



# THE CRESCENT

An Address of True Distinction

# THE CRESCENT

## PROPERTY BROCHURE

100-300, 500 Crescent Court, Dallas, TX 75201

### BUILDING INFORMATION

- Uptown
- The Crescent® was designed by the nationally acclaimed architect, Philip Johnson, and is the centerpiece of the Uptown/Turtle Creek Class A office market. It is conveniently located on the edge of Dallas' Central Business District, giving convenient access to Klyde Warren Park, Dallas North Tollway, Woodall Rodgers Freeway, Interstate 35 and Central Expressway.
- The Crescent® is a unique, luxury, mixed-use development consisting of 1,134,826 million gross square feet of office space in three contiguous buildings and a 164,696 gross square feet atrium complex used for both upscale retail shops and office space.
- The exterior of the building is Indiana limestone with insulated double-pane reflective clear glass in an aluminum frame.
- Lobby area walls are finished in Italian Pink Royale polished granite. Floors are Italian Pink Royal polished granite mixed with Imperial Black and Charcoal Black polished granite.
- Ceilings in the 100 and 300 buildings are an Italian Mosaic glass tile while the 200 building is white painted plaster.
- An energy efficient chilled water system provides 4,300 tons of cooling capacity.
- A five-level, underground parking garage provides spaces for approximately 3,500 cars.
- Buildings 100 and 300 each have four elevators servicing floors 1-9, four elevators servicing floors 10-17, a shuttle elevator servicing floors 17-18 and a freight elevator servicing floors 1-18.
- Building 200 has four elevators servicing floors 1-11, four elevators servicing floors 12-19 and a freight elevator servicing floors 1-19.
- All elevators have been modernized with state-of-the-art controllers, dispatchers, electronics and drive units. Updates include destination dispatching using Schindler's Innovative PORT technology designed to move occupants faster and more efficiently.

### AMENITIES

- On-site security and 24 hour a day surveillance
- The Ritz-Carlton, Dallas
- Rosewood Crescent Hotel
- The Crescent Club
- The Spa at The Crescent
- On-site retail shops, restaurants and services

### RECOGNITIONS

- CEL "A List" Award 2001-2006, 2010-2013
- BOMA 360 Performance Building 2011
- LEED® Silver certified - LEED for EB: O&M 2010
- Energy Star Designation 2008-2013



For leasing information contact  
Tony Click  
214.880.4766  
tclick@crescent.com  
thecrescent.com



