



2401 CEDAR  
SPRINGS

AT THE HEART OF ANYTHING & EVERYTHING IN UPTOWN DALLAS



A close-up, low-angle shot of a modern building's exterior. The building features a large glass facade with a grid of steel frames. The sky is a clear, pale blue with a few wispy white clouds. The overall composition is architectural and clean.

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  
OUTDOOR PATIO WITH SEATING & FIRE FEATURE

NURI STEAKHOUSE  
ARRIVAL EXPERIENCE



## Premier Class A Office Space

AVAILABLE NOW FOR

**IMMEDIATE  
OCCUPANCY**

FULL FLOOR AVAILABLE

**33,568 SF  
(DEMISABLE)**

SPEC SUITE SIZE  
RANGE

**4,180 - 7,609 SF**

UNDERGROUND  
PARKING RATIO

**2.5:1,000**

LOCATION

**DALLAS' PREMIER  
URBAN DISTRICT**





#### 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**  
**GYM VENDING**

**FOODSBY**  
**NURI STEAKHOUSE**  
**WINE LOCKERS**

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

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



# OFFICE TEST FIT

**33,568 SF**

**27** OFFICES

**5** CONFERENCE ROOMS

**10** HUDDLE / BREAKOUT ROOMS

**177** WORK STATIONS

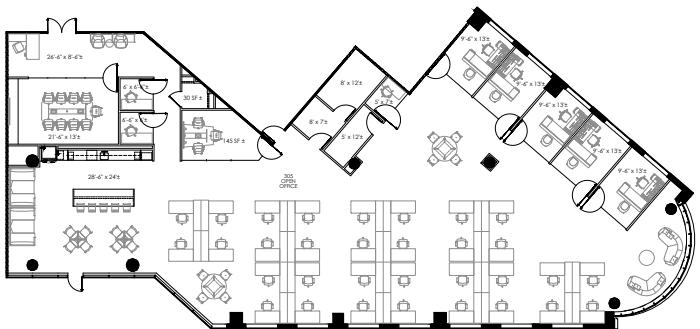
LOUNGE / GAME ROOM

BREAK ROOM

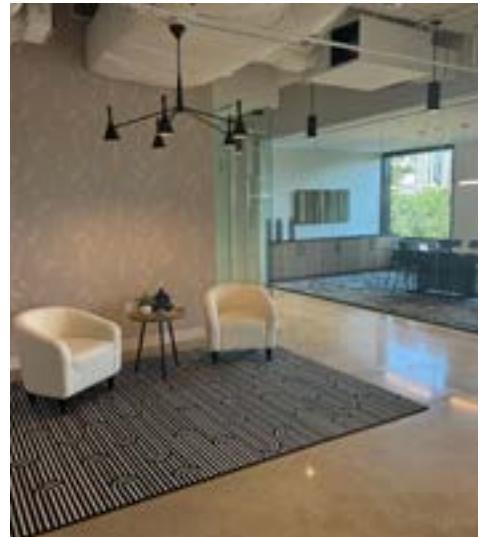
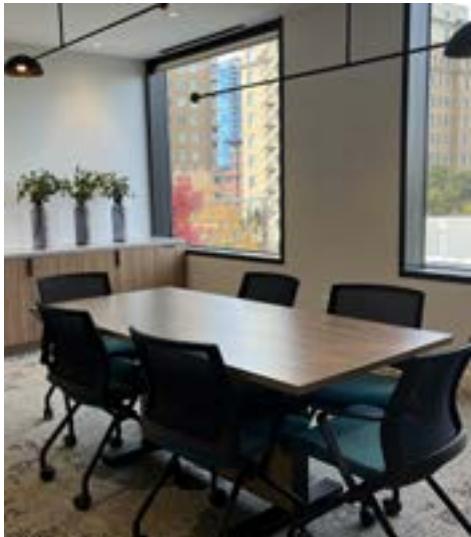
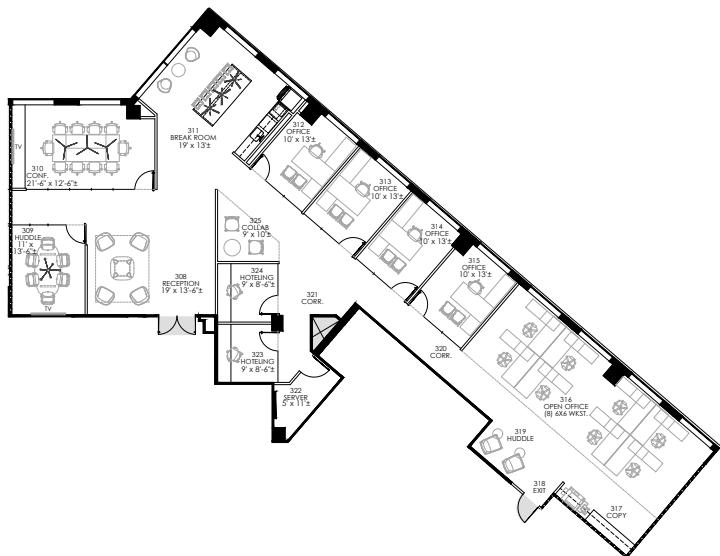


SCAN OR CLICK  
TO TOUR

## SPEC SUITE 300 | 7,609 SF



## SPEC SUITE 350 | 4,180 SF





# nuri

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AN ELEVATED EXPERIENCE





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.



