



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
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
GOURMET 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

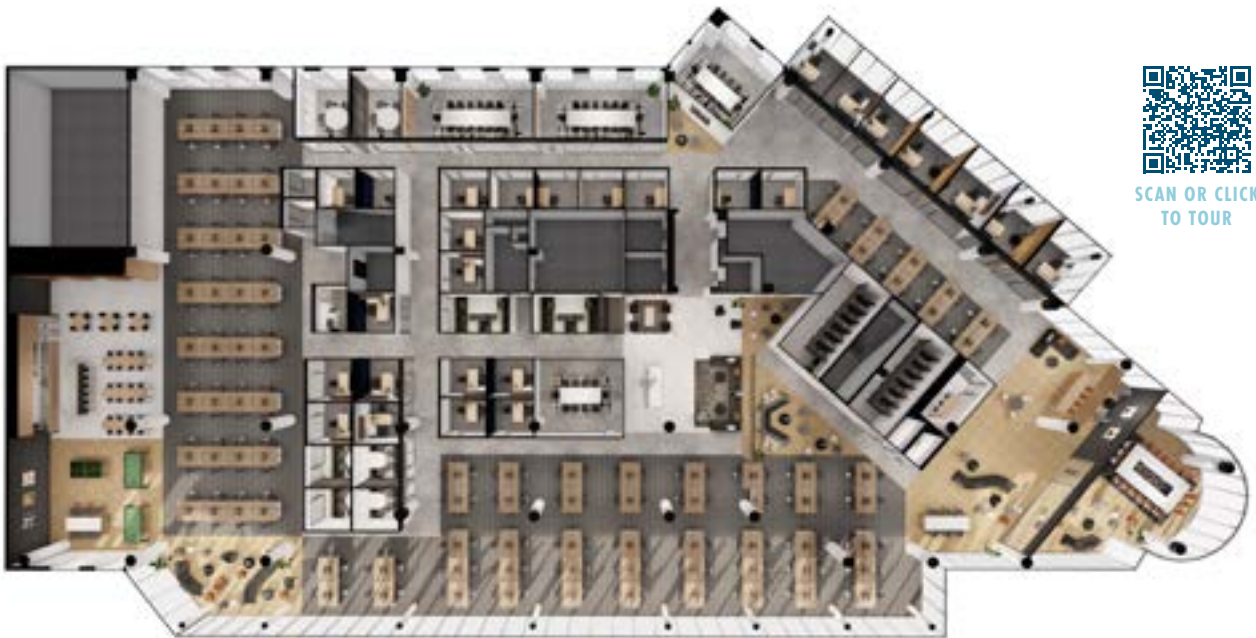
5 CONFERENCE ROOMS

10 HUDDLE / BREAKOUT ROOMS

177 WORK STATIONS

LOUNGE / GAME ROOM

BREAK ROOM

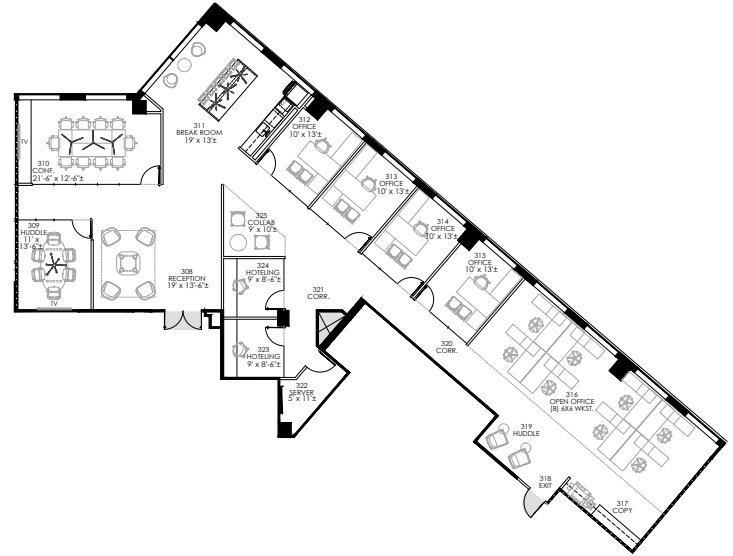


SCAN OR CLICK
TO TOUR

SPEC SUITE 300 | 7,609 SF



SPEC SUITE 350 | 4,180 SF





nuri 누리
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.