# THE CRESCENT

## 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

Rosewood Crescent Hotel

#### RESTAURANTS

Au Bon Pain, The Bakery Cafe

Beau's

Nobu

Palomino

Spa Cafe

Starbucks

The Capital Grille

The Conservatory

The Crescent Club

The Crescent Gourmet

#### RETAIL

Bank of America

Expressshop-Sundry Shop

FedEx, UPS & Lone Star Overnight

First Class Auto Care

Gleason's Hair Design

Henry Kostman Fine Jewelry

Innergy Fitness

Pratesi

Special Delivery

Stanley Korshak

Stanley Korshak Bridal Salon

The Spa at The Crescent

The Shak at Stanley Korshak

The Hair Salon at Stanley Korshak

### Nearby Restaurants

#### RESTAURANTS

Bread Winners

Chipotle

Coal Vines

Craft Dallas at W Hotel

Cremona Bistro

Dee Lincoln's Restaurant & Bubble Bar

Dickey's BBQ

Dragonfly

Eatzi's

Fearings

Jake's Hamburgers

Kung Fu Saloon

Marie Gabrielle Restaurant

Morton's The Steakhouse

Nick & Sam's

Nick & Sam's Grille

Nickle & Rye

Ocean Prime

Old Warsaw

Paradise Bakery

Pei Wei

Perry's Steakhouse & Grille

Place at Perry's

Potbelly Sandwich Shop

Prime Bar

Saint Ann Restaurant

Sambuca

Smashburger

Taco Diner

Tin Star

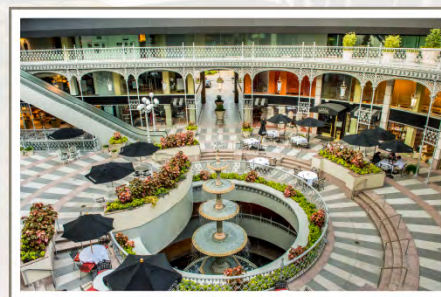
The Mansion on Turtle Creek Restaurant

The Place at Perry's

The Common Table

The Gingerman

Truluck's



### Nearby Amenities

#### ACCOMMODATIONS/RESIDENTIAL

The Ritz-Carlton, Dallas

The Residences at 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

Wyly Theater

# THE CRESCENT

## SITE MAP





# THE CRESCENT

## AREA MAP



# THE CRESCENT

## TELECOMMUNICATION

PREMIER OFFICE SPACE WITH A TELECOMMUNICATIONS ADVANTAGE

### TELECOMMUNICATIONS AMENITIES

#### In-Building:

- Voice and High-Speed Data
- High Speed Internet
- Captivate Network
- Land Based and Fixed Wireless
- Fiber Distribution System
- HD Cable Television Services
- Multiple Fiber Providers
- Complete Telecom Diversity
- Fiber Based Services
- Choice of Eleven 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 I

#### 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:

AboveNet	866-364-6033
Alpheus	877-257-4387
AT&T	800-222-0400
Cbeyond	877-319-1540
Century Link	800-603-6000
Cogent	415-543-1572
Level 3 (TWT)	972-455-7800
Logix	817-529-3853
Time Warner Cable	972-742-5892
Verizon	877-297-7816
XO	800-421-3887

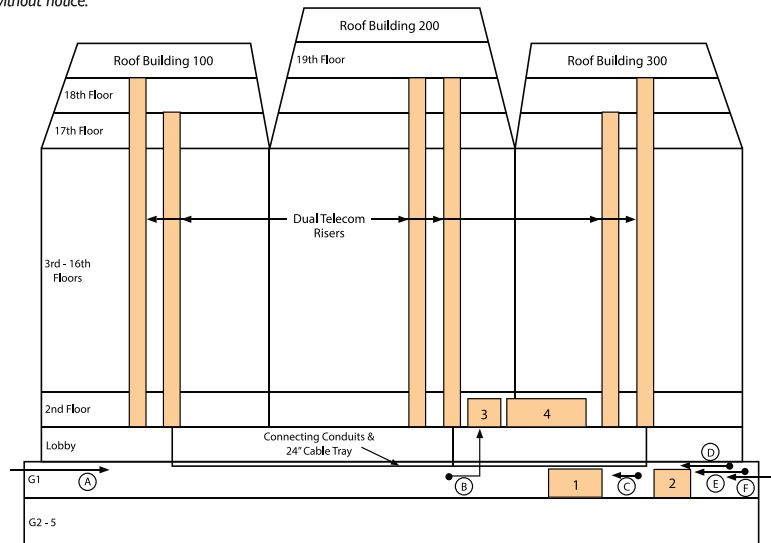
*This does not represent an endorsement of these companies or their products by Crescent and may change without notice.*

### CABLE TELEVISION PROVIDER:

Time Warner Cable 972-742-5892

### TELECOM EQUIPMENT SPACE

1. Shared Telecom Room: Zayo, Birch, Cogent, Logix Level 3(TWT) and Century Link equipment and Fiber Cables
2. Verizon Equipment Room: Fiber Cable and Equipment
3. AT&T Equipment Room: Copper Cables
4. Telecom Expansion Room



### TELECOM ENTRANCE CONDUITS

- (A) Verizon Entrance Conduit from Maple Avenue
- (B) AT&T, Comcast and Building Entrance Conduits from Pearl Street.
- (C) AboveNet and AT&T Secondary Entrance Conduits from Pearl Street
- (D) Level 3 and XO Entrance Conduit from Pearl Street
- (E) AboveNet Entrance Conduit from Pearl Street
- (F) AT&T Entrance Conduit from Cedar Springs Road

For