UPTOWN  
WALK SCORE



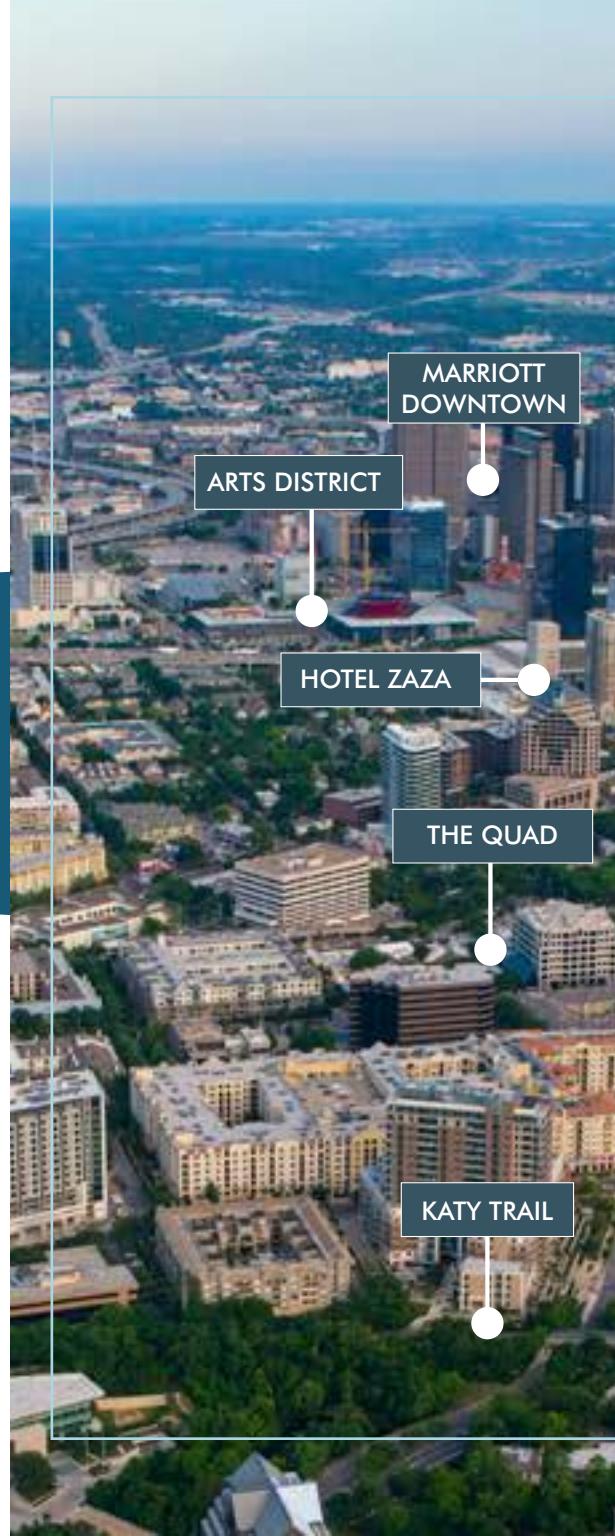
ACRES OF  
GREEN SPACE



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





## DALLAS CBD

KLYDE WARREN PARK

RITZ-CARLTON

THE CRESCENT

HOTEL CRESCENT COURT

LE MERIDIEN  
THE STONELEIGH

MARRIOTT  
UPTOWN

AMERICAN AIRLINES

