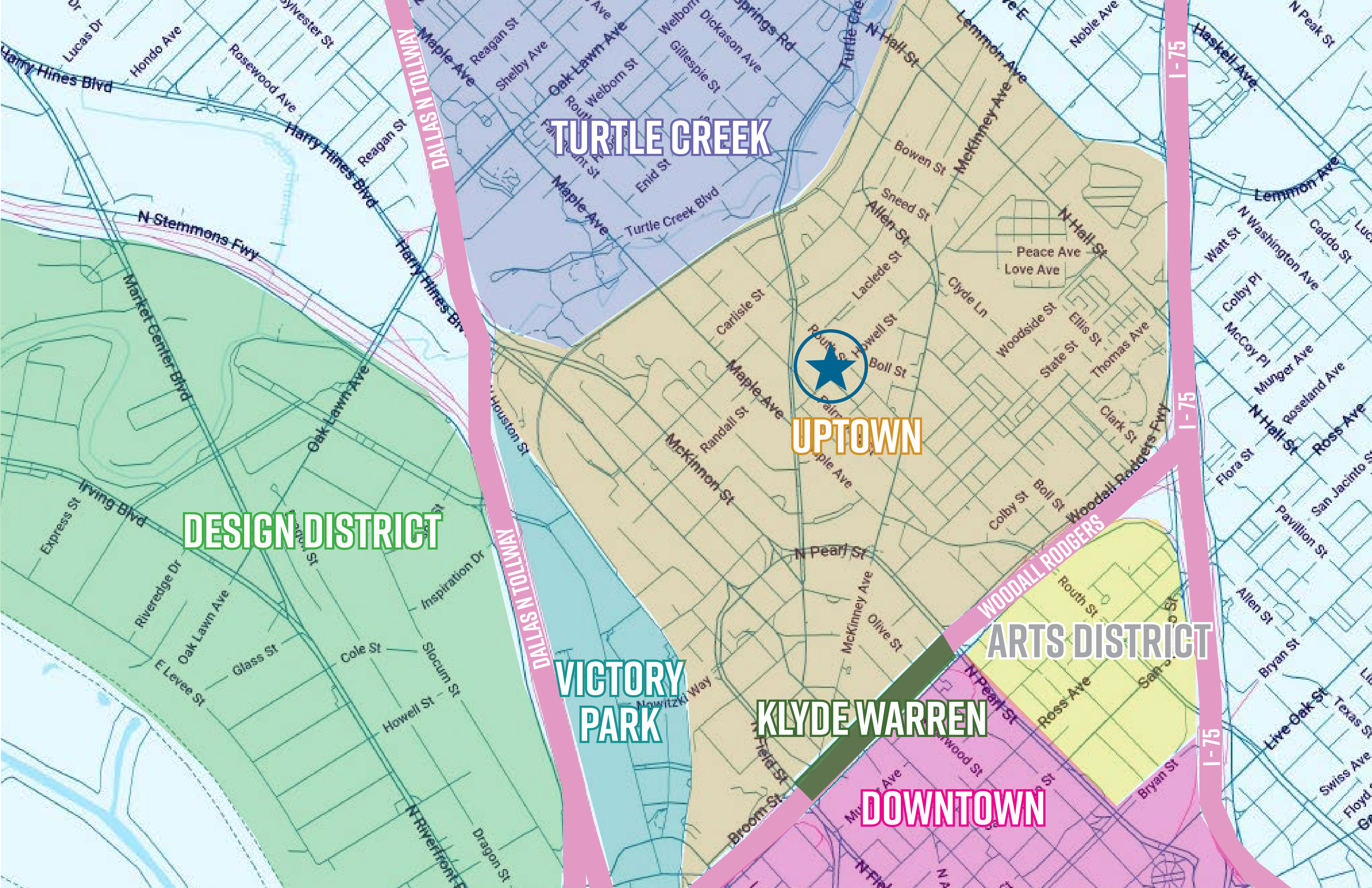




# 2500 CEDAR SPRINGS

LINCOLN  
PROPERTY  
COMPANY



**TURTLE CREEK**



**UPTOWN**

**DESIGN DISTRICT**

**VICTORY PARK**

**KLYDE WARREN**

**ARTS DISTRICT**

**DOWNTOWN**

DALLAS N SATIAD

DALLAS N SATIAD

WOODALL RODGERS

I-75

I-75

I-75

An aerial photograph of a city skyline, likely Atlanta, Georgia, with a large green-tinted area in the center representing a proposed development site. The site is outlined in a darker green and contains a 3D architectural rendering of a multi-story building with a flat roof. The surrounding area includes various urban buildings, streets, and trees. The sky is blue with scattered white clouds.

