

THE
SINCLAIR

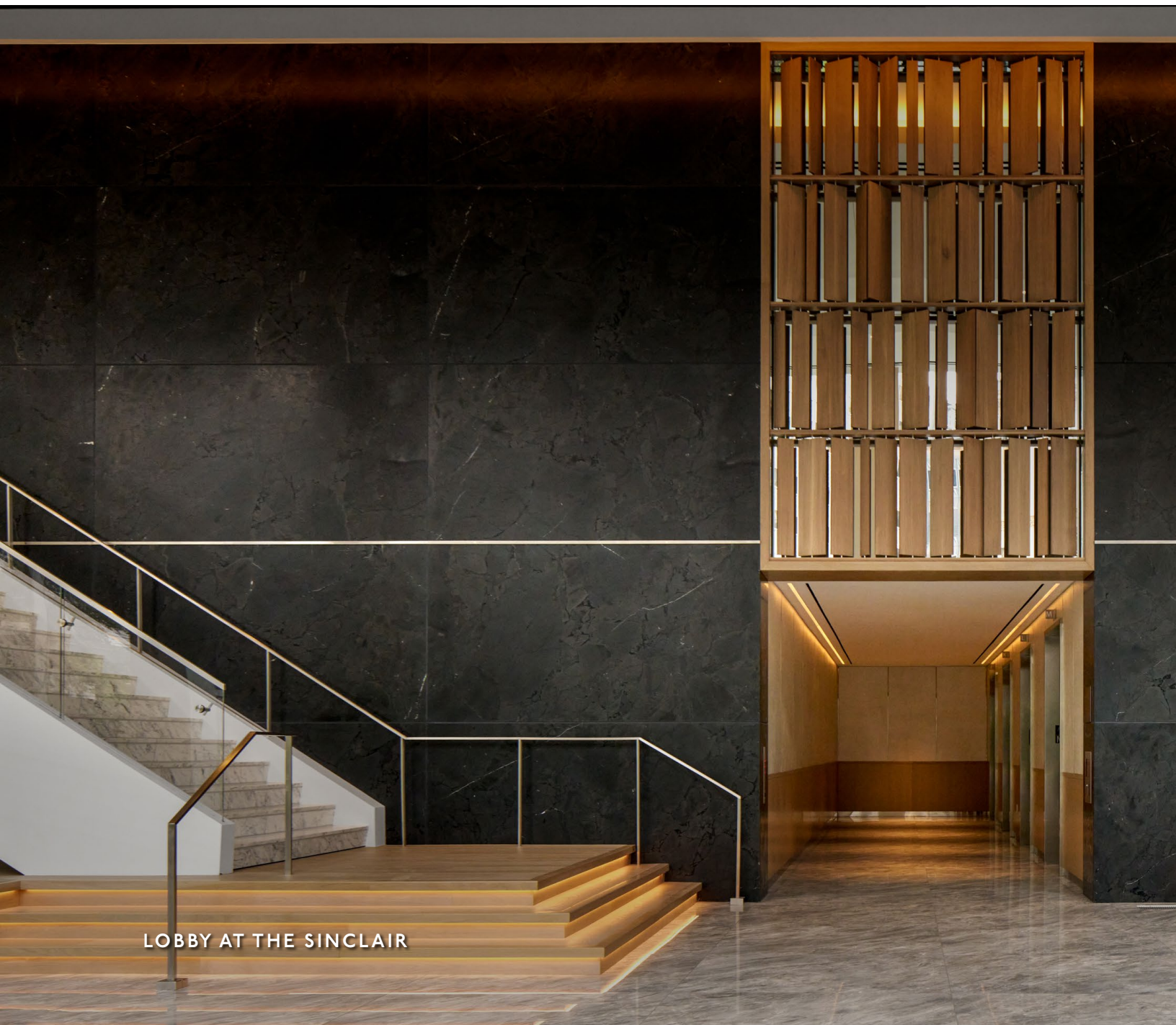
DALLAS



TEXAS

OFFICE

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

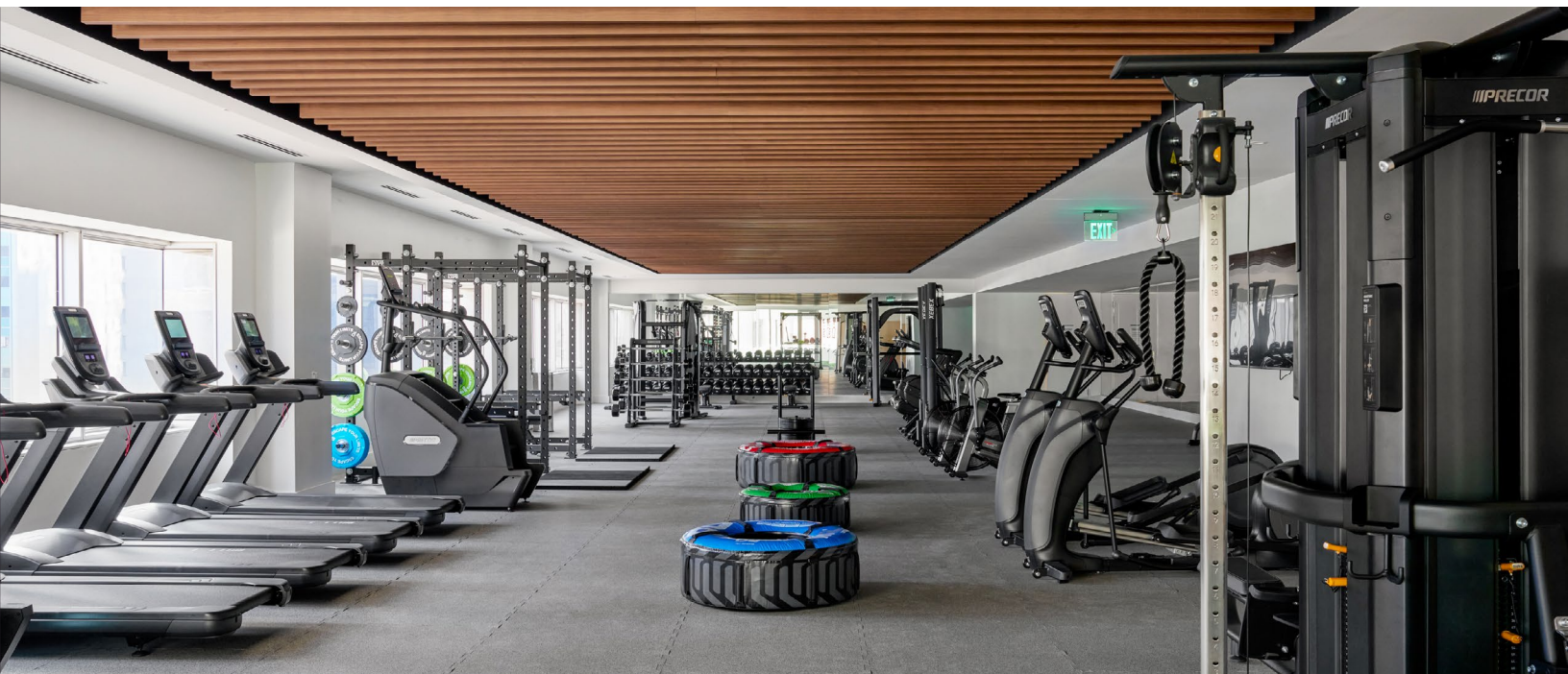
LUSH GARDENS
WITH GATHERING AREAS A
STEP FROM YOUR DOOR

TERRACES IN THE SKY:
THREE DEDICATED COVERED
TERRACES PER FLOOR

GRAND LOBBY EXPERIENCE

