



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 will offer 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.

WHATS NEW? EVERYTHING

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





AVAILABLE FOR MOVE IN
LATE 2019

CONTIGUOUS OFFICE SPACE
200,000 RSF

TYPICAL FLOOR PLAN
27,000 SF

UNDERGROUND PARKING RATIO
3:1000

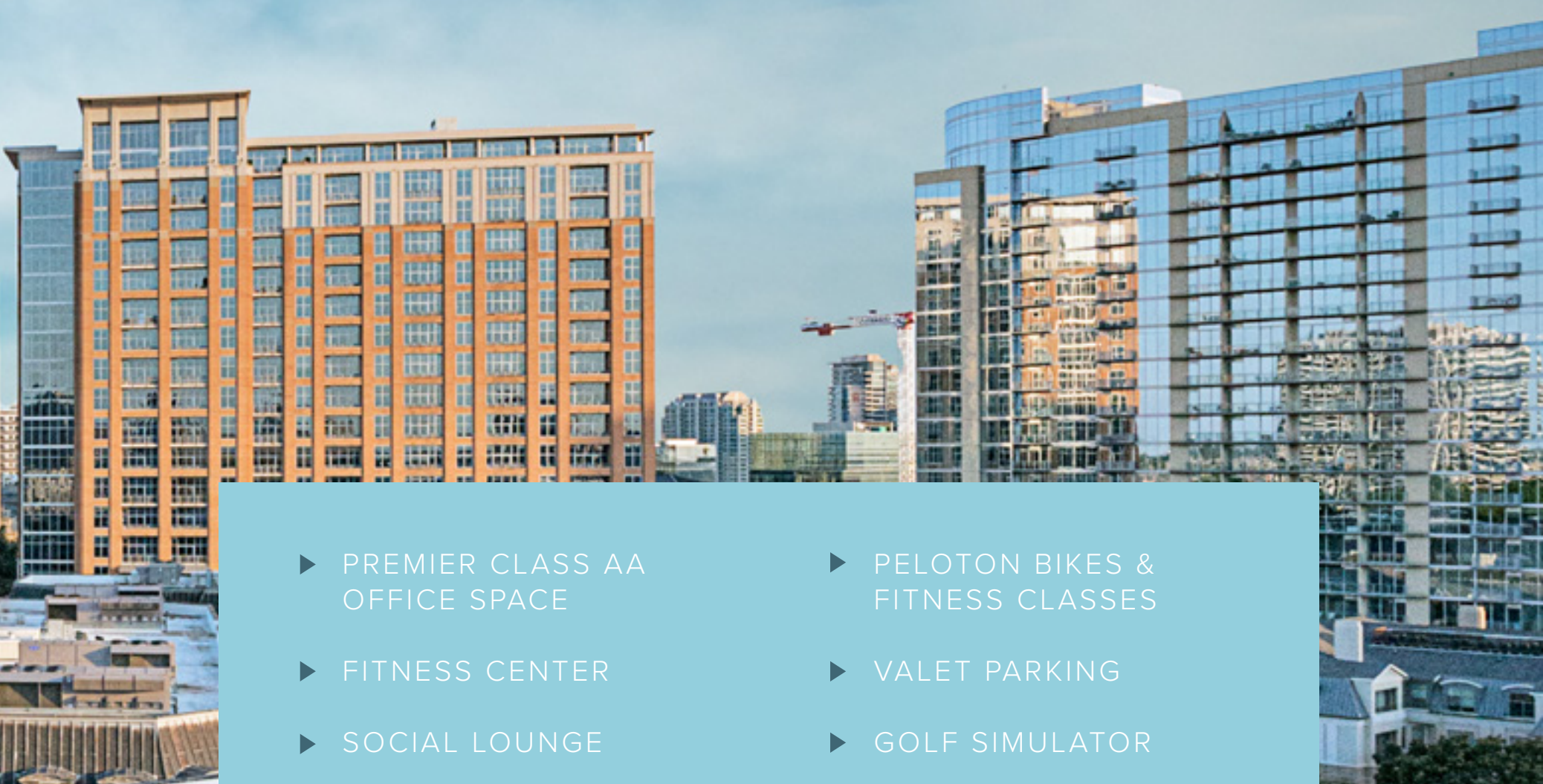
LOCATION
**DALLAS' PREMIER
URBAN DISTRICT**



AMENITIES

THE WORKPLACE EXPERIENCE

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



- ▶ PREMIER CLASS AA OFFICE SPACE
- ▶ FITNESS CENTER
- ▶ SOCIAL LOUNGE
- ▶ CONFERENCE CENTER
- ▶ OUTDOOR PATIO GARDEN
- ▶ CO-WORKING SUITES
- ▶ PELOTON BIKES & FITNESS CLASSES
- ▶ VALET PARKING
- ▶ GOLF SIMULATOR
- ▶ GOURMET VENDING
- ▶ FOODA
- ▶ FOODSBY