**PROPOSED SITE**  
**3.98 ACRE SITE WITH OVER 2.5 ACRES**  
**OF PROGRAMMED OUTDOOR AMENITY SPACE**

**91** WALKABILITY  
SCORE

**15** NEARBY  
HOTELS

**65** RESTAURANTS  
WITHIN A 10 MINUTE WALK

ACCESS TO  
**4** MAJOR  
HIGHWAYS

**25+** NEARBY PLACES  
TO LIVE

LINCOLN UPTOWN

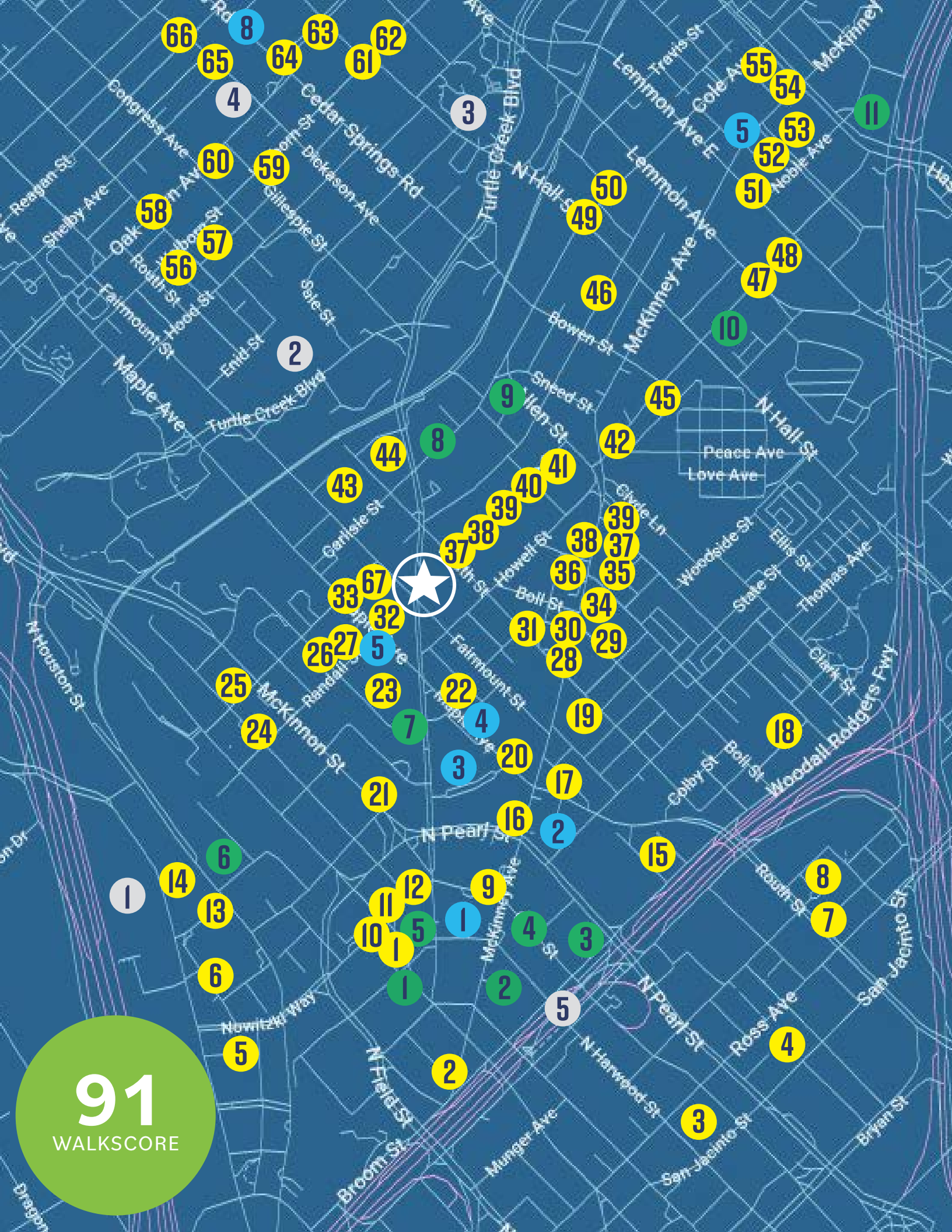
# PROJECT OVERVIEW

**4** ACRE SITE

**524,000** +/- RSF OF OFFICE

**600** +/- HIGH END RESIDENTIAL

**25,000** +/- F&B RETAIL



**91**  
WALKSCORE

# WALKABLE AMENITY BASE

## DINING

- |                          |                             |                               |
|--------------------------|-----------------------------|-------------------------------|
| 1 Tom Thumb              | 24 Dolce Riviera            | 47 The Original Pancake House |
| 2 Meso Maya              | 25 The Grove                | 48 Manny's Uptown             |
| 3 Dakotas Steak House    | 26 Bolla                    | 49 Howard Wangs Uptown        |
| 4 Snappy Salads          | 27 Perle on Maple           | 50 Glorias                    |
| 5 Mesero - Victory park  | 28 Fogo de Chao             | 51 Mutt's                     |
| 6 Chipotle               | 29 Jakes Uptown             | 52 The Rustic                 |
| 7 Yolk                   | 30 Yutaka                   | 53 Salata                     |
| 8 Tei - An               | 31 Las Palmas               | 54 Pho Crimson                |
| 9 Fearings               | 32 The Common Table         | 55 Sablon                     |
| 10 Happiest Hour         | 33 Nick & Sams              | 56 Zaguan                     |
| 11 State Anne            | 34 Avanti                   | 57 Campuzano                  |
| 12 Mercat Bistro         | 35 Foxtrot                  | 58 Open Sesame                |
| 13 Mi Nonno Trattoria    | 36 Cremona                  | 59 Cosmic Café                |
| 14 L'italiano Bistro Bar | 37 CrushCraft               | 60 Bellini's Italian          |
| 15 Sammys BBQ            | 38 TNT Tacos                | 61 Si Lom                     |
| 16 Shake Shack           | 39 Dream Café               | 62 Starbucks                  |
| 17 Dickey's BBQ          | 40 Jimmy Johns              | 63 Eatzis                     |
| 18 Si Tapas              | 41 Starbucks                | 64 Parigi                     |
| 19 Whole Foods           | 42 San Martin Bakery & Café | 65 Snooze                     |
| 20 Trulucks              | 43 Katy Trail Ice House     | 66 Hunky's Burgers            |
| 21 Ocean Prime           | 44 Texas de Brazil          | 67 Good Graces                |
| 22 Coal Vines            | 45 Blue Sushi               |                               |
| 23 Uchi                  | 46 HodDoddy                 |                               |

## LUXURY RESIDENTIAL

- 1 The Christopher
- 2 1900 McKinney
- 3 Residences at Park District
- 4 The Jordan
- 5 Residences at Ritz Carlton
- 6 Camden Victory Park Apartments
- 7 Rosewood Apartments
- 8 Gables Katy Trail
- 9 Carlisle and Vine Apartments
- 10 Brownstone Apartments
- 11 Alara Uptown