ELEVATED TENANT BAR & LOUNGE

FITNESS CENTER



WALK SCORE OF

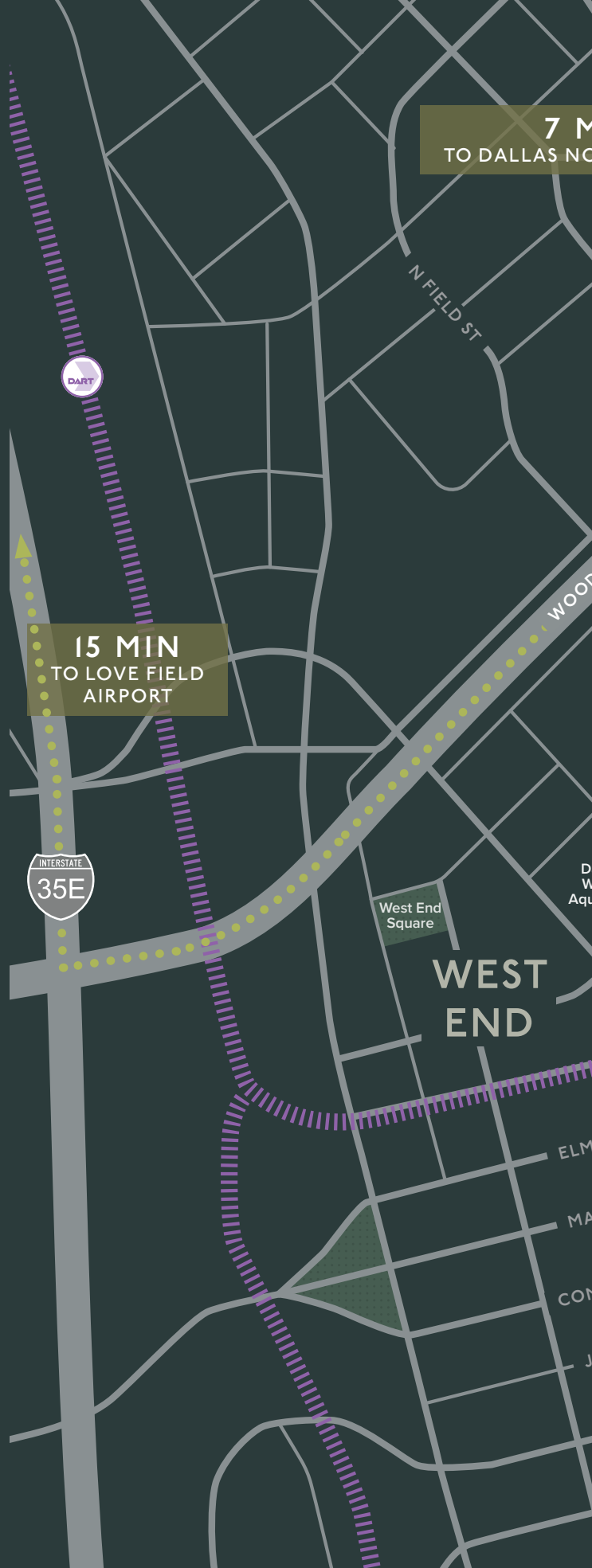
94

WALKABLE RESTAURANTS

- | | |
|---------------------------|------------------------------------|
| 1. Little Daisy | 13. Mendocino Farms |
| 2. Monarch Restaurant | 14. Starbucks |
| 3. Catbird | 15. Mirador |
| 4. Chick-fil-A | 16. Berkley's Market - Main Street |
| 5. White Rhino Coffee | 17. The Zodiac |
| 6. Kessaku | 18. The Exchange Hall |
| 7. Sapa House | 19. The Dock |
| 8. Parterre | 20. Zalat Pizza |
| 9. Commissary | 21. Birdie |
| 10. Bread Zeppelin | 22. CBD Provisions |
| 11. The Woolworth | 23. Midnight Rambler |
| 12. The Hospitality Sweet | 24. Sassetta |

