



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 SUITE SIZE
RANGE
4,180 - 7,609 SF

UNDERGROUND
PARKING RATIO
2.5:1,000

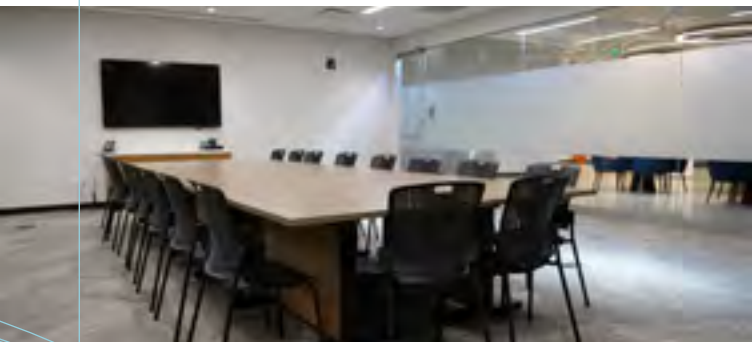
LOCATION
**DALLAS' PREMIER
URBAN DISTRICT**



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

FOODSBY
NURI STEAKHOUSE
WINE LOCKERS

TENANT
PROGRAMMING
ONSITE SHUTTLE

OUTDOOR PATIO
WITH FIRE FEATURE
24/7 SECURITY



OFFICE TEST FIT

33,568 SF

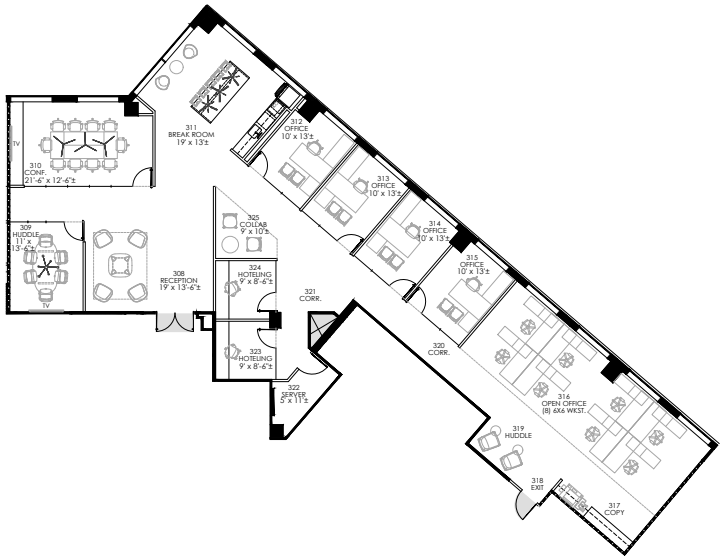
- 27 OFFICES
- 5 CONFERENCE ROOMS
- 10 HUDDLE / BREAKOUT ROOMS
- 177 WORK STATIONS
- LOUNGE / GAME ROOM
- BREAK ROOM



SPEC SUITE 300 | 7,609 SF



SPEC SUITE 350 | 4,180 SF



SCAN OR CLICK
TO TOUR





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

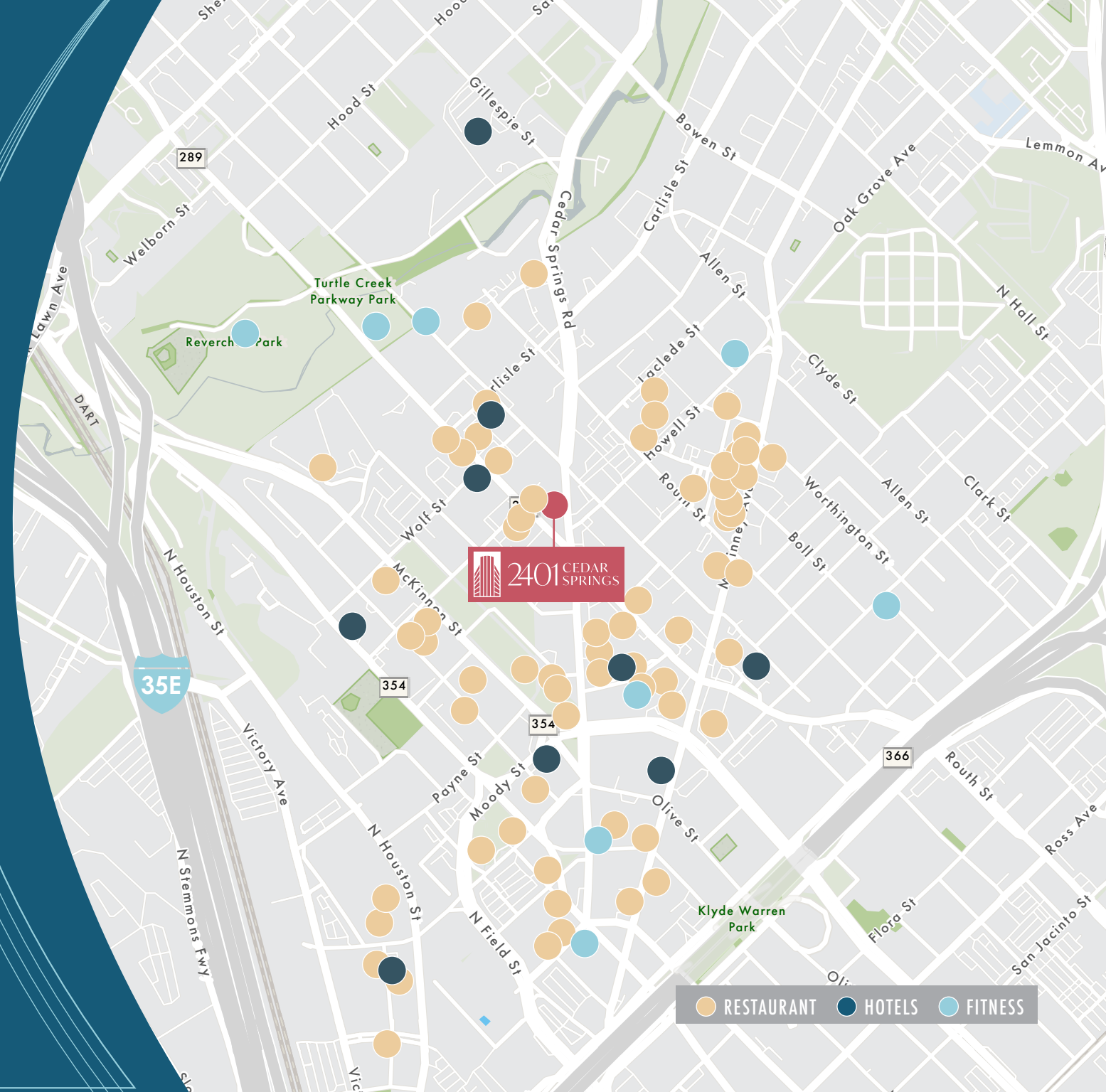
DALLAS' MOST DESIRABLE URBAN PLAYGROUND

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





- 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



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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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@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ashley Curry	639992	ashley.curry@jll.com	214-438-6348
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Sales Agent/Associate's Name	License No.	Email	Phone

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