## HARWOOD DISTRICT

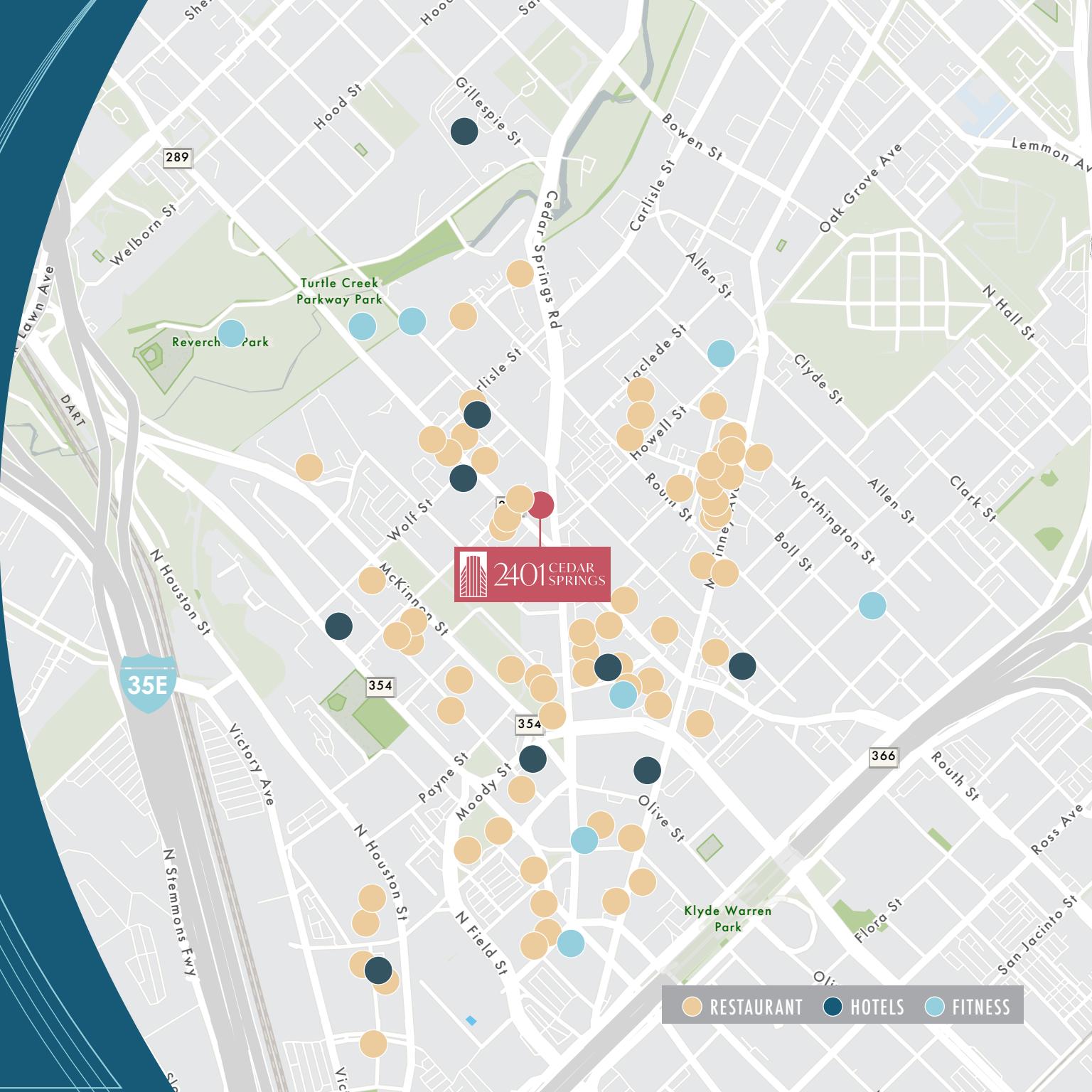
2401 CEDAR SPRINGS

KATY TRAIL ICE HOUSE



## NEIGHBORHOOD AMENITIES

- The Crescent
- The Ritz-Carlton
- Dallas
- Marriot Uptown
- Hotel Zaza
- Mckinney & Olive
- 12,000 Units of Quality Residential
- Luxury Spas
- 300 Restaurants
- Whole Foods
- Klyde Warren Park
- Mckinney Avenue Trolley