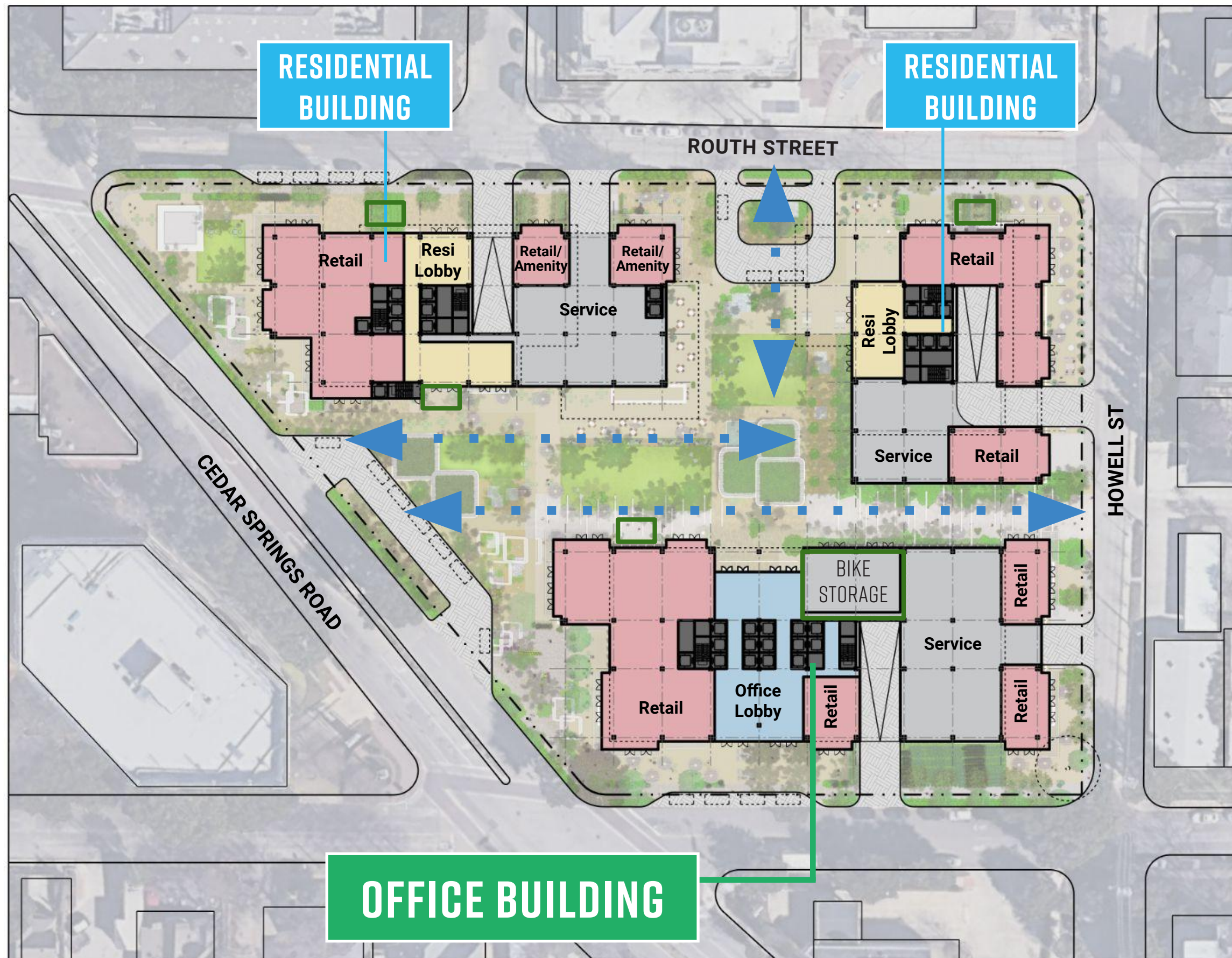
## HOTELS

- 1 Ritz-Carlton
- 2 Hotel ZaZa
- 3 The Crescent
- 4 Hotel St. Germain
- 5 Canopy by Hilton
- 6 Marriott Uptown

## PLACES TO NOTE

- 1 American Airlines
- 2 The Mansion
- 3 Arlington Hall
- 4 The Warwick
- 5 Klyde Warren Park