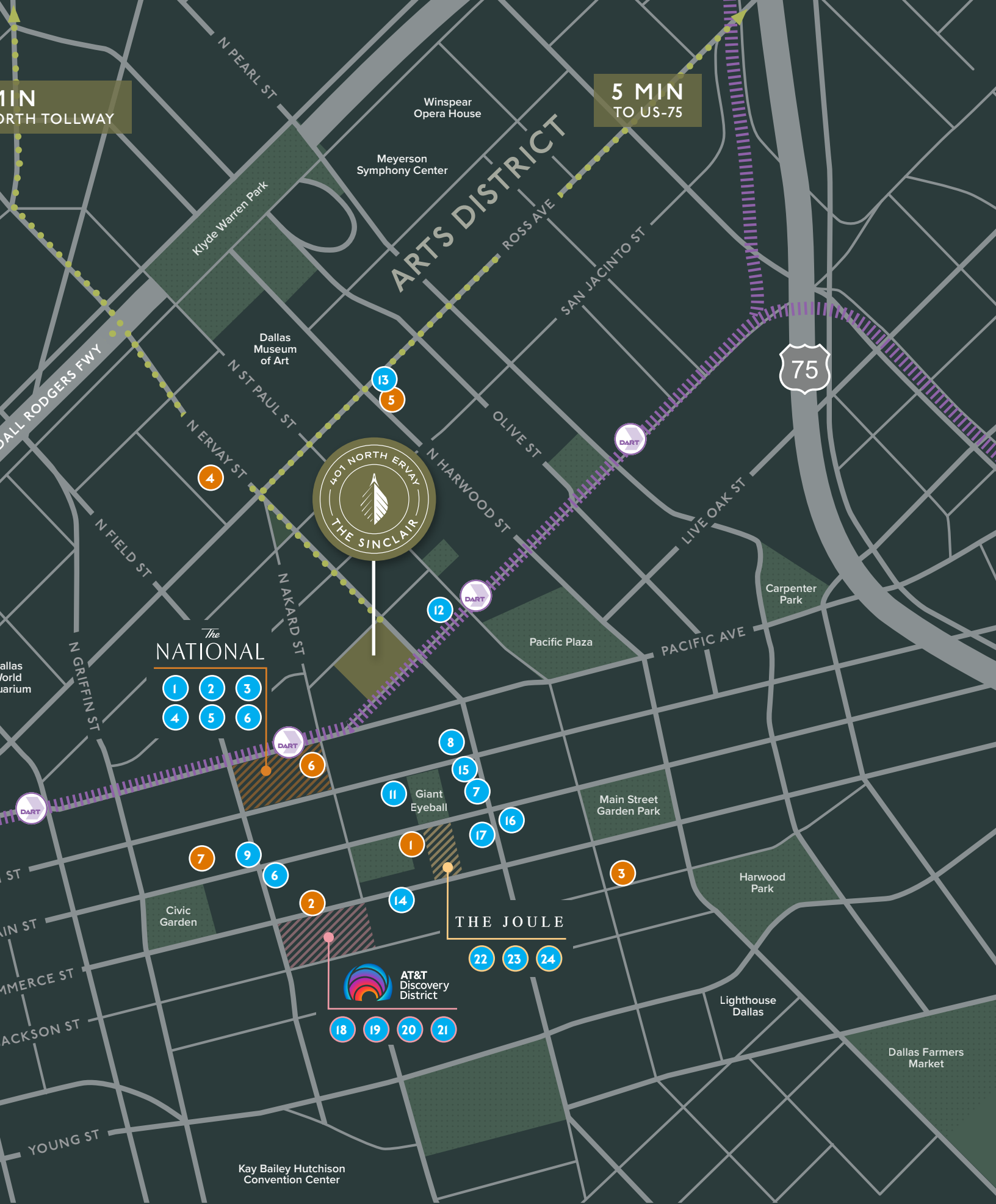
NEARBY HOTELS

- | | |
|-----------------------|-------------------------------------|
| 1. The Joule | 5. JW Marriott Dallas Arts District |
| 2. The Adolphus | 6. Thompson Dallas - part of Hyatt |
| 3. The Statler Dallas | 7. The Westin Dallas Downtown |
| 4. Fairmont Dallas | |



