

BUILDING HIGHLIGHTS



Address

2323 Cedar Springs Road | Dallas, Texas 75201

Building Size

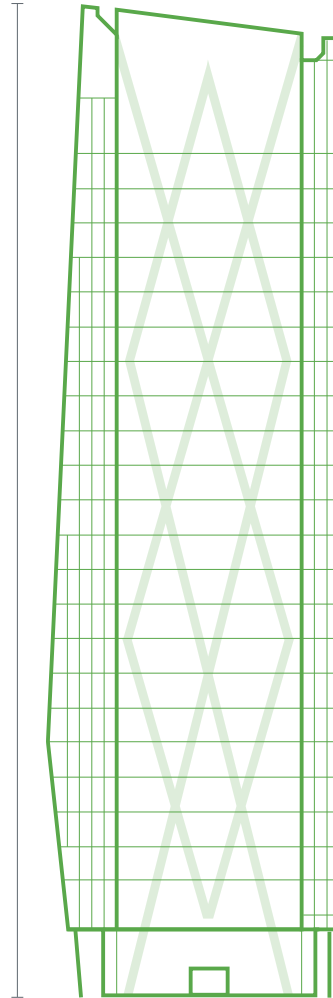
625,000 square feet of Class AA office space

Amenities

- Dramatic two-story lobby with an elevated coffee-and-wine bar experience opening up to the park
- State-of-the-art conference center
- 4,500-square-foot high-end fitness studio
- Upscale customer lounge area with wine lockers and a golf simulator
- Outdoor lounge and meeting area equipped with televisions and Wi-Fi
- Half-acre neighborhood park with wellness programming
- 6 levels of underground parking with 24/7 security monitoring
- 24/7 security
- Bike storage
- Dramatic views of Uptown and Downtown skyline
- Highly walkable to Uptown's retail and business offerings
- On-site property management
- On-site valet parking
- 17,000 square feet of restaurant space
- Half-mile walk to the Katy Trail