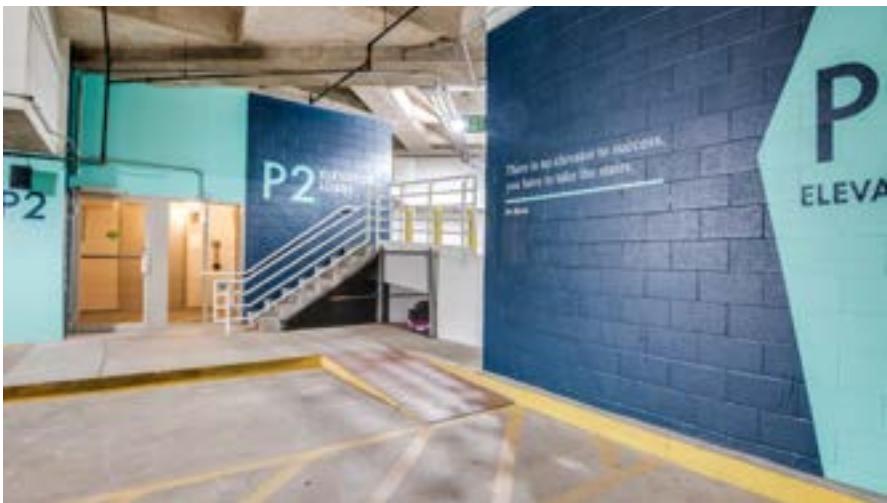


## ACCESSIBILITY

# 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

**DALLAS LOVE FIELD**

25 MINUTES AWAY

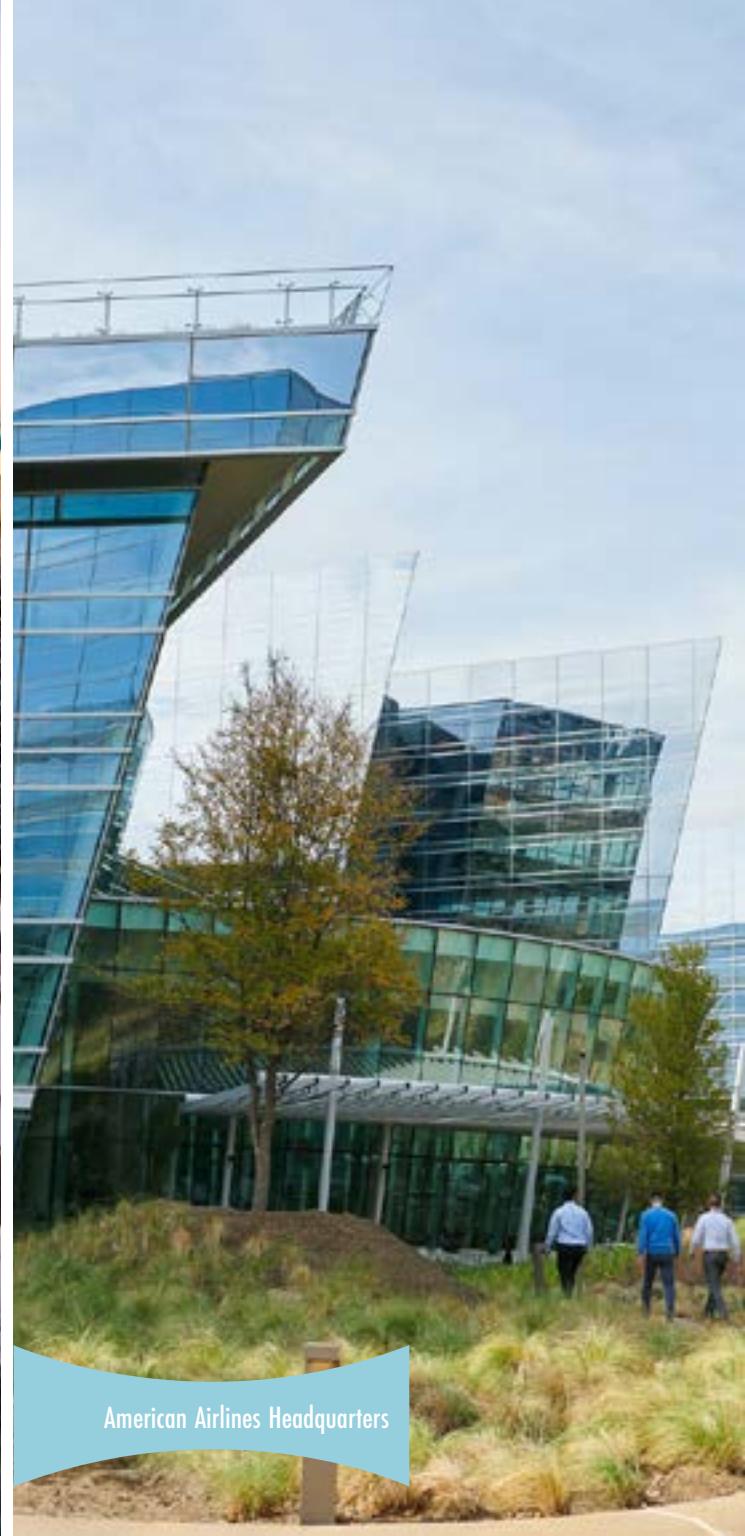
**DFW INTERNATIONAL AIRPORT**

EASY ACCESS TO  
**DALLAS NORTH TOLLWAY**

**CENTRAL EXPRESSWAY**

**INTERSTATE 35**

**MCKINNEY TROLLEY**





## SPONSORSHIP



## Why Crescent?

- Crescent Controls Over 20 Acres In Uptown
- 2401 Cedar Springs, The Crescent, Hotel Crescent Court & The Ritz-Carlton
- Responsive, Proactive Ownership
- Strong Development Experience
- Invests In Customer Experience
- Ritz-Carlton Customer Service Trained Employees
- Award Winning Customer Service
- Crescent Vip Discount Program



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



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