

T H E
S I N C L A I R

D A L L A S



T E X A S

O F F I C E

THE
SINCLAIR



LOBBY AT THE SINCLAIR

Luxury Offices



430,000

RSF OFFICE

26,820

TYPICAL FLOOR PLATE

**BEST IN CLASS
AMENITIES**

**PRIVATE
TENANT GARDENS**

**WORLD CLASS
FOOD & BEVERAGE
EXPERIENCE**

**9TH HIGHEST
SKYSCRAPER IN DALLAS**

293

LUXURY RESIDENCES

World-Class Amenities

FULL-SERVICE
**RESTAURANT, BAR
& COFFEE SHOP**
GROUND FLOOR

OVERSIZED
FITNESS & WELLNESS
CENTER

EXPANSIVE
CONFERENCE & TRAINING
VENUES

INDOOR & OUTDOOR
TENANT LOUNGES

STYLISH ENTRY
WITH SURROUNDING GARDENS

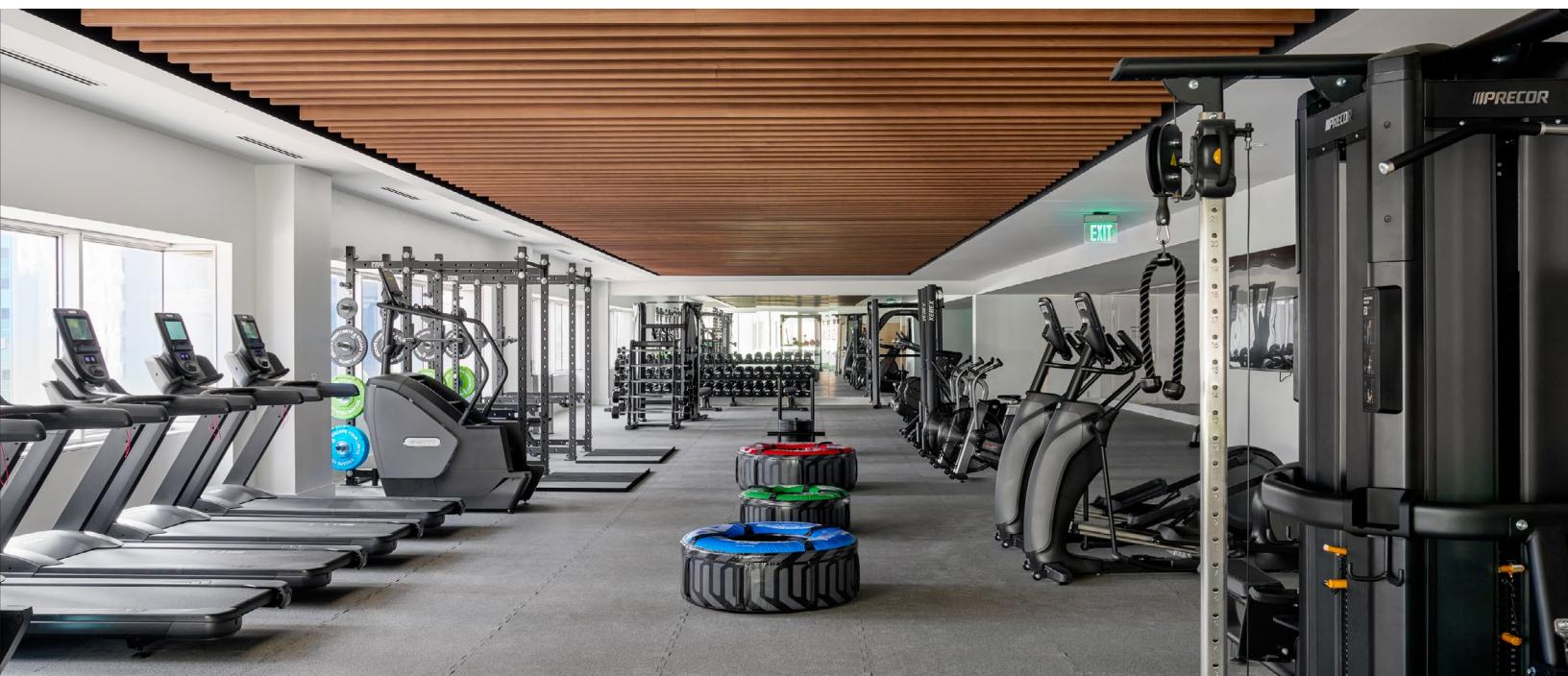
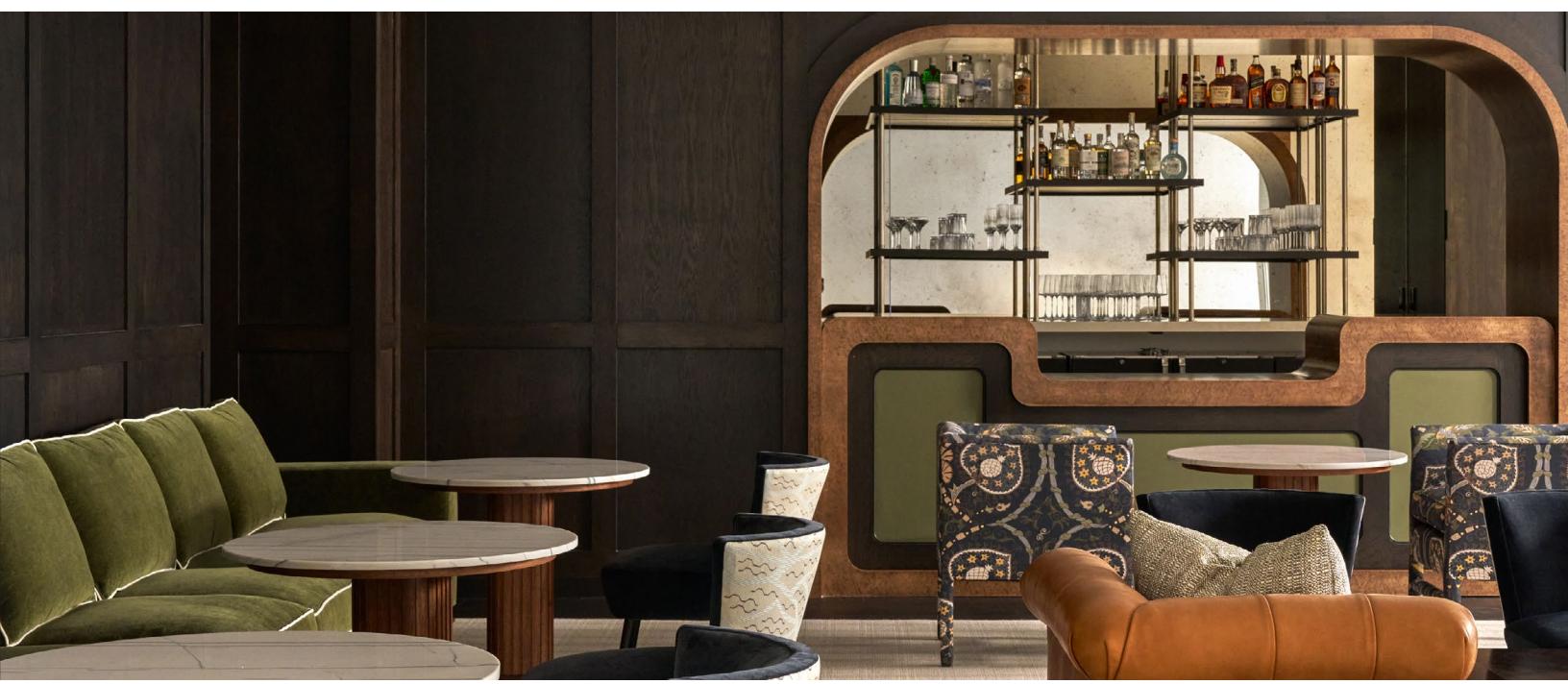
LUSH GARDENS
WITH GATHERING AREAS A
STEP FROM YOUR DOOR

