23SPRINGS

UPTOWN DALLAS

OUTDOOR CONFERENCE AREA

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THE LANDMARKS OF DALLAS HAVE A

NEW COMPANION

Rising 26 stories at the intersection of Cedar Springs and Maple Avenue, 23Springs presents a new kind of office experience for Dallas' flourishing workforce. Rich in natural light, design, and community connection, the iconic tower presents inspired architecture, accommodating amenities, and extraordinary walkability to everything Uptown has to offer. This newest landmark property is complete with a high-end fitness studio, a sophisticated street-level park, dramatic views of the city, and numerous restaurants. 23Springs has been designed to compliment not just the way you work, but the way you live.

CREATIVITY HAS A

CORPORATE ADDRESS

Surrounded by scores of dining and living options, 23Springs is located in the dynamic — and walkable — heart of Uptown. This remarkable address provides accessibility to the adjacent Central Business District, as well as cultural and entertainment corridors, including the Dallas Arts District, Victory Park, the West End, Deep Ellum, and the Design District. Minutes from the Dallas North Tollway and North Central Expressway, 23Springs places patrons just a short drive from sophisticated residential communities and the Dallas Love Field airport.

NORTHWEST HIGHWAY
UNIVERSITY PARK
DALLAS LOVE FIELD
DALLAS NORTH TOLLWAY
TOLL
SMU
HIGHLAND PARK
LAKEWOOD
LOWER GREENVILLE
75
35
UPTOWN
23SPRINGS
WOODALL RODGERS FREEWAY
DESIGN DISTRICT
VICTORY PARK
30
DEEP ELLUM
CENTRAL BUSINESS DISTRICT
WEST END

CENTERED IN THE CITY

ANCHORED IN INNOVATION

The highest engineering, curated art, and versatile planning come together at 23Springs to create a distinctive work environment. Tree-lined pathways and a private motor court set the stage for an elevated arrival, while a dramatic, two-story lobby reveals a hive of activity just steps away from a coffee-and-wine-bar, numerous restaurants, and a neighborhood park.