# MIXED USE SITE PLAN



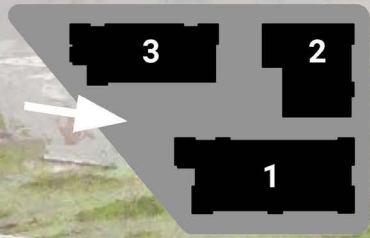
# QUALITY FOOD & BEVERAGE





# PROGRAMMED OUTDOOR AMENITY SPACE

2500 CEDAR SPRINGS



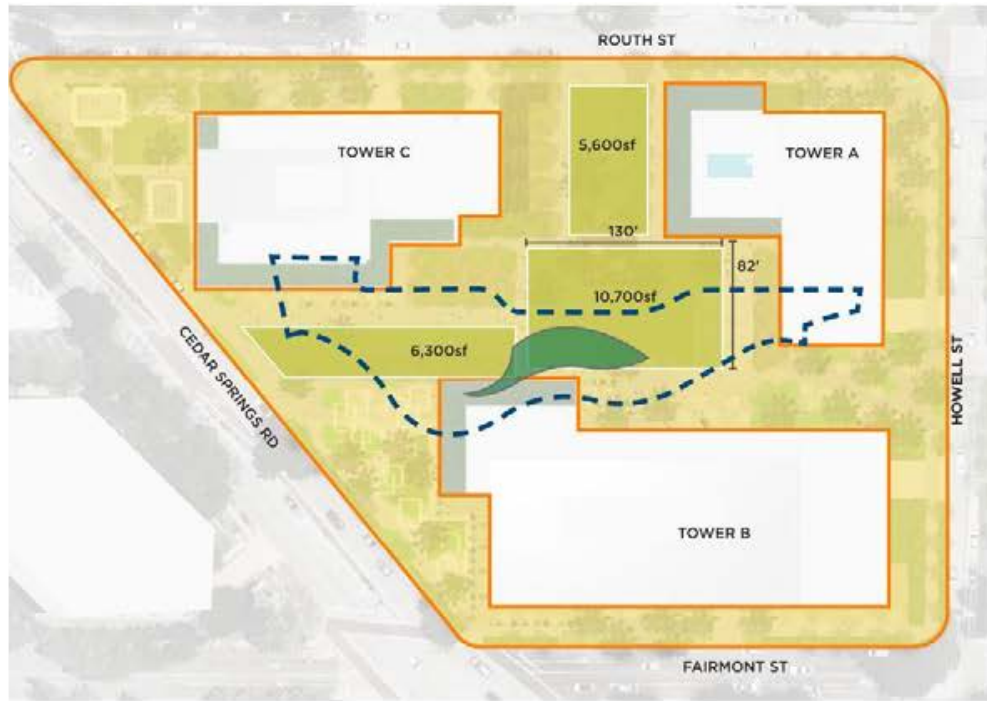
# PROGRAMMED OUTDOOR AMENITY SPACE



# PARK COMPARISONS

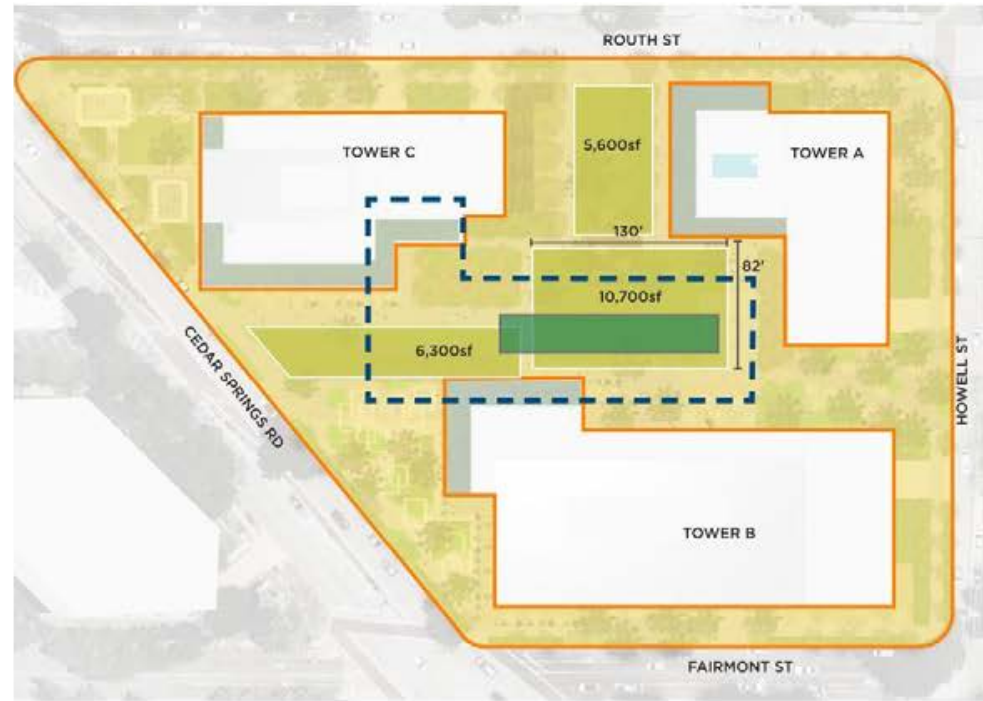
## MCKINNEY & OLIVE

LAWN: 2,750 SF  
PLAZA: 26,400 SF



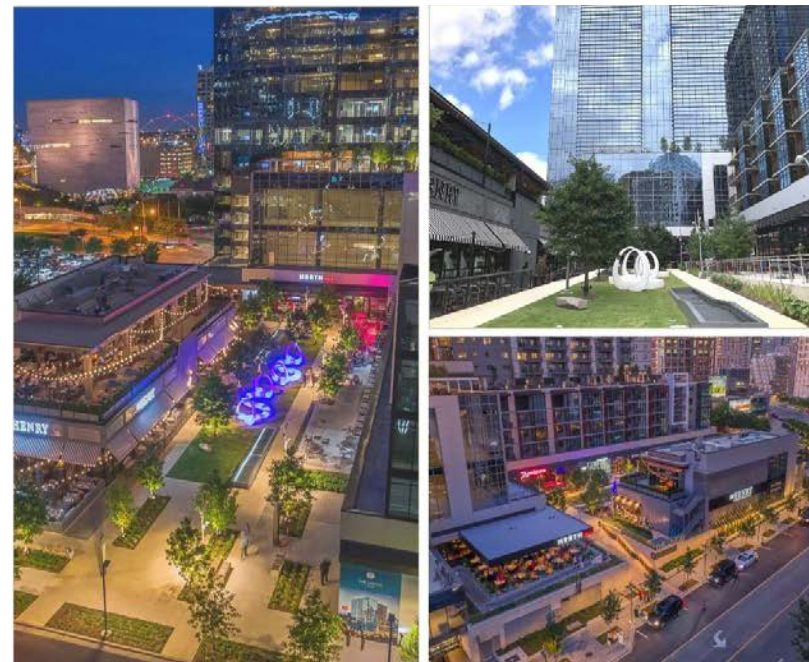
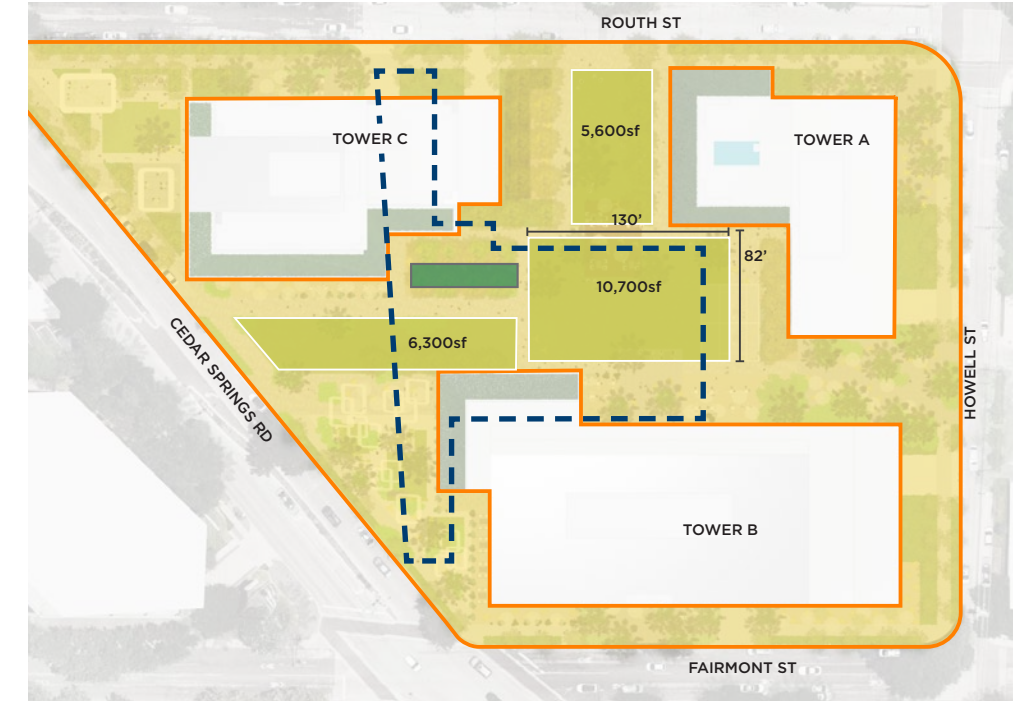
## THE UNION