TERRACES IN THE SKY:
THREE DEDICATED COVERED
TERRACES PER FLOOR

FITNESS CENTER

ELEVATED TENANT BAR & LOUNGE

GRAND LOBBY EXPERIENCE



WALK SCORE OF

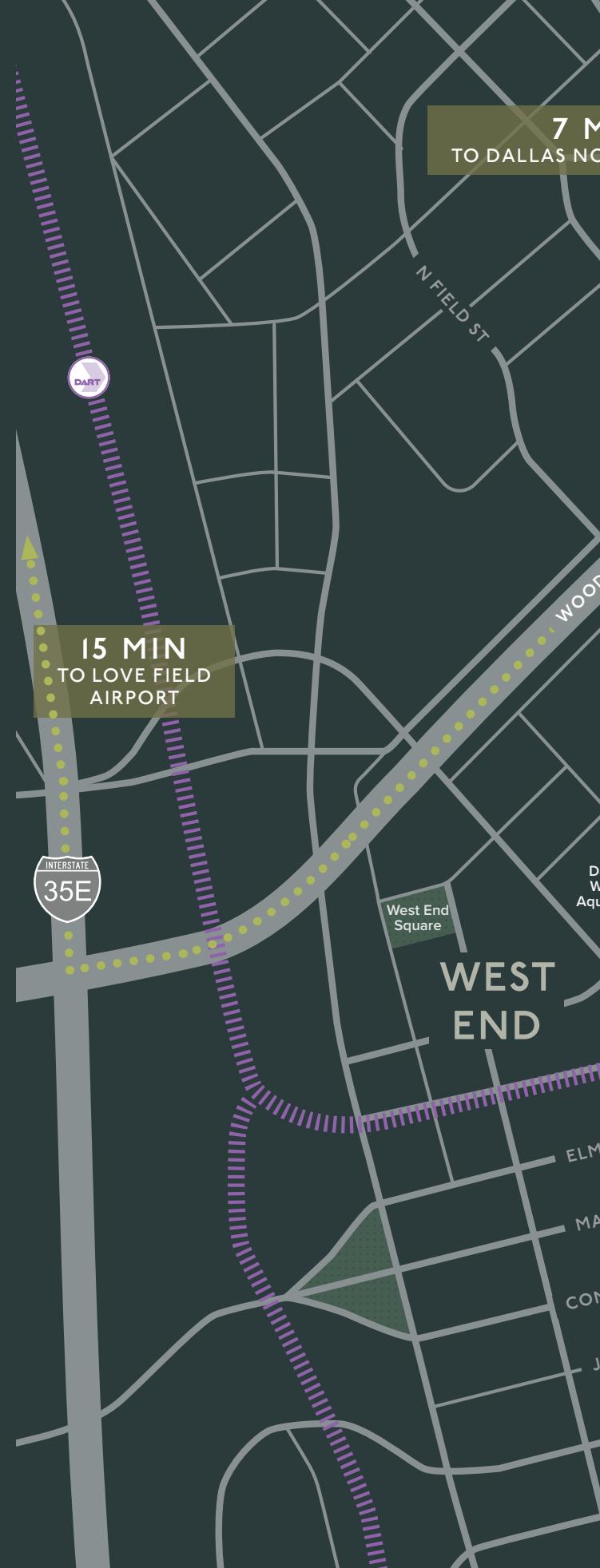
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WALKABLE RESTAURANTS

- I. Little Daisy
- II. Monarch Restaurant
- III. Catbird
- IV. Chick-fil-A
- V. White Rhino Coffee
- VI. Kessaku
- VII. Sapa House
- VIII. Parterre
- IX. Commissary
- X. Bread Zeppelin
- XI. The Woolworth
- XII. The Hospitality Sweet
- XIII. Mendocino Farms
- XIV. Starbucks
- XV. Mirador
- XVI. Berkley's Market - Main Street
- XVII. The Zodiac
- XVIII. The Exchange Hall
- XIX. The Dock
- XX. Zalat Pizza
- XI. Birdie
- XII. CBD Provisions
- XIII. Midnight Rambler
- XIV. Sassetta

