

AVAILABLE NOW 76,989 RSF



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 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 premier 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
76,989 RSF

TYPICAL FLOOR PLAN
27,000 SF

UNDERGROUND PARKING RATIO
2.5:1,000

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
- RESTROOMS
- BUILDING SERVICE AREA
- VERTICAL PENETRATION



OFFICE TEST FIT

► **27,000 SF**

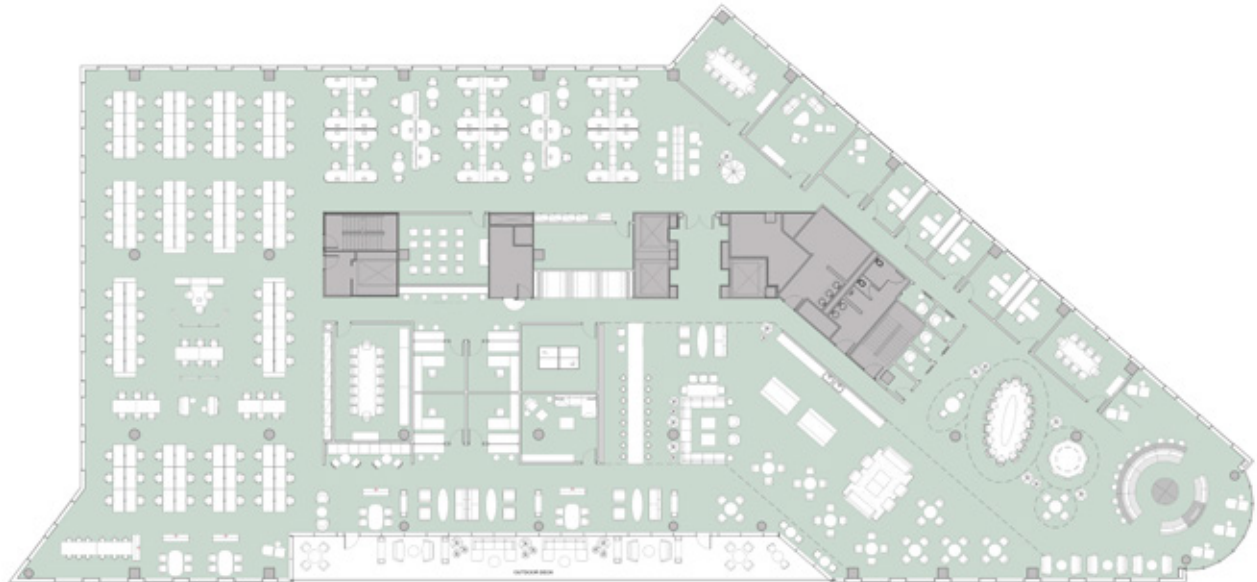
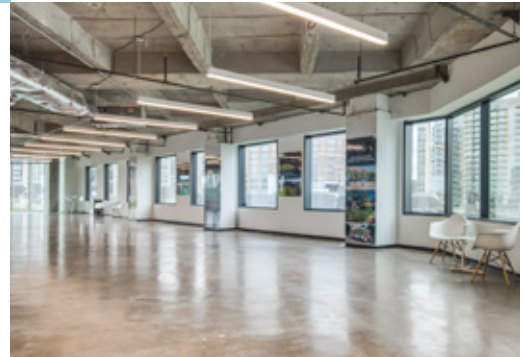
41 PERIMETER OFFICES
13 INTERIOR OFFICES
16 ADMINS
12 SMALL CONFERENCE
3 MED. CONFERENCE
5 LARGE CONFERENCE
1,797 SF STORAGE/FILE