LAWN: 3,700 SF  
PLAZA: 20,500 SF



## PARK DISTRICT

LAWN: 1,000 SF  
PLAZA + RETAIL: 22,500 SF

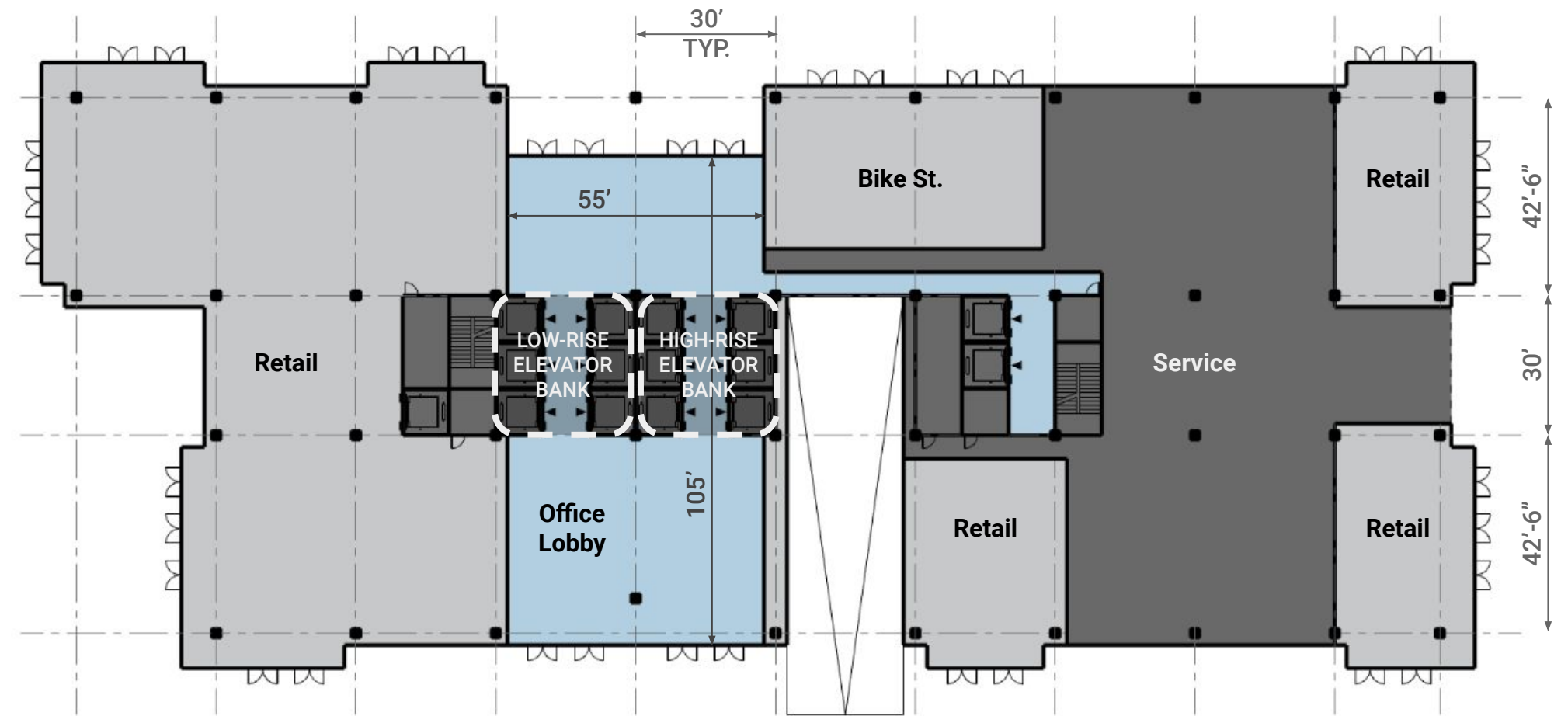
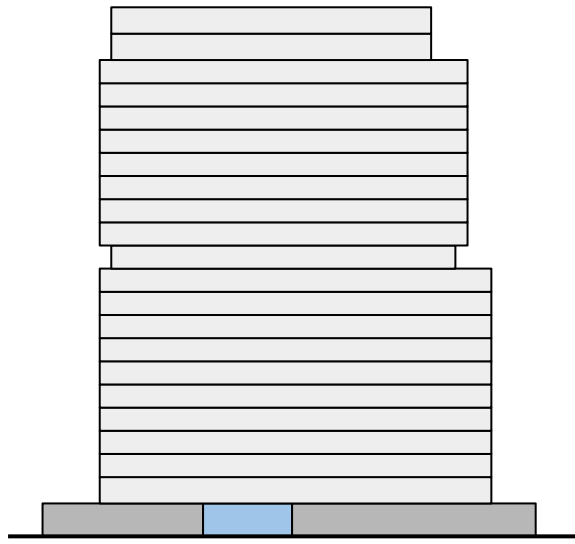