NEARBY HOTELS

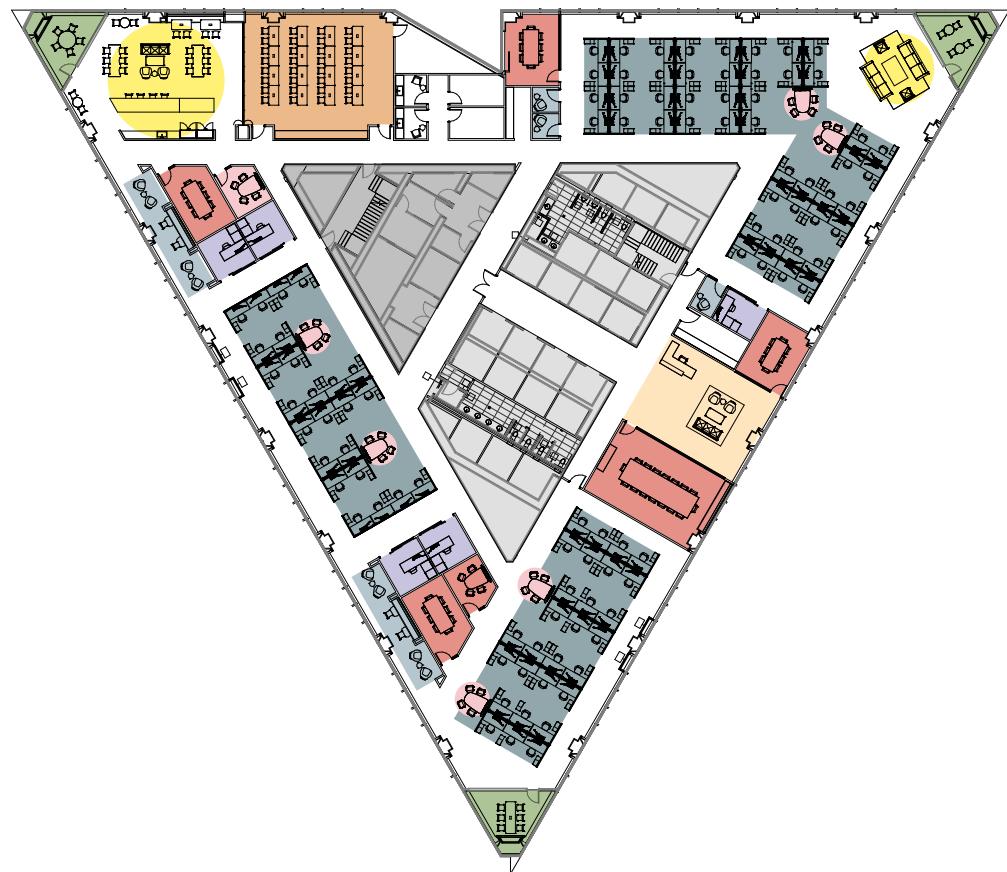
- I. The Joule
- II. The Adolphus
- III. The Statler Dallas
- IV. Fairmont Dallas
- V. JW Marriott Dallas Arts District
- VI. Thompson Dallas - part of Hyatt
- VII. The Westin Dallas Downtown



