



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.



## Premier Class A Office Space

AVAILABLE NOW FOR  
**IMMEDIATE  
OCCUPANCY**

FULL FLOOR AVAILABLE  
**33,568 SF  
(DEMISABLE)**

SPEC SUITES  
RANGING FROM  
**3,511 SF – 7,609 SF**

UNDERGROUND  
PARKING RATIO  
**2.5:1,000**

LOCATION  
**DALLAS' PREMIER  
URBAN DISTRICT**



## What's New? Everything

**EXTERIOR, INTERIOR, LOBBY  
OUTDOOR PATIO WITH SEATING & FIRE FEATURE**

**NURI STEAKHOUSE  
ARRIVAL EXPERIENCE**







#### AMENITIES

## THE WORKPLACE EXPERIENCE

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

**FITNESS CENTER**  
**SOCIAL LOUNGE**  
**CONFERENCE CENTER**

**VALET PARKING**  
**SPORTS SIMULATOR**  
**GOURMET VENDING**

**FOOD & BEVERAGE**  
**FOODS BY WINE LOCKERS**

**TENANT PROGRAMMING**  
**ONSITE SHUTTLE**

**OUTDOOR PATIO WITH FIRE FEATURE**  
**24/7 SECURITY**





## 3RD FLOOR SPEC SUITES



SUITE 350  
4,180 SF

SUITE 305  
2,048 SF

SUITE 300  
7,609 SF





## 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

### DALLAS' MOST DESIRABLE URBAN PLAYGROUND

- Attract & Retain Top Talent
- Superior Walkability
- Museums
- Entertainment
- Fitness Studios
- Luxury & Boutique Hotels
- Vibrant Dining & Patio Scene
- Shopping
- Klyde Warren Park
- Katy Trail







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**James Esquivel**  
james.esquivel@jll.com  
214.438.6152

**Lauren Halstedt**  
lauren.halstedt@jll.com  
214.438.6155

**Ashley Curry**  
ashley.curry@jll.com  
214.438.6348



CRESCENT.

**Tony Click**  
tclick@crescent.com  
214.880.4766

**Jordyn Allen**  
jallen@crescent.com  
214.880.4514

LEARN MORE AT [2401CEDARSPRINGS.COM](https://www.2401CEDARSPRINGS.COM)

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