

THE  
SINCLAIR

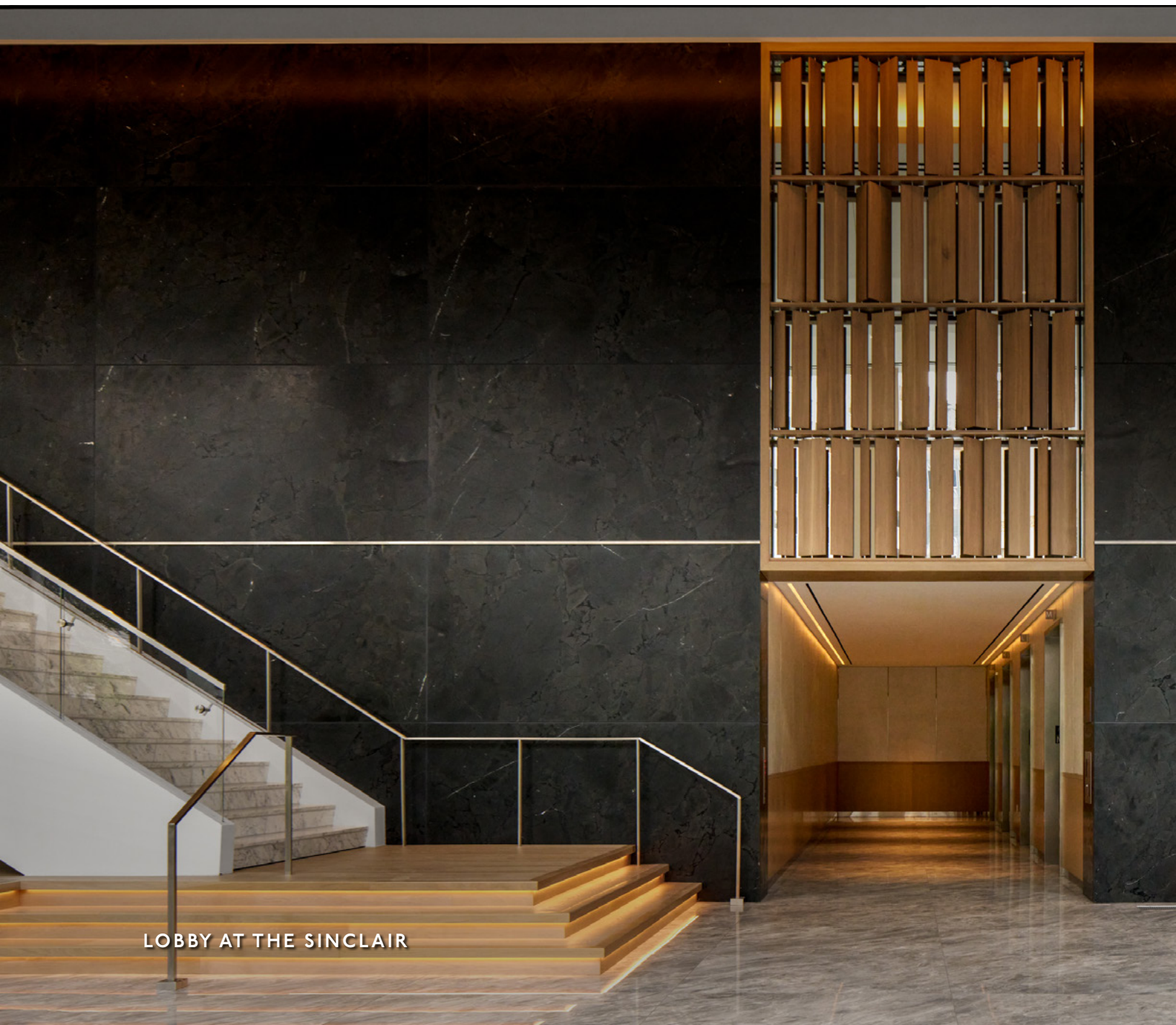
DALLAS



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

9<sup>TH</sup> 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

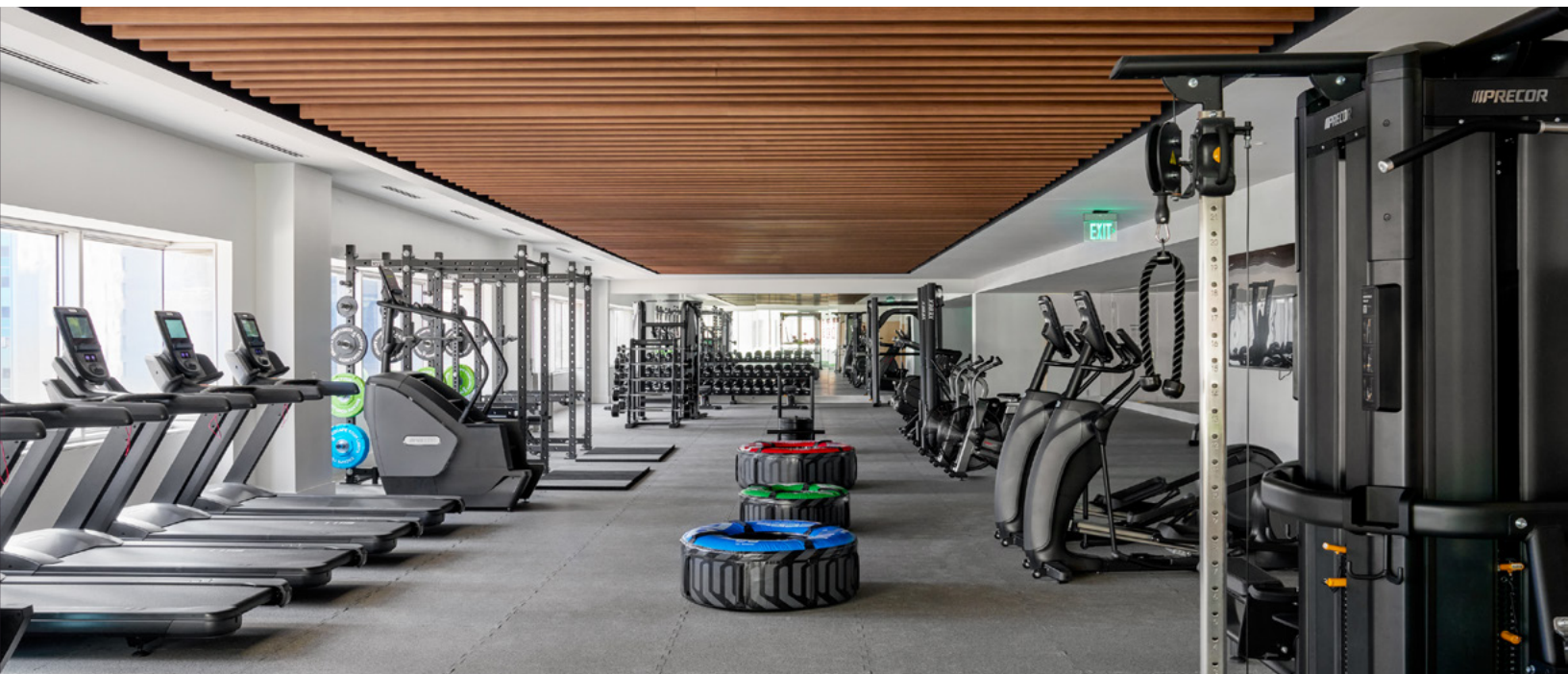
**LUSH GARDENS**  
WITH GATHERING AREAS A  
STEP FROM YOUR DOOR

**TERRACES IN THE SKY:**  
THREE DEDICATED COVERED  