HYPOTHETICAL FLOOR PLANS

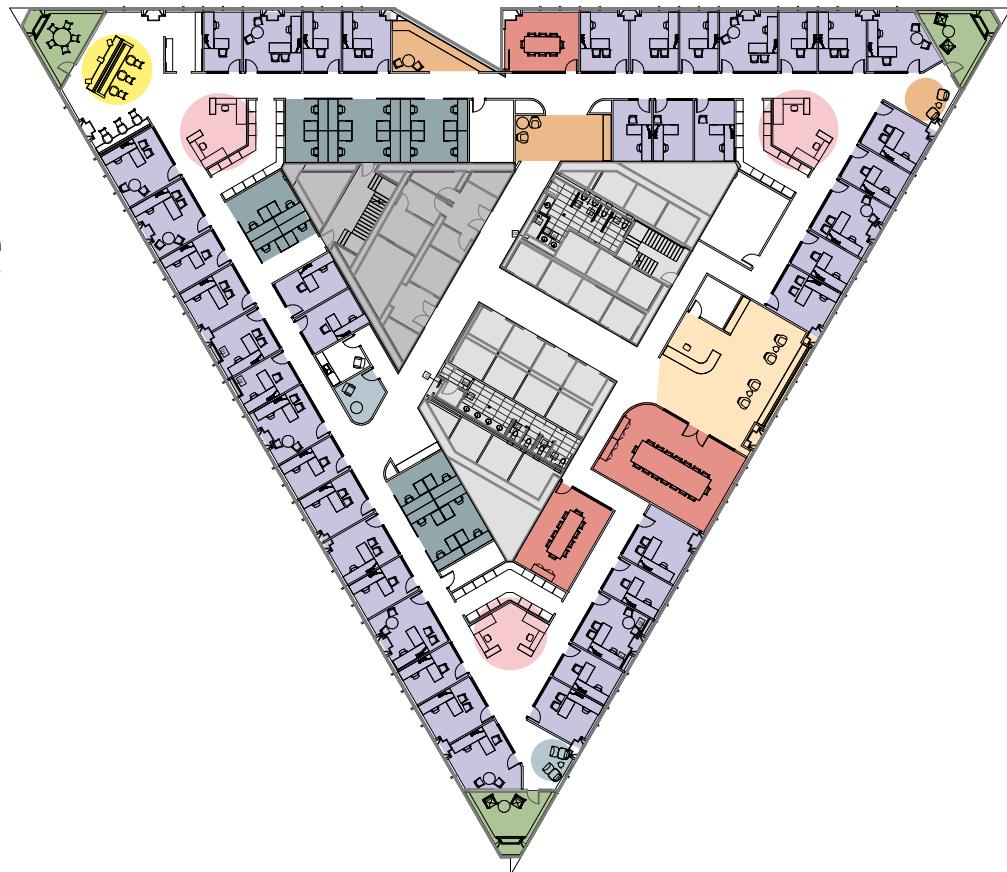
Open Office

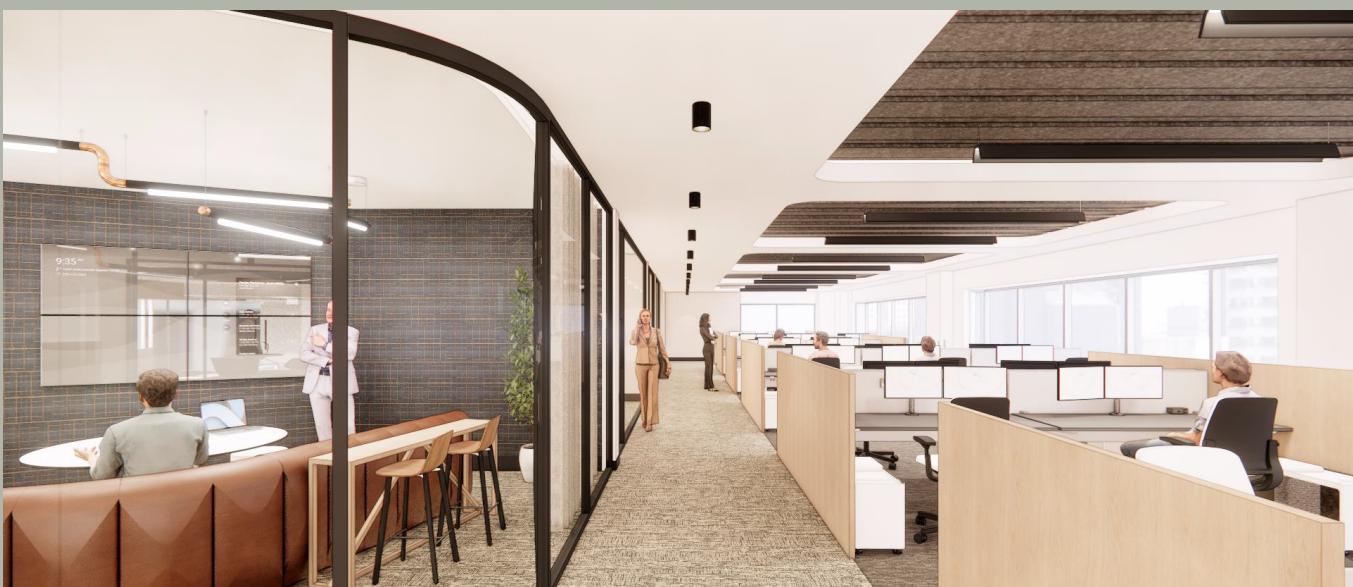