Building Height

26 levels



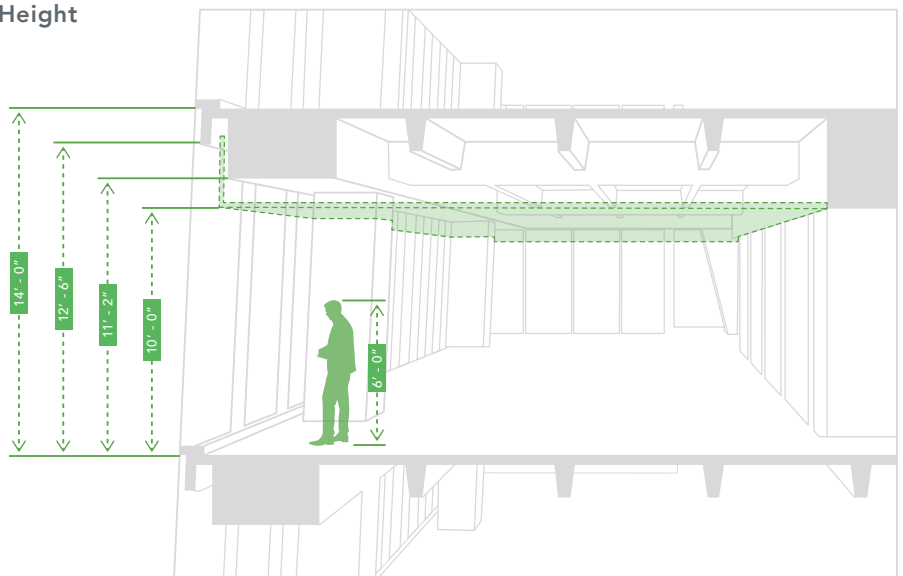
Floor Sizes

Level 26 — Suite 2600 — 26,064 RSF
Level 25 — Suite 2500 — 26,068 RSF
Level 24 — Suite 2400 — 26,156 RSF
Level 23 — Suite 2300 — 26,245 RSF
Level 22 — Suite 2200 — 26,334 RSF
Level 21 — Suite 2100 — 26,422 RSF
Level 20 — Suite 2000 — 26,510 RSF
Level 19 — Suite 1900 — 26,599 RSF
Level 18 — Suite 1800 — 26,687 RSF
Level 17 — Suite 1700 — 26,776 RSF
Level 16 — Suite 1600 — 26,864 RSF
Level 15 — Suite 1500 — 26,286 RSF
Level 14 — Suite 1400 — 25,725 RSF
Level 13 — Suite 1300 — 26,384 RSF
Level 12 — Suite 1200 — 26,473 RSF
Level 11 — Suite 1100 — 26,560 RSF
Level 10 — Suite 1000 — 26,649 RSF
Level 09 — Suite 900 — 26,737 RSF
Level 08 — Suite 800 — 26,826 RSF
Level 07 — Suite 700 — 26,619 RSF
Level 06 — Suite 600 — 24, 295 RSF
Level 05 — Suite 500 — 25, 971 RSF
Level 04 — Suite 400 — 25,647 RSF
Level 03 — Suite 350 — 12,139 RSF
Level 03 — Suite 300 — 3,764 RSF
Level 01 — Suite 100 — 3,416 RSF

Project Team



Ceiling Height



ESG BUILDING HEALTH



Certifications

23Springs is highly focused on health and wellness and will offer programming to deliver an efficiency-oriented LEED Silver Core and Shell rating and become a Fitwel-certified office development.



Energy Efficient Technology

Energy smart metering systems will monitor all energy usage meeting or exceeding LEED sustainability requirements for the Core and Shell rating while EV Charging Stations will be conveniently located for tenant and public use.



Inspire+ Wellness Programming

23Springs will incorporate Granite's Inspire+ Wellness program. Collectively, these programs strategically target health, wellness, operating efficiency, and resiliency goals as part of Granite's portfolio standard and Granite's ESG initiatives.

Enhanced Air Quality

NEEDLEPOINT BI-POLAR IONIZATION

Needlepoint Bi-polar Ionization (NPBI) will be on all air handling equipment to remove VOC's, mold & mildew, pollens, bacteria, smoke, and odors. NPBI has been tested to kill and deactivate most viruses (including COVID-19) present in the air-stream of the occupied spaces.

MERV-13 AIR FILTERS

4" MERV-13 Air Filters will be the main fresh air intake units. The on-floor air handler units will catch up to 90% of larger particles, 85% of mid-range particles and 45-50% of very small particles.

Property Experience

Granite's Property Experience (PX) Team delivers exceptional service in the form of property management duties and day-to-day experiences for our customers.

Touchless Features

Touchless door sensors will be located throughout the building, while AGILE elevator Destination Dispatch will allow one to call their floor from a phone or keypad.

Low Emitting Materials

Our building standards prohibit the use of high VOC adhesives, sealants, paints, and coatings as well as products containing added urea-formaldehyde.

Emergency Preparedness Programs

Our emergency preparedness programs increase employee and customer safety during emergencies.

Break Rooms + Outdoor Areas

The building will offer break and outdoor areas to allow customers to take a break away from the workstation, which can improve well-being, increase the likelihood of eating healthier foods, and increase productivity.

Community Involvement

The building provides customers with outreach and volunteering opportunities in the local community, the opportunity to learn about sustainability, and provide customers with information about local community events.

Car Charging Station

The building offers multiple electric vehicle, EV, charging stations for customer and public use. Supporting the use of electric cars reduces or eliminates fuel costs and reduces car emissions to help the environment.

Bike Storage

Bicycle storage and shower facilities are available at the building. Offering bike storage and shower facilities may increase the appeal of cycling to work, which can increase levels of physical activity.

Green Building Environment

The building provides a green building environment to demonstrate our commitment to becoming better stewards of the environment through the use of water-wise landscaping to conserve water and energy, integrated pest management, and extensive recycling programs. All cleaning products used meet the relevant LEED environmental standard.

Access To Water

The building provides access to water bottle filling stations filtered by reverse osmosis. Readily accessible drinking water is available and improves regular hydration and may decrease the consumption of sugar-sweetened beverages.

AEDS

Readily accessible and tested AEDs are installed in the building to increase response time for negative cardiac events. The building staff will be AED and CPR trained.

Transit Options

23Springs is a walker and biker's paradise with a walk score of 93 and bike score of 81. It's well-connected location also offers convenient access to Dallas' DART network.



Active Stairwells

We have one open stairwell in the building for customer use. Taking two flights of stairs a day can help prevent most typical adult weight gain.

Fitness Center

Our building will have a fitness center with a personal trainer, fitness classes, and a multisport/ golf simulator. Fitness activity can increase employee well-being and decrease absenteeism due to sickness.