TECH/OPEN TEST FIT

▶ 27,000 SF

- 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 ACCESSIBILITY

- ▶ 15 MINUTES AWAY
DALLAS LOVE FIELD
- ▶ 25 MINUTES AWAY
DFW INTERNATIONAL AIRPORT

EASY ACCESS TO
DALLAS NORTH
TOLLWAY

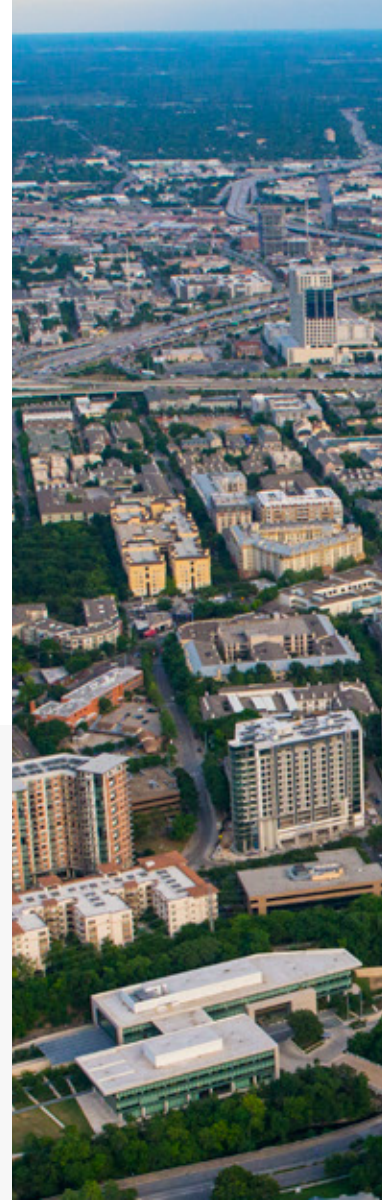
- ▶ CENTRAL EXPRESSWAY
- ▶ INTERSTATE 35

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.





ARTS DISTRICT

MARRIOTT
DOWNTOWN

KLYDE WARREN
PARK

WEST END

RITZ-CARLTON

HOTEL ZAZA

THE CRESCENT

AMERICAN AIRLINES

HOTEL CRESCENT COURT

LE MERIDIEN
THE STONELEIGH

MARRIOTT
UPTOWN

 2401 CEDAR
SPRINGS

KATY TRAIL



NEIGHBORHOOD AMENITIES

- ▶ THE CRESCENT
- ▶ THE RITZ-CARLTON DALLAS
- ▶ MARRIOTT UPTOWN
- ▶ 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**



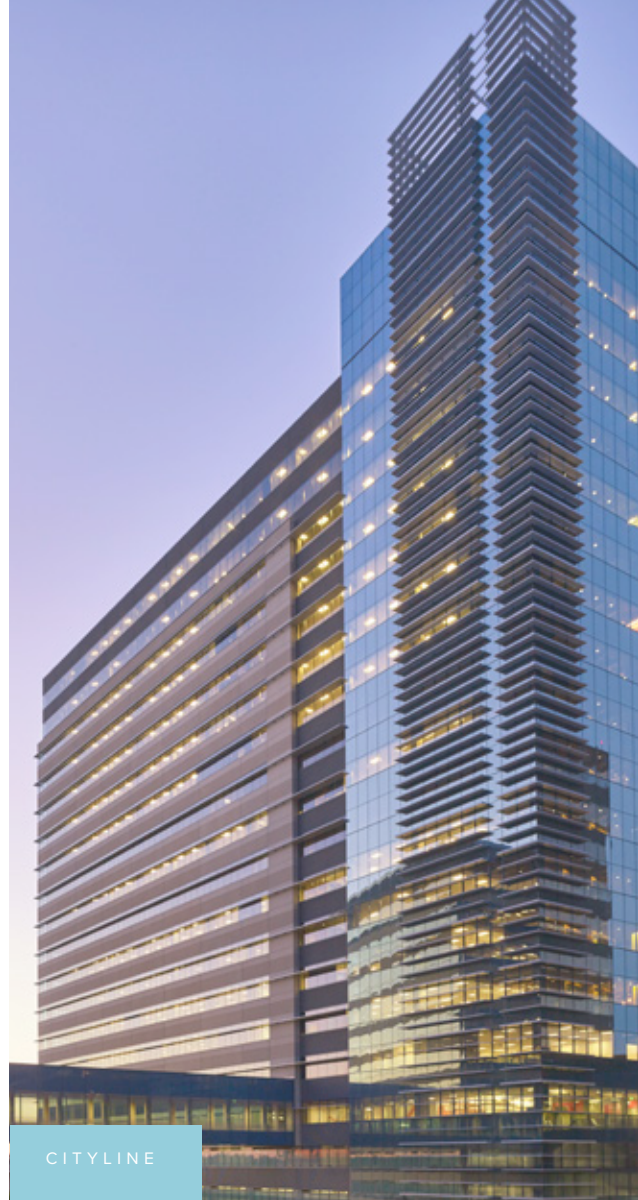
Goldman Sachs Asset Management Private Real Estate, in a joint venture partnership with Crescent Real Estate, has re-invented 2401 Cedar Springs into an exceptional office asset with top amenities.

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
- ▶ 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



JAMES ESQUIVEL

james.esquivel@am.jll.com
214.438.6152

ADAM HAMMACK

adam.hammack@am.jll.com
214.438.6543



TONY CLICK

tclick@crescent.com
214.880.4766

JORDYN ALLEN

jallen@crescent.com
214.880.4514

LEARN MORE AT 2401CEDARSPRINGS.COM







Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Esquivel	408736	james.esquivel@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Hammack	575617	adam.hammack@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date