

THE CRESCE



An Address of True Distinction

PROPERTY DETAIL

Dallas' most iconic mixed-use development set amongst quality amenities to meet customer's needs

\$33M Exterior Renovation
1,134,826 RSF of Class A+ Office
164,696 RSF of Premier Retail
Dual-Feed Power Supply
Five-Level Underground Parking
5:1,000 Office Parking Ratio

DESIGN FEATURES

A bold architectural statement creating a distinctive address for business and retail

Three Contiguous Office Towers
9-12' Ceiling Heights
State-of-the-Art Security
Destination Elevators
Full Wi-Fi Connectivity
LEED Silver Certification

MANAGEMENT

Successful property management built on decades of experience

Ritz-Carlton Customer Service Trained
Award Winning Customer Service
On-Site Team
Entertaining Property Events

LOCATION

A walkable neighborhood offering Uptown amenities and proximity to Dallas Arts District and Downtown

Unrivaled Visibility and Views
Time-Saving Ingress/Egress
Uptown Neighborhood Amenities
The Ritz-Carlton Dallas
Hotel Zaza
McKinney & Olive
12,000 Units of Quality Residential
Luxury Spas
80 Restaurants
Klyde Warren Park
Whole Foods
McKinney Avenue Trolley

ON-SITE AMENITIES

The finest restaurants, hotel, spa and retail in one prestigious location

Hotel Crescent Court	Starbucks
The Spa at Hotel Crescent Court	The Capital Grille
The Crescent Club	Stanley Korshak
Ascension Coffee	Bivins Gallery
East Hampton Sandwich Co.	Bank of America
Moxie's Grill & Bar	Voila Laundry
Nobu	Zipcar
Shake Shack	Sundry Shop
Sixty Vines	

CONTACT



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200 Crescent Court
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Dallas TX 75201

thecrescent.com

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AMENITIES

With its majestic façade of Indiana limestone, mansard roof of cut slate and whimsical filigree trim, The Crescent® isn't quite like anything else in Dallas. Its charms extend well beyond such distinctive architectural features. The Crescent® is Dallas' premiere multi-purpose business complex. In one prestigious location, the finest office spaces, hotel accommodations, spa, restaurants, retail shops and services are available. From the time the work day begins until the wee small hours, one never has to leave the glossy confines of The Crescent® to experience the best of just about everything.

The Crescent® Amenities

ACCOMMODATIONS

Hotel Crescent Court

RESTAURANTS

Ascension Coffee
Beau Nash
East Hampton Sandwich Co.
Moxie's
Nobu
Shake Shack
Sixty Vines
Spa Cafe
Starbucks
The Capital Grille
The Conservatory
The Crescent Club

RETAIL

Bank of America
Bivins Gallery
Expresshop-Sundry Shop
FedEx, UPS & Lone Star Overnight
Gleason's Hair Design
Henryk Kostman Fine Jewelry
Scissors & Scotch
Special Delivery
Spiffy Car Wash
Stanley Korshak
Stanley Korshak Bridal Salon
The Spa at The Crescent
The Hair Salon at Stanley Korshak
Voila Dry Cleaning & Laundry

Nearby Restaurants

RESTAURANTS

Bread Winners
Chipotle
Coal Vines
Cremona Bistro
Del Frisco's Double Eagle Steakhouse
Dickey's BBQ
Doc B's Fresh Kitchen
Dragonfly
Eatzi's
Fearings
Jake's Hamburgers
Kung Fu Saloon
Malibu Poke
Marie Gabrielle Restaurant
Morton's The Steakhouse
Mixt
Nickle & Rye
Ocean Prime
Old Warsaw
Pei Wei
Perry's Steakhouse & Grille
Potbelly Sandwich Shop
Roti Modern Mediterranean
Saint Ann Restaurant
Smashburger
Starbucks Reserve
Taco Diner
The Mansion on Turtle Creek
The Common Table
The Gingerman
Truluck's

Nearby Amenities

ACCOMMODATIONS

The Ritz-Carlton, Dallas
Hotel Zaza
Stoneleigh Hotel
St. Germaine Hotel
W Hotel

ARTS & ENTERTAINMENT

American Airlines Center
AT&T Performing Arts Center
City Performance Hall
Dallas Museum of Art
Klyde Warren Park
Morton H. Meyerson Symphony Center
Museum of Natural Science
Nasher Sculpture Center
Wylly Theater