23SPRINGS

BY THE NUMBERS

2.5-acre development

26-story office tower

625,000 square feet of Class AA office space

17,000 square feet of restaurant space

2.5:1000 parking spaces

6.5 levels of underground parking

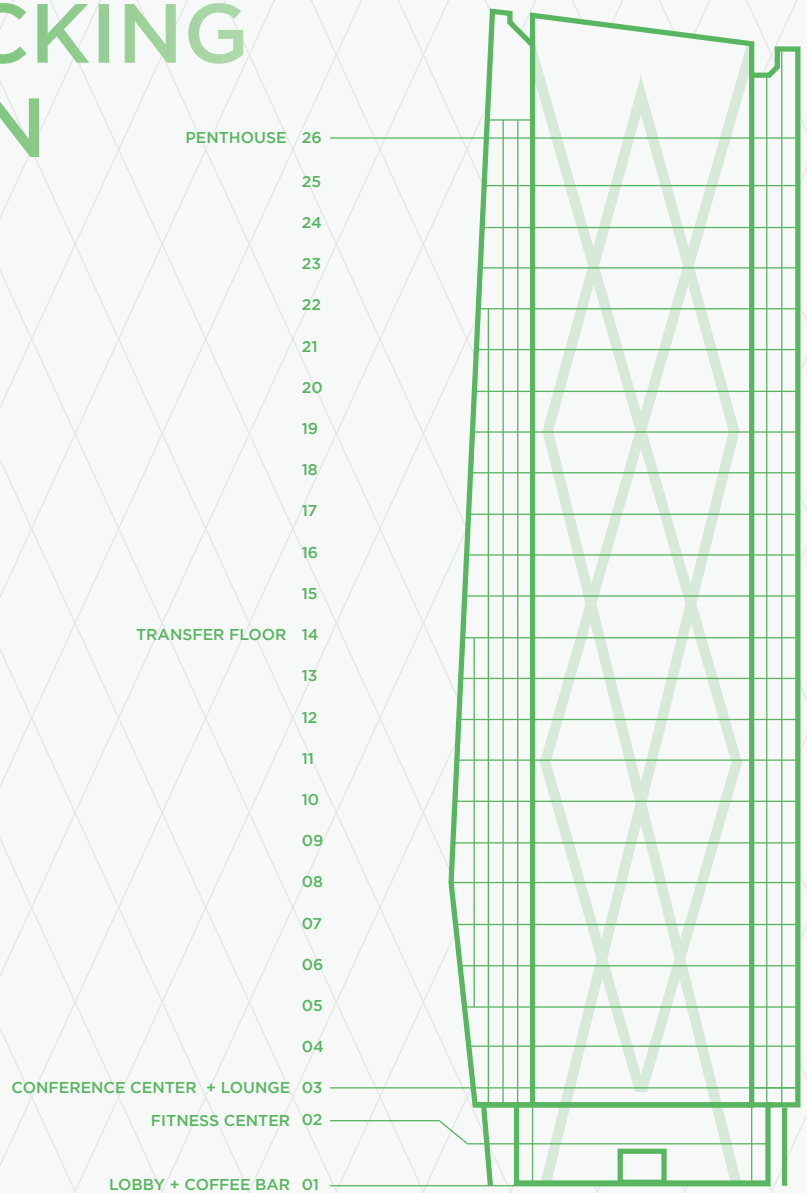
1 street-level park

FEATURES & AMENITIES

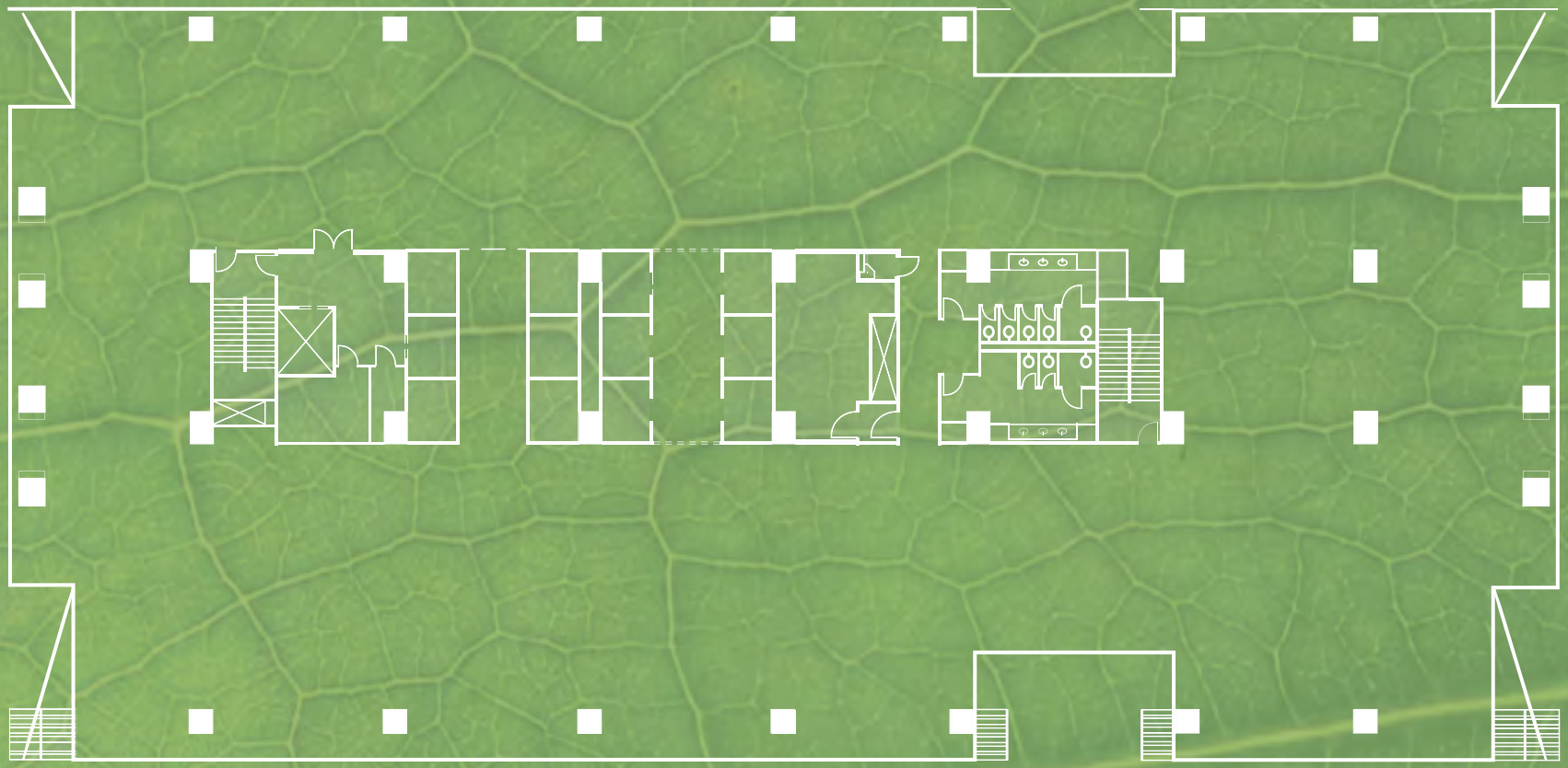
Corporate meets curated:

- Dramatic two-story lobby with elevated coffee and wine bar experiences, opening up to the park
- Meet, state-of-the-art conference center
- Move, 4,500 square-foot high-end fitness studio
- The Lounge, an upscale area with wine lockers and a golf simulator
- Outdoor lounge and conference area equipped with televisions and Wi-Fi
- Half-acre neighborhood park with wellness programming
- 6.5 levels of underground parking
- 24/7 security
- Bike storage
- Dramatic views of Uptown and Downtown skyline
- Highly walkable to Uptown's retail and business offerings
- On-site Property Experience Team in Customer Connection Center
- On-site valet parking
- 17,000 square feet of restaurant space
- Half-mile walk to the Katy Trail

STACKING PLAN



FLOOR PLATE



26,000 RSF

MEET

MAIN ENTRANCE

LOBBY AND COFFEE BAR

THE LOUNGE

A WORKPLACE COLLECTED

A COMMUNITY CONNECTED

Set within the heart of Uptown, 23Springs enjoys an exceptional setting. One-of-a-kind restaurants, bars and boutiques capturing Uptown's vibrant spirit line the surrounding streets. Add luxury hotels, walkable parks, nearness to the Katy Trail, a sophisticated collection of residential offerings, and the city's most celebrated districts for an address that's second-to-none.