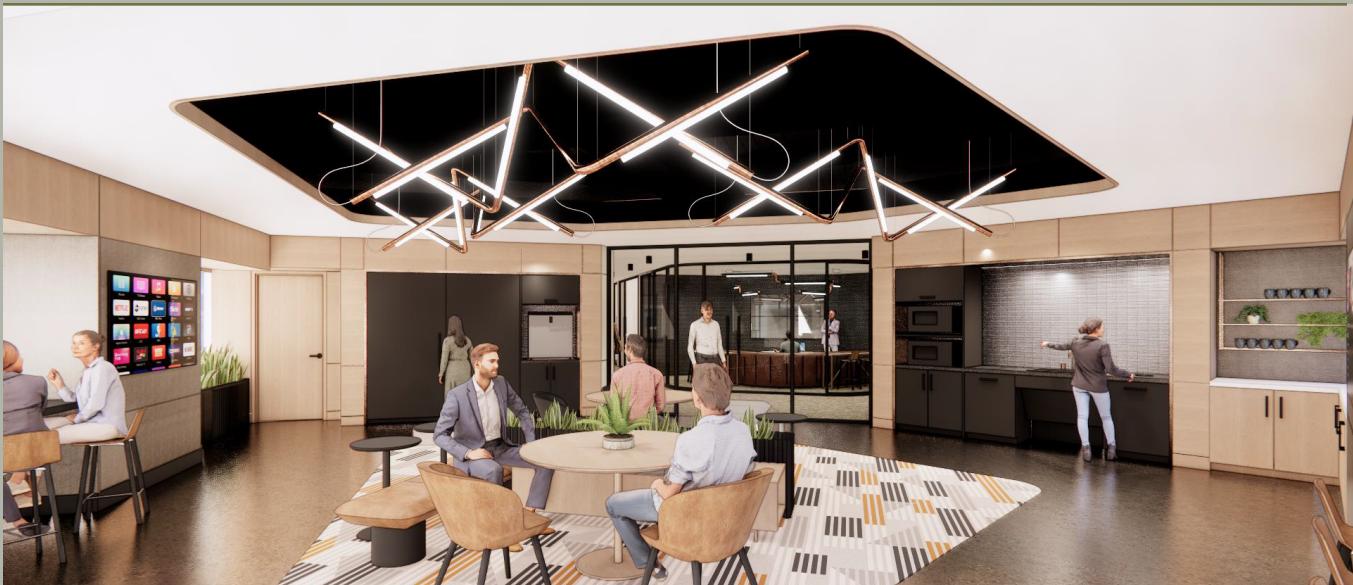
- Open Office
- Office
- Conference
- Huddle
- Training
- Lounge/Break
- Breakout
- Terrace
- Reception