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TELECOMMUNICATIONS

PREMIER OFFICE SPACE WITH A TELECOMMUNICATIONS ADVANTAGE

TELECOMMUNICATIONS AMENITIES

In-Building:

- Voice and High-Speed Data
- High Speed Internet
- Land Based and Fixed Wireless
- Fiber Distribution Systems
- HD Cable Television Services
- Multiple Fiber Providers
- Complete Telecom Diversity
- Fiber Based Services
- Choice of Telecom Providers
- Multiple Points of Entry
- Main Telecom Room
- Shared Telecom Room
- Dual Telecom Riser Closets on Each Floor
- Telecom Riser Closets Stacked Vertically
- Controlled and Secured Telecom Space
- Air-conditioned Equipment Space
- Public Wi-Fi Lobby Area Level 1

Rooftop:

- Coverage Area 360 Degrees
- Plenty of Rooftop Space
- Antenna and Satellite Dish Space
- Easy Access to Roof and Riser Space

Power Services:

- Power Company: Oncor
- Redundant Power Feeds
- Primary Electrical Service: 208 Volts, 3 Phase
- Emergency Generator for Lights and Safety: 1750 KVA, 1400 KW, Diesel Engine

TELECOM PROVIDERS:

AT&T	817-647-2009
Birch	877-319-1540
Broadband	501-291-1204
Cogent	214-210-0752
ITS	214-716-4200
CenturyLink	972-759-9108
Logix	817-529-3801
Spectrum	858-635-8239
Verizon	877-297-7816
Zayo	866-364-6033

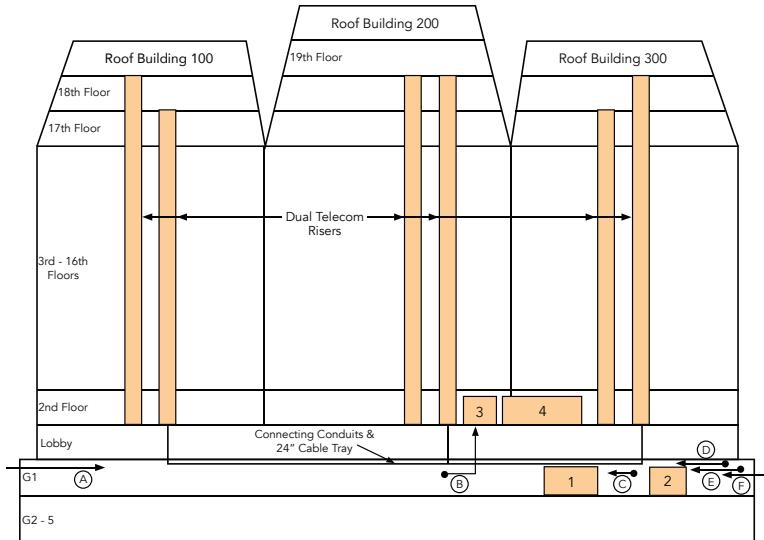
TELEVISION PROVIDER:

Brion Enterprises	214-357-1947
Authorized Agent DirectTV Services	
Spectrum	972-742-5892

TELECOM EQUIPMENT SPACE

1. Shared Telecom Room: AT&T, Birch, Brion, Broadband, Cogent, ITS, CenturyLink, Logix, Spectrum and Zayo Equipment and Fiber Cables
2. Verizon Equipment Room: Fiber Cable and Equipment
3. AT&T Equipment Room: Copper Cables
4. Telecom Expansion Room

This does not represent an endorsement of these companies or their products by Crescent and may change without notice.