DESTINATIONS & DINING

HOTELS

A The Mansion on Turtle Creek
B Warwick Melrose
C Canopy
D The Stoneleigh
E Hotel ZaZa
F Hotel Crescent Court
G W Dallas Victory
H The Ritz-Carlton
I The Fairmont

OTHER ATTRACTIONS

J American Airlines Center
K Klyde Warren Park
L Perot Museum of Nature and Science
M Dallas Museum of Art
N Winspear Opera House
O The Dallas World Aquarium
P The Katy Trail

DINING/ENTERTAINMENT DESTINATIONS

DRIVE TIMES

2-minute drive to Dallas North Tollway
3-minute drive to Downtown Dallas
3-minute drive to the Katy Trail
4-minute drive to 35 East
4-minute drive to 75 Central
5-minute drive to the Park Cities
5-minute drive to the Design District
5-minute drive to West End
12-minute drive to Dallas Love Field
1-short walk to infinite shopping and dining
1-short walk to a multitude of residential offerings

TURTLE CREEK
DALLAS NORTH TOLLWAY
TOLL
B
A
C
75
35
MAPLE AVE.
CEDAR SPRINGS RD.
MCKINNEY AVE.
D
P
23SPRINGS
UPTOWN
F
E
WOODALL RODGERS FREEWAY
H
BRYAN PLACE
DESIGN DISTRICT
J
N
K
G
M
L
I
ARTS DISTRICT
VICTORY PARK
O
DEEP ELLUM
WEST END
DOWNTOWN

AN EXPERIENCED ENSEMBLE

AN EXTRAORDINARY DEVELOPMENT

23Springs is the masterwork of developer, owner and operator Granite Properties. Committed to excellence, the multidisciplinary firm brings more than three decades of expertise and a diverse portfolio to the project. Together with architect GFF, Granite Properties has cultivated an all-encompassing mixed-use experience in Dallas' Uptown.

Granite

Inspiring people to flourish through the places we create.

Granite Properties is a privately held commercial real estate investment, development and management company founded in 1991, with offices in Dallas, Houston, Atlanta, Denver and Southern California. It has completed more than $7 billion in real estate transactions and more than 27.1 million square feet of real estate development and acquisitions. Granite focuses on creating extraordinary customer experiences in each building through mixed-use environments rich in amenities and customer-centric service to help people flourish. Granite, a NREI Top Office Owner, has been named as one of FORTUNE's Best Workplaces for nine consecutive years.

inspire+ wellness

23Springs is designed to foster a health-minded work environment. As part of Granite Properties' Inspire Wellness initiative, 23Springs interweaves wellness- driven features throughout the office tower to ensure safety and peace of mind for tenants and guests.

For additional and more complete Granite protocols,please visit Granite's website:

GraniteProp.com/Wellness

Needlepoint Bipolar Ionization (NPBI)

Needlepoint Bipolar Ionization continually purifies the air we breathe by producing high concentrations of positive and negative ions. These charged atoms attach to and surround harmful pathogens and virus particles to deactivate and destroy their ability to replicate. Additionally, as these ions cluster, they become larger in size, making them easier to catch and filter out of the air. An independent study by Aviation Clean Air showed that NPBI reduced 99.9% of microbes, bacteria, mold, and viruses (including Covid-19) in a matter of minutes. By combining this NPBI technology with our existing high-quality HVAC systems, our filtration levels achieve equivalency to a Merv 13 filter or higher — meeting the ASHRAE standards for fighting Covid-19 and creating a cleaner environment similar to most hospital standards.

Bipolar Ionization

Bipolar ionization in all elevators cabs renders pathogen transmissions inactive up to 99% and provides a worry-free ride to each floor of our buildings.

Touchless Restroom Features

Touchless restroom features include touchless flush, faucets, and paper as well as foot pulls to open the door.

NanoSeptic® Skins

Powered by light, NanoSeptic® Skins and Mats turn dirty, high-traffic public touchpoints into continuously self-cleaning surfaces.

Additional Initiatives

The office tower will maximize fresh air supply and expand cleaning protocols across each floor.

Outdoor Workspaces

Outdoor lounges are activated for work with meeting space, televisions and Wi-Fi, allowing tenants to connect with nature for a wellness-minded work experience.

together we connect™

TogetherWeConnect is the heartbeat of the Granite experience with the goal of allowing our customers to flourish in their environment.

Through specialized amenities and activities, we develop meaningful connections in the workplace, give back to the community and improve our customers' overall wellness.

23SPRINGS

UPTOWN DALLAS

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Granite

Graniteprop.com