# TERRACE



# Office Plan

## Ground Level Lobby



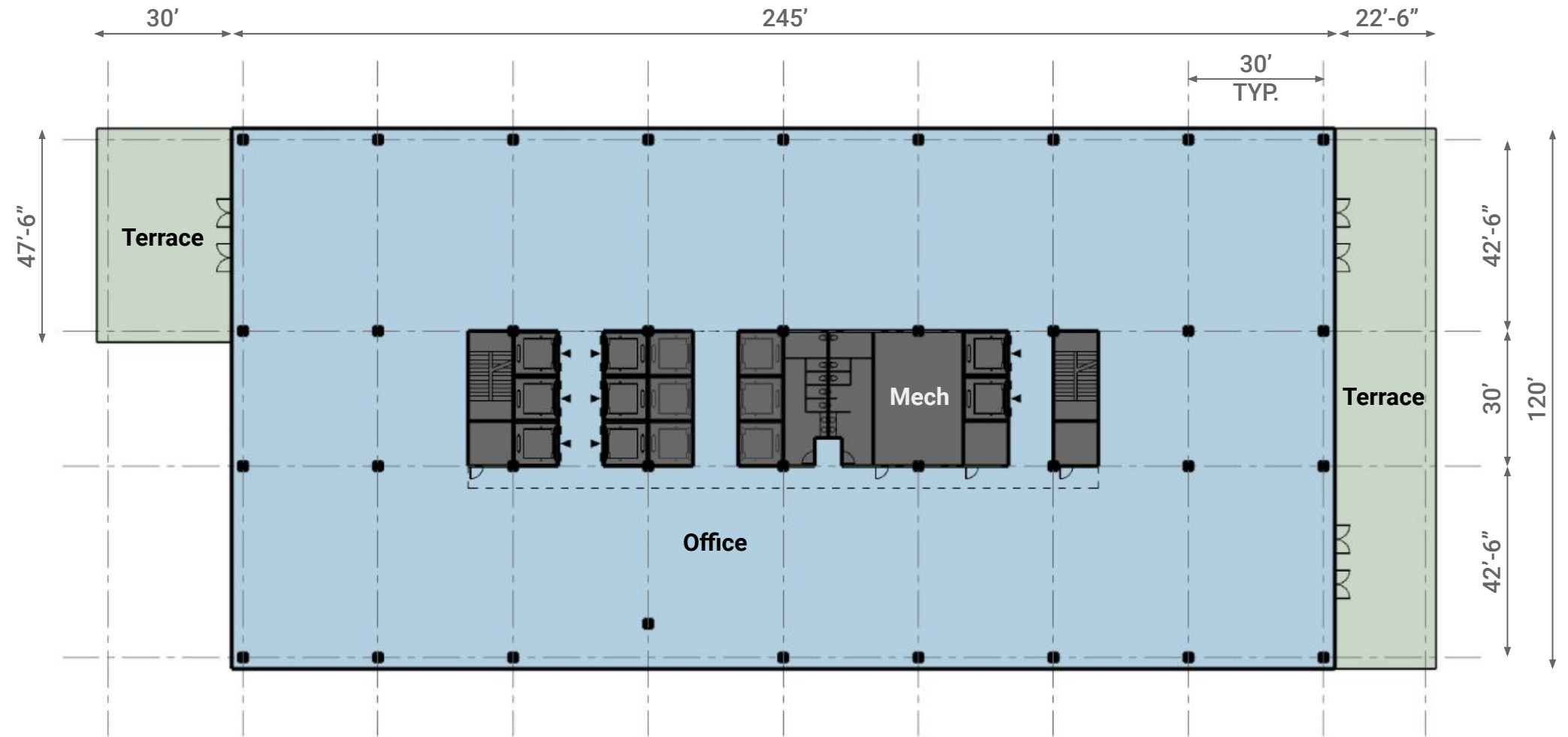
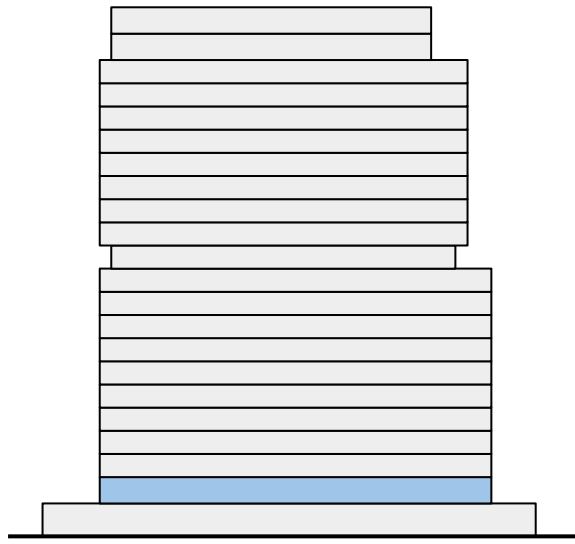
### Metrics