TERRACES PER FLOOR

GRAND LOBBY EXPERIENCE

ELEVATED TENANT BAR & LOUNGE

FITNESS CENTER



## WALK SCORE OF

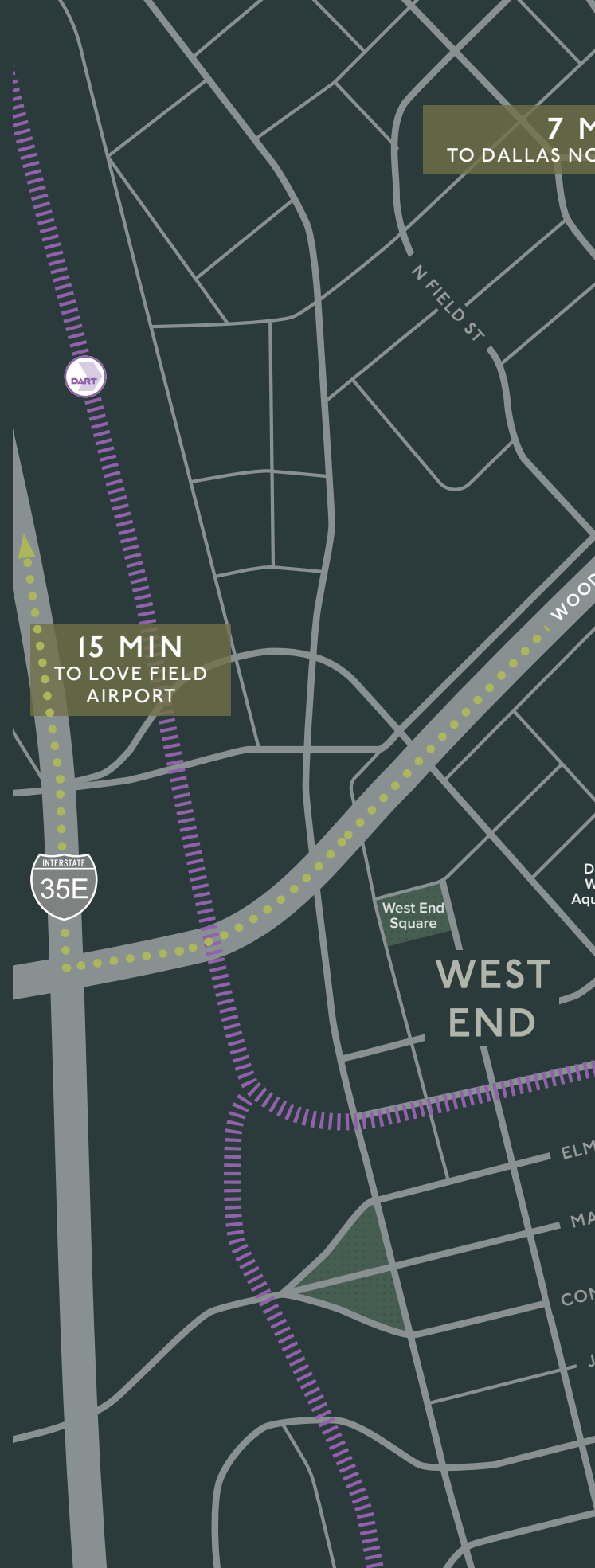
# 94

## 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    |                                     |



## MIN NORTH TOLLWAY

**5 MIN**  
**TO US-75**

Opera House