93
UPTOWN
WALK SCORE



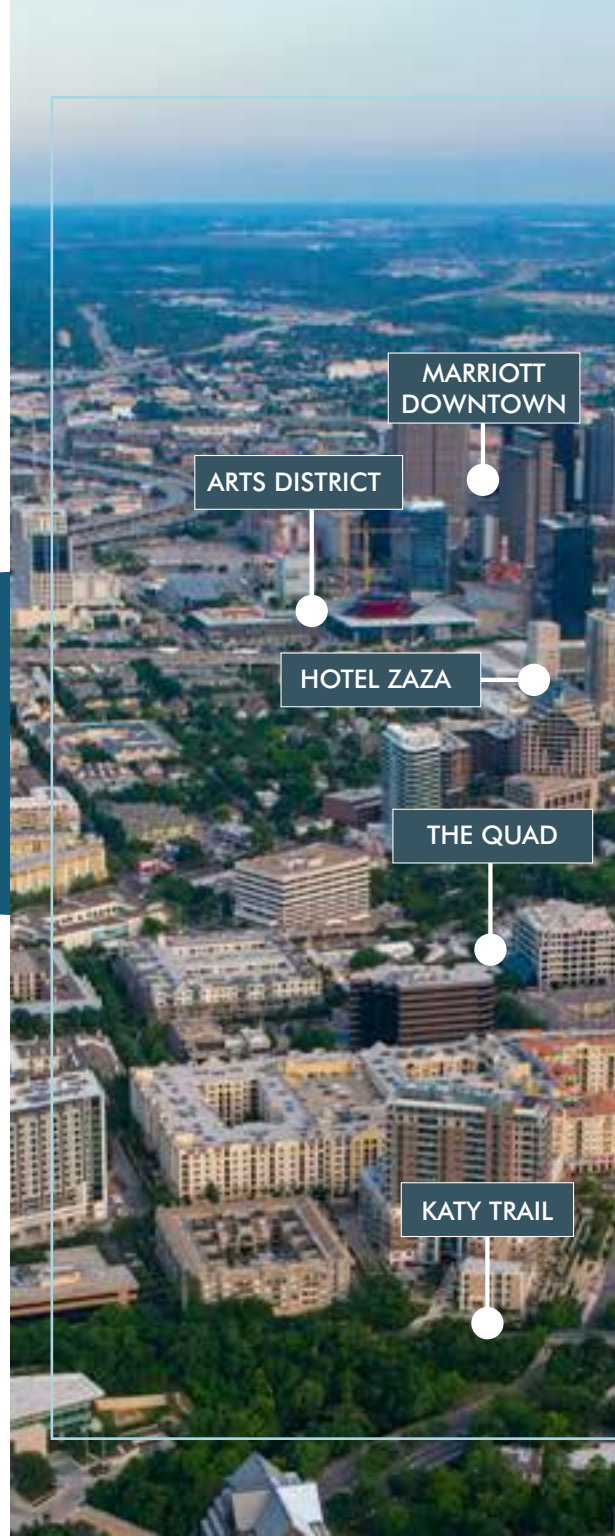
58
ACRES OF
GREEN SPACE



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





DALLAS CBD

KLYDE WARREN
PARK

RITZ-CARLTON

THE CRESCENT

HOTEL CRESCENT COURT

LE MERIDIEN
THE STONELEIGH

MARRIOTT
UPTOWN

AMERICAN AIRLINES

 2401 CEDAR
SPRINGS

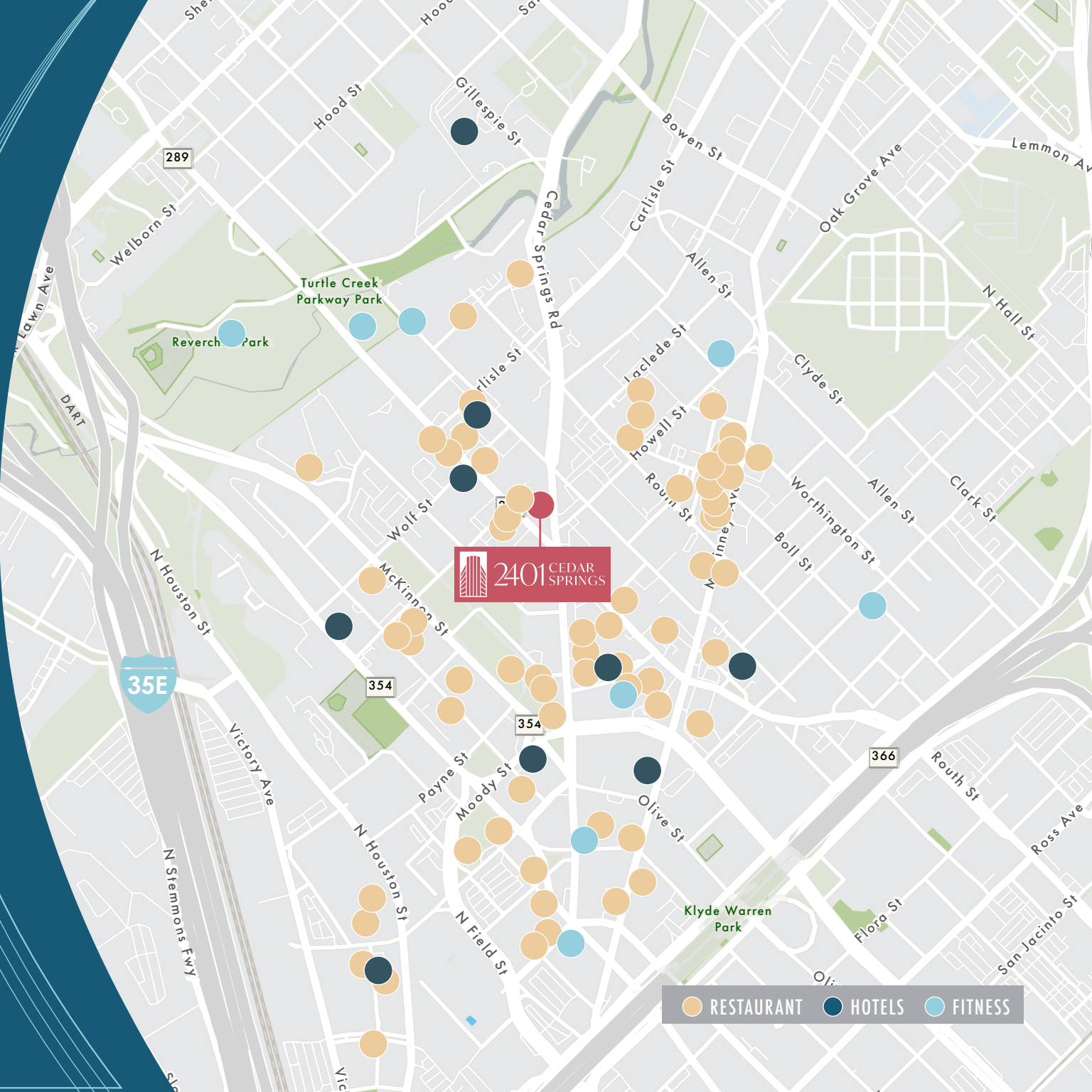
HARWOOD DISTRICT

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.





DNT

35E

75



2401 CEDAR SPRINGS

BA

N. STEMMONS FWY

VICTORY PARK

UPTOWN

WOODALL ROGERS FWY

DALLAS ARTS DISTRICT

WEST END DISTRICT

MAIN STREET DISTRICT

DALLAS CIVIC CENTER DISTRICT

SOUTH SIDE

30

30

Superior Accessibility

DALLAS LOVE FIELD

25 MINUTES AWAY

DFW INTERNATIONAL AIRPORT

EASY ACCESS TO
DALLAS NORTH TOLLWAY

CENTRAL EXPRESSWAY

INTERSTATE 35

MCKINNEY TROLLEY



The Crescent



American Airlines Headquarters

SPONSORSHIP



**Asset
Management**



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



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

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