11 MIN
NORTH TOLLWAY

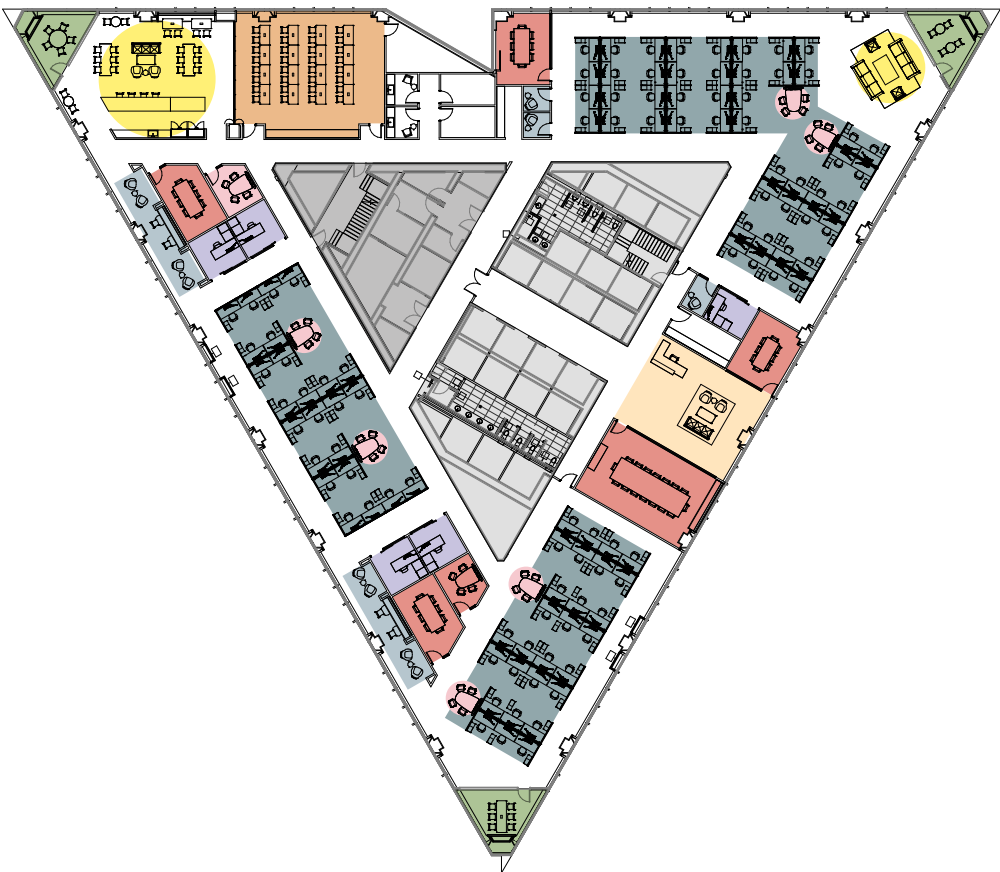
5 MIN
TO US-75



HYPOTHETICAL FLOOR PLANS

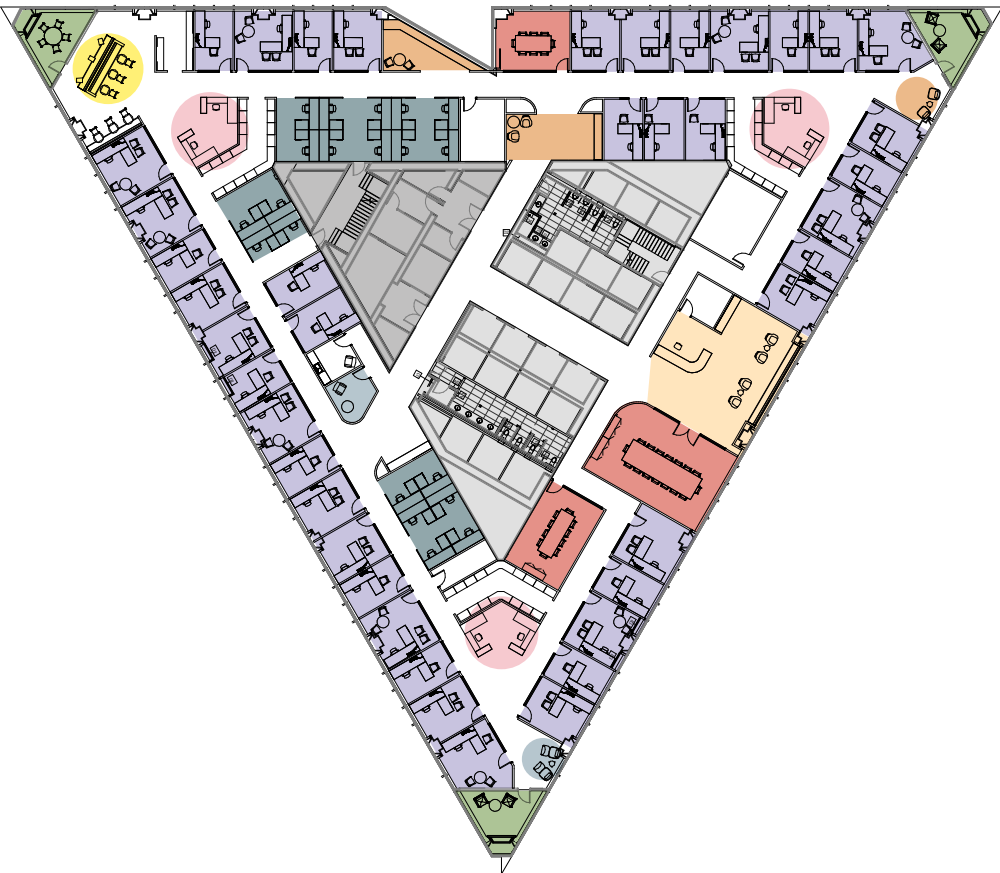
Open Office

- 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.**

A photograph of a modern building interior. On the left, there are wooden stairs with a glass railing. In the center, a long, brightly lit hallway with wooden walls and floors leads into the distance. On the right, there's a large, light-colored stone block. The overall aesthetic is clean and architectural.

Institutional Ownership

The Slate logo consists of a dark gray square with the word "SLATE" in white, bold, sans-serif capital letters.

SLATE

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.

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