Meyerson  
Symphony Center

ARTS DISTRICT

ROSS AVE

**Meyerson  
Symphony Center**

Winspear  
Opera House

Dallas  
Museum  
of Art

Klyde Warren Park

The  
NATIONAL

## THE JOULE

**Kay Bailey Hutchison  
Convention Center**

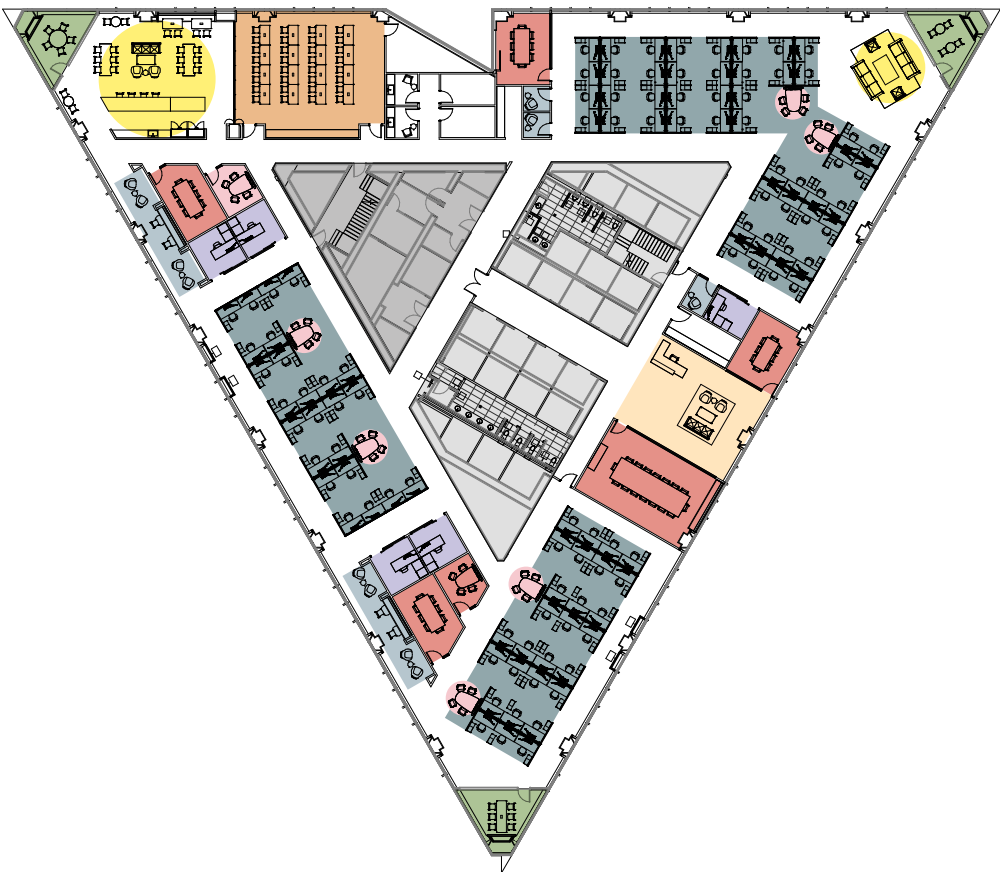
Lighthouse  
Dallas