LEVEL 1

▶ LOBBY FLOOR PLAN

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



LEVEL 3-7

▶ **27,000 SF**
OFFICE TEST FIT

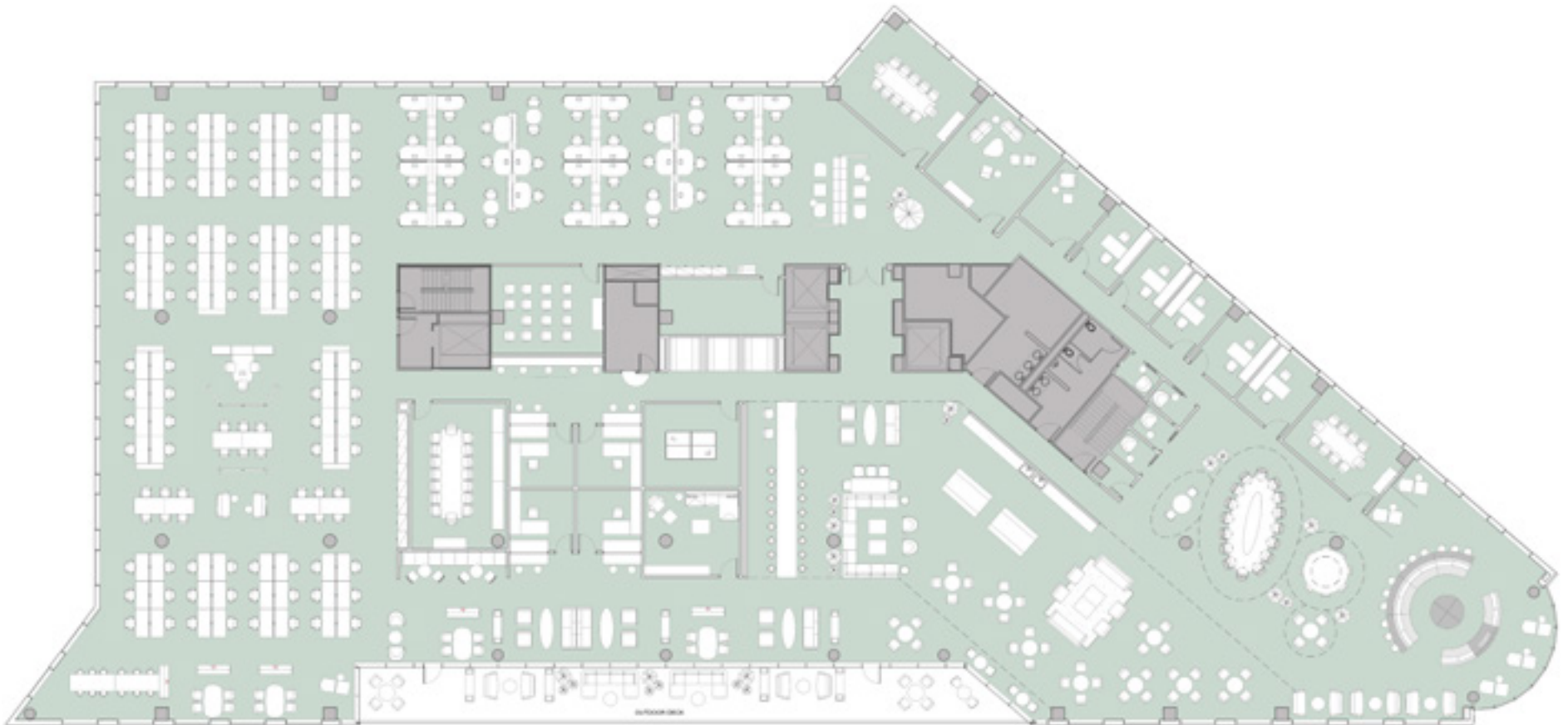
- 41** PERIMETER OFFICES
- 13** INTERIOR OFFICES
- 16** ADMINS
- 12** SMALL CONFERENCE
- 3** MED. CONFERENCE
- 5** LARGE CONFERENCE
- 1,797** SF STORAGE/FILE



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.