TELECOM ENTRANCE CONDUITS

- (A) Verizon Entrance Conduit from Maple Avenue
- (B) AT&T and Spectrum Building Entrance Conduits from Pearl Street
- (C) Zayo and AT&T Secondary Entrance Conduits from Pearl Street
- (D) ITS, CenturyLink and Verizon Entrance Conduit from Pearl Street
- (E) Zayo Entrance Conduit from Pearl Street
- (F) AT&T and Logix Entrance Conduit from Cedar Springs Road

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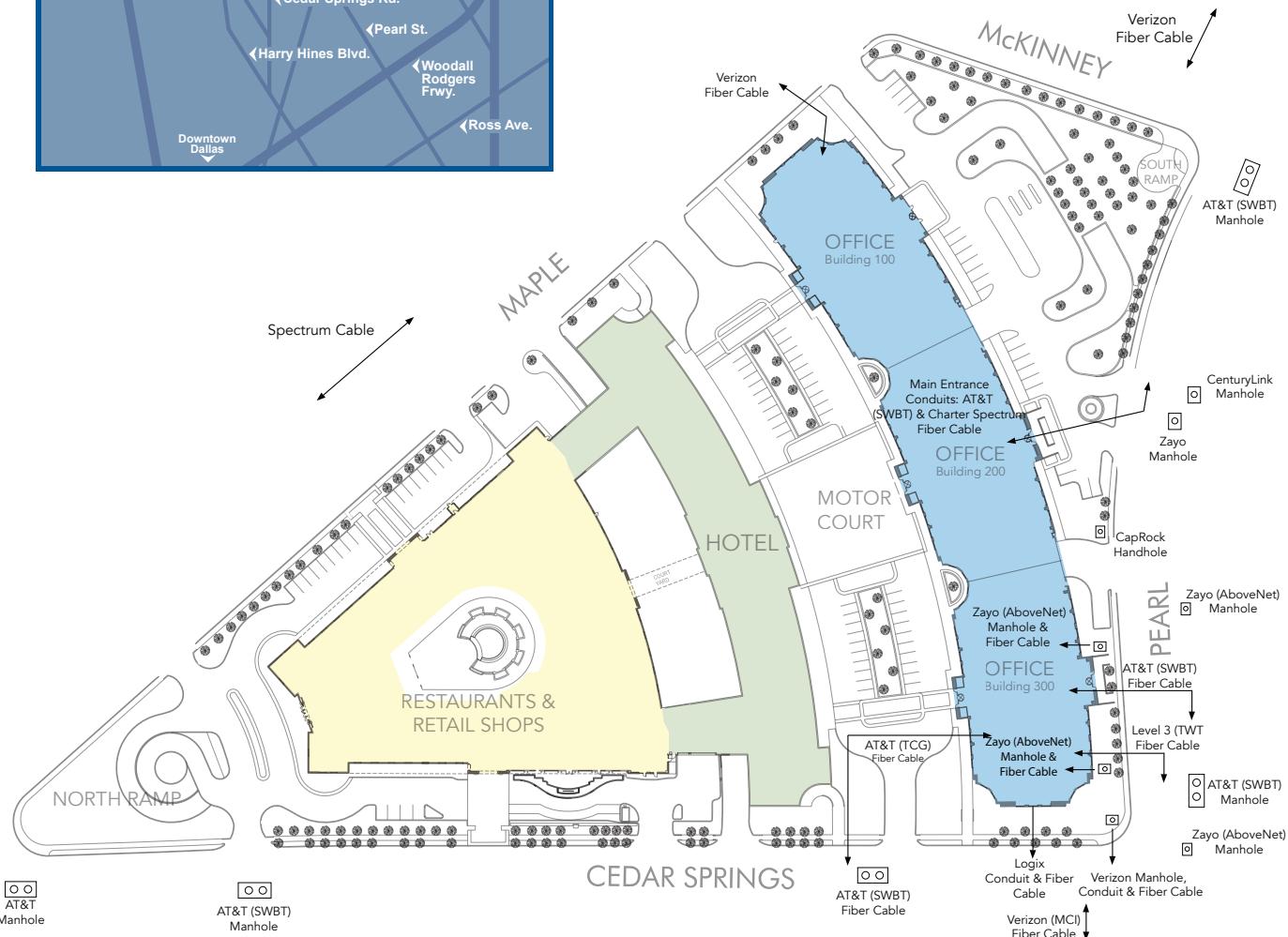
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TELECOMMUNICATIONS



THE CRESCENT®
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TELECOMMUNICATIONS ADVANTAGE

CONDUIT CONNECTION



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SITE MAP

