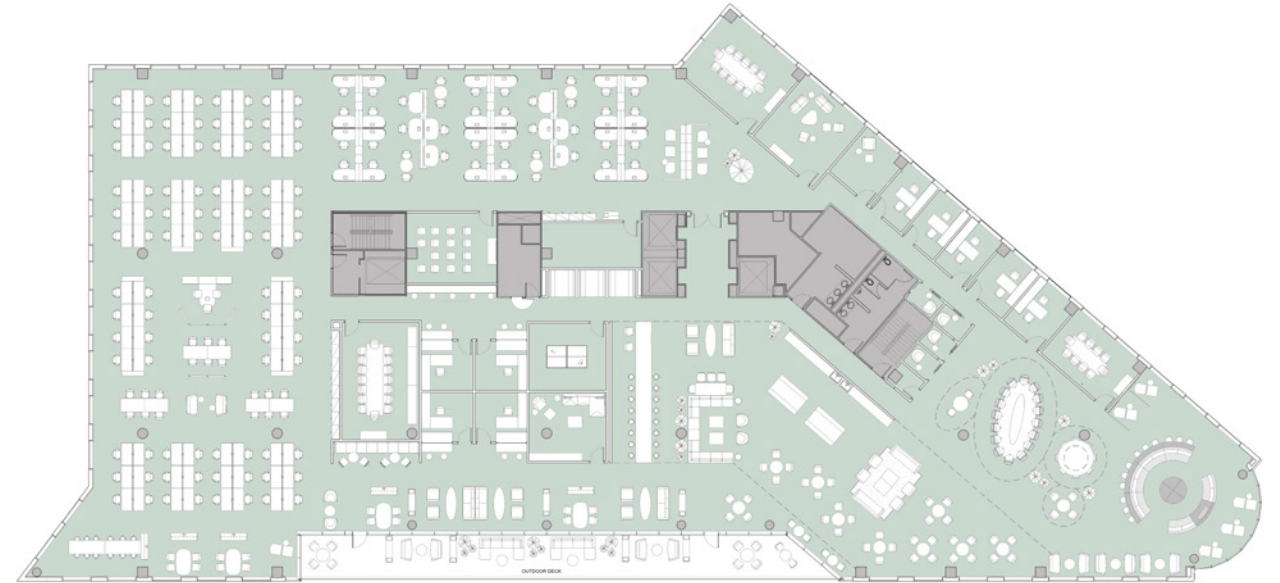
- 41 PERIMETER OFFICES
- 13 INTERIOR OFFICES
- 16 ADMINS
- 12 SMALL CONFERENCE
- 3 MED. CONFERENCE
- 5 LARGE CONFERENCE
- 1,797 SF STORAGE/FILE



## 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.



- I-35E
- Dallas North Tollway
- Downtown Dallas
- Highway 75

## SUPERIOR ACCESSIBILITY

- ▶ 15 MINUTES AWAY DALLAS LOVE FIELD
- ▶ 25 MINUTES 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
- ▶ ALAMO MANHATTAN MARRIOTT
- ▶ 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



**Asset  
Management**



**CRESCENT.**

Goldman Sachs Asset Management Private Real Estate, in a joint venture partnership with Crescent Real Estate, has 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 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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