DNT

35E

75

2401 CEDAR SPRINGS

N. STEMMONS FWY

WOODALL ROGERS FWY

UPTOWN

DALLAS ARTS DISTRICT

VICTORY PARK

WEST END DISTRICT

MAIN STREET DISTRICT

DALLAS CIVIC CENTER DISTRICT

30

SOUTH SIDE

SUPERIOR ACCESSIBILITY

- ▶ 15 MINUTES AWAY
DALLAS LOVE FIELD
- ▶ 25 MINTUES 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 UPTOWN

KLYDE WARREN PARK

DALLAS CBD

WEST END

THE RITZ-CARLTON

THE CRESCENT

HOTEL ZAZA

HOTEL CRESCENT COURT

AMERICAN AIRLINES

LE MERIDIEN, THE STONLEIGH

2401 CEDAR SPRINGS

KATY TRAIL



NEIGHBORHOOD AMENITIES

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



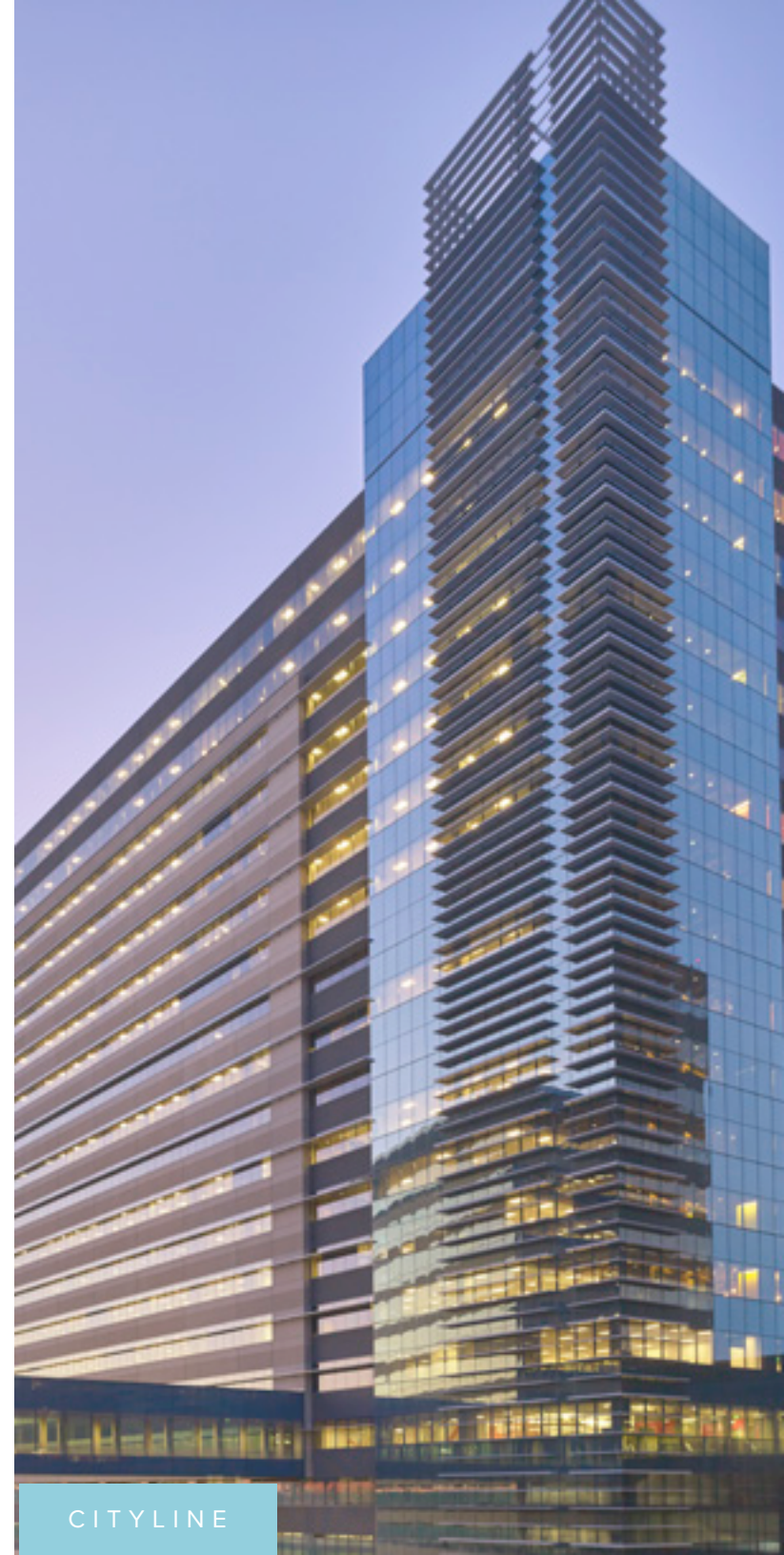
Goldman Sachs Asset Management Private Real Estate, in a joint venture partnership with Crescent Real Estate will re-invent 2401 Cedar Springs into an exceptional office asset with top amenities.

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.





TOYOTA NORTH AMERICAN HEADQUARTERS



KUBOTA NORTH AMERICAN HEADQUARTERS

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