## Dallas Farmers Market

# HYPOTHETICAL FLOOR PLANS

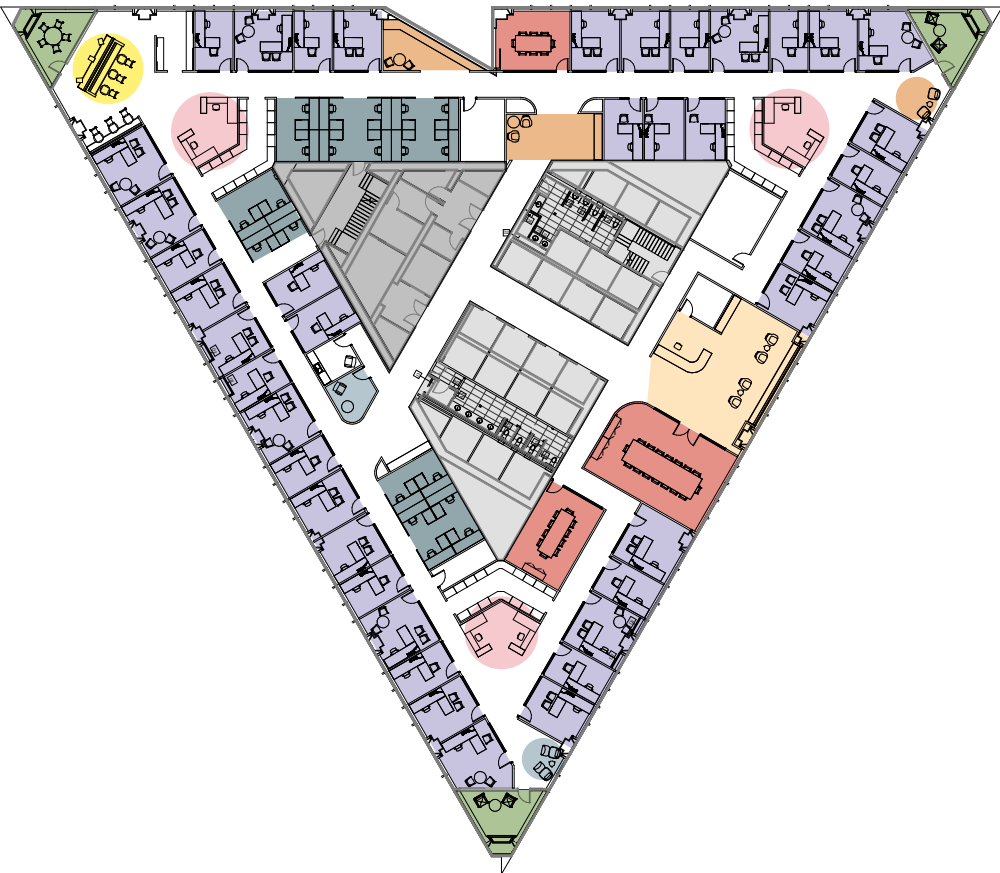
## Open Office

- 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



**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**  
— 1 9 9 0 —

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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