Office Intensive

- Workstations
- Office
- Conference
- Admin
- Library
- Lounge/Break
- Breakout
- Terrace
- Reception





THE SINCLAIR IS INSPIRED BY
THE NAME'S DEFINITION:

MEANING BRIGHT & CLEAR, THE
ORIGINAL ARCHITECT OF THE SINCLAIR,
IEOH MING "I.M." PEI TRANSLATES
DIRECTLY "TO INSCRIBE BRIGHTLY."

THE SIGNATURE TOWER ATOP THE
SINCLAIR — ONCE LIT — WILL REMIND
US OF THIS DISTINCT ORIGIN STORY



I.M. PEI WAS AWARDED THE PRITZKER PRIZE IN 1983 FOR
HIS CONTRIBUTIONS TO ARCHITECTURE, INCLUDING THE
SINCLAIR AND SEVERAL DOWNTOWN DALLAS LANDMARKS.

AWARD-WINNING ARCHITECTS AND DESIGNERS

**BRASFIELD
& GORRIE**
GENERAL CONTRACTORS

swa HKS

**TODD
INTERIORS.**

Institutional Ownership



Founded in 2005, Slate Asset Management is a global investor and manager focused on essential real estate and infrastructure, with assets under management across North America and Europe. Slate's real-estate business emphasizes necessity-based, income-producing assets and applies a hands-on, value-oriented approach to creating long-term value for Slate's institutional investors and partners across the real assets space.



Todd Interests is an award-winning, US-based real estate firm that discovers unique opportunities. We are intentional, calculated and disciplined in our investment approach. We acquire and develop all traditional real estate types.

For additional information, please contact:

MATTHEW WIESER

Managing Director

+1 214 669 6382

mwieser@streamrealty.com

PATRICK CRUZ

Senior Associate

+1 214 210 1315

patrick.cruz@streamrealty.com

SAM BASS

Associate

+1 214 267 0436

sam.bass@streamrealty.com