FTF Height	20'-0"
Total Lobby Rentable	5,915 SF



# Office Plan

## Mezzanine Level



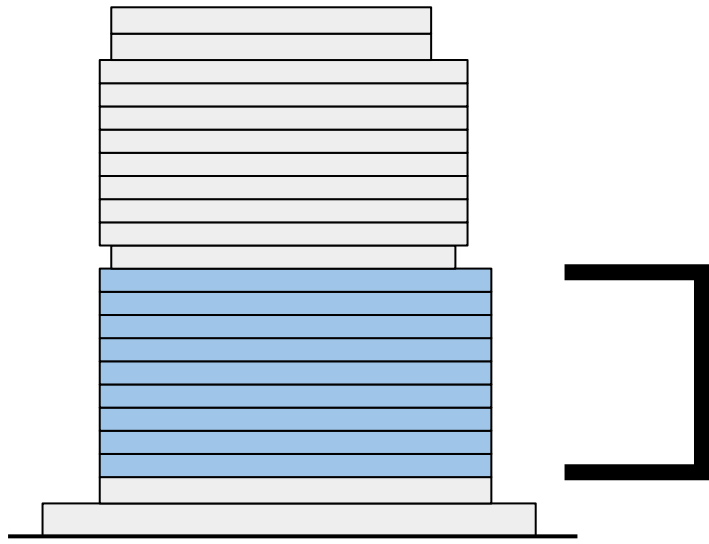
### Metrics

FTF Height	16'-0"
Total Rentable	31,240 SF

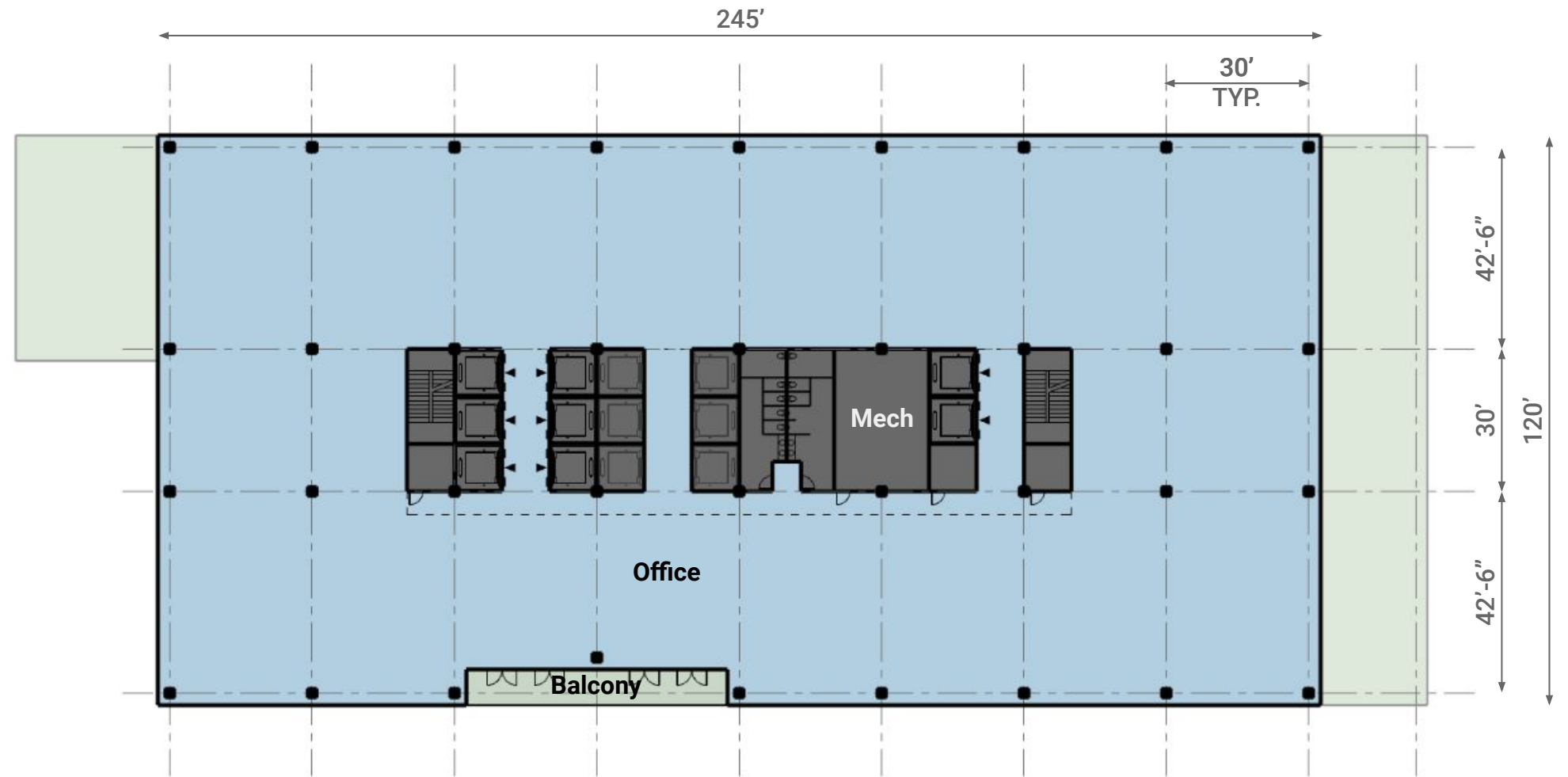


# Office Plan

Levels 2-10



**260,910**



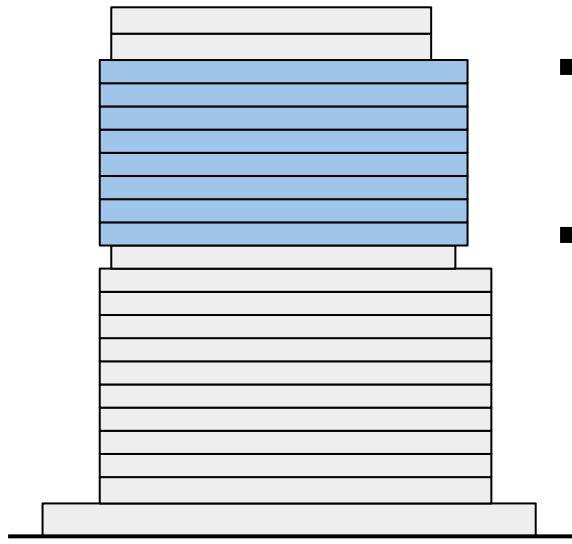
## Metrics

FTF Height	14'-6"
Total Rentable	27,105 SF

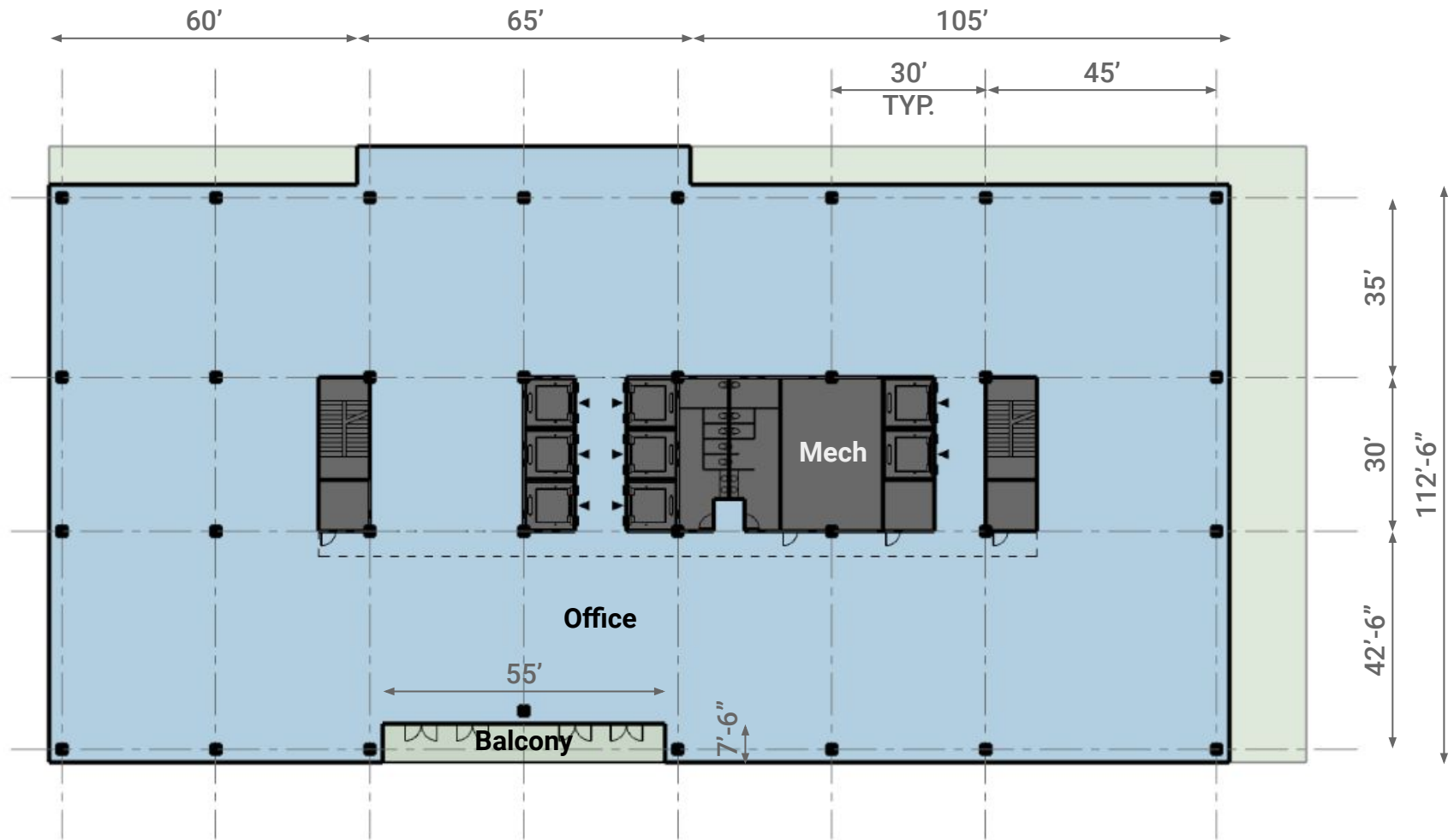


