

2501 CEDAR SPRINGS

Fully Renovated Building Available
in the Heart of Uptown



NEWMARK





Fully Renovated Lobby

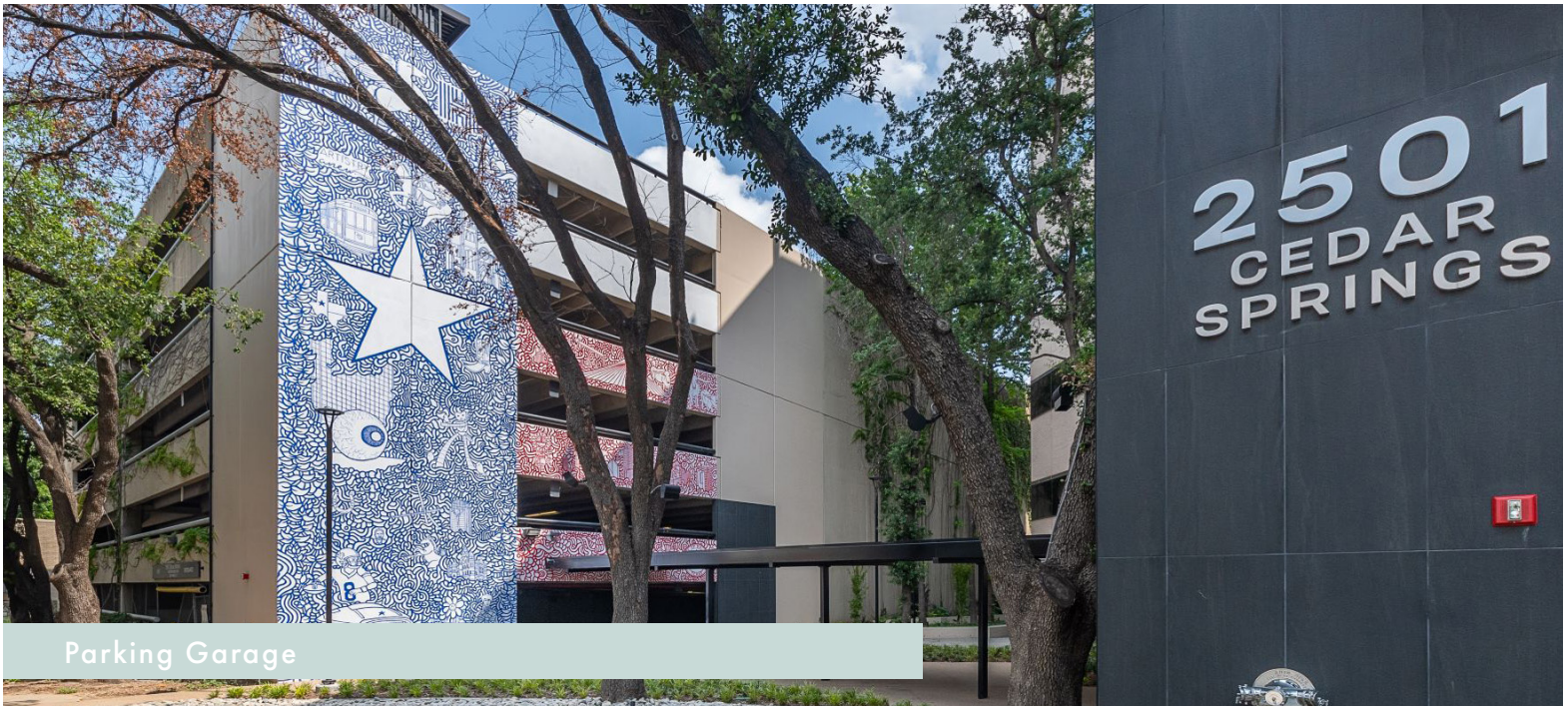




First - Floor Restaurant & Patio Coming Soon

NEWMARK





2501 CEDAR SPRINGS

BUILDING ADDRESS

2501 Cedar Springs

OWNER

Grupo Haddad

YEAR BUILT/RENOVATED

1982/2023

RENOVATIONS

2501 Cedar Springs completed a full building renovation in May 2023. Renovations include a new, luxury lobby, first-floor restaurant & patio, tenant conference center and upgraded parking garage.

BUILDING SIZE

7 Stories; 110,415 RSF

BASE RENTAL RATE

\$29.00 - \$35.00 NNN/RSF + E (Electricity estimated to be \$1.61/RSF for 2024)

EXPENSES

2024 expenses estimated to be \$11.92/RSF excluding electricity

PARKING

3.0/1000 garage parking ratio

FOR LEASING INFORMATION CONTACT

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VACANCIES

Suite 100	11,460 RSF	\$32.00 NNN + E
Suite 200	13,330 RSF	\$29.00 NNN + E
Suite 300	17,125 RSF	\$29.00 NNN + E
Suite 400	17,125 RSF	\$29.00 NNN + E
Suite 500	17,125 RSF	\$34.00 NNN + E
Suite 600	17,125 RSF	\$35.00 NNN + E
Suite 700	17,125 RSF	\$35.00 NNN + E