# Office Plan

Levels 12-19



207,600



## Metrics

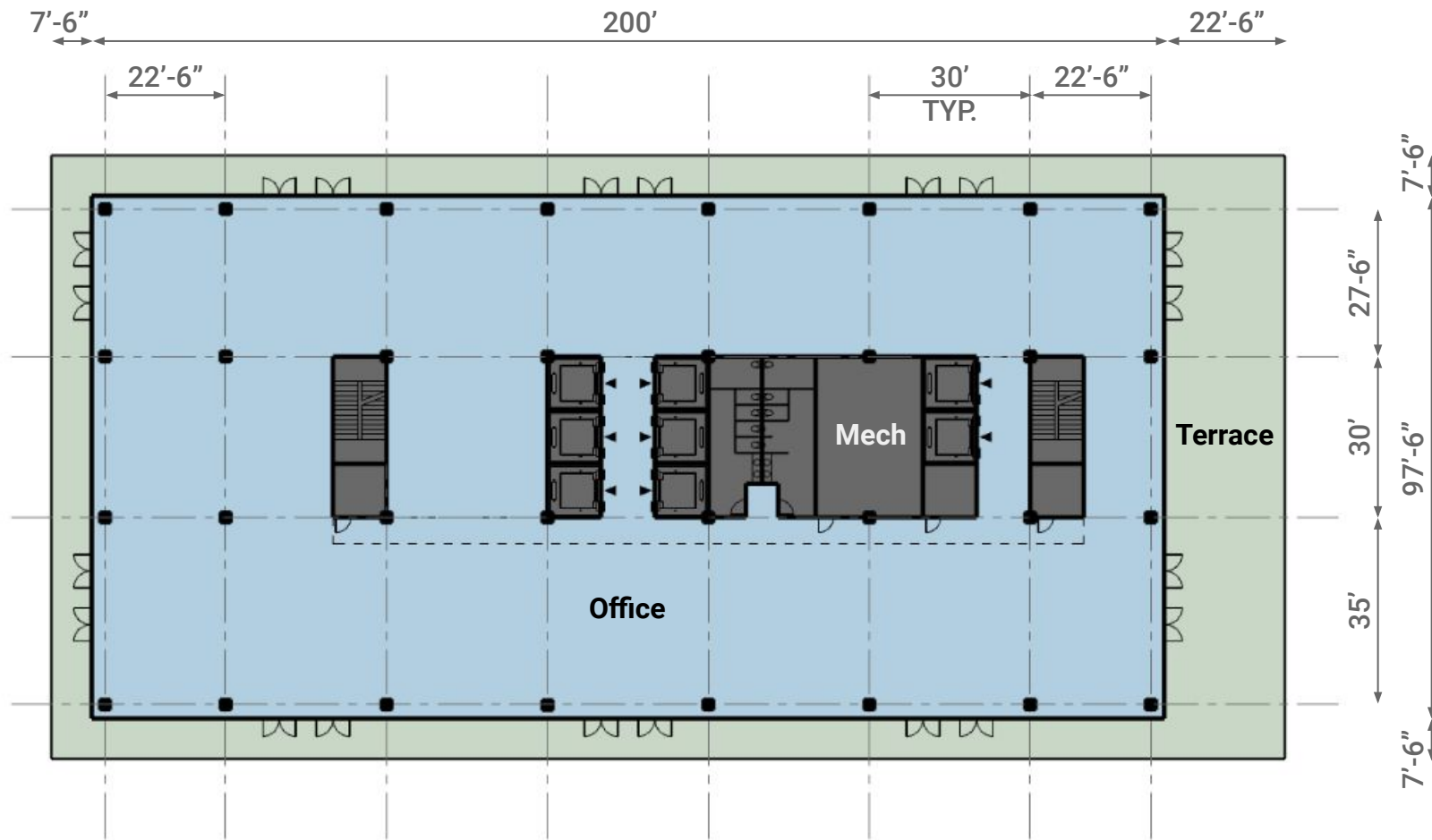
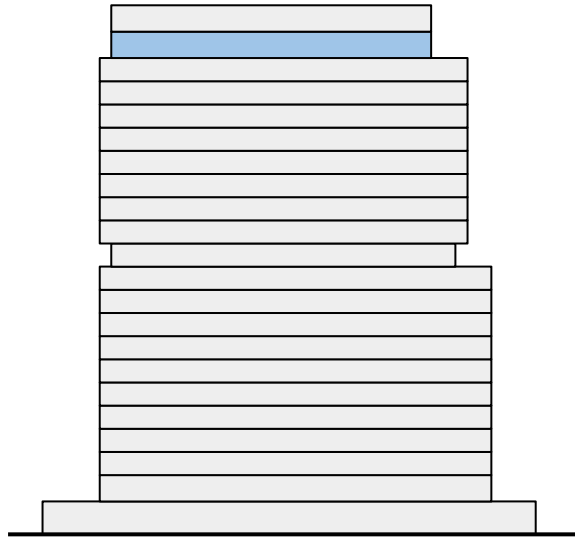
FTF Height	14'-6"
Total Rentable	24,685 SF





# Office Plan

## Level 20



### Metrics

FTF Height	16'-6"
Total Rentable	24,280 SF



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LINCOLN  
PROPERTY  
COMPANY

LINCOLN  
UPTOWN

Chipotle Mexican Grill

WILSON SQUARE  
WILSON SQUARE  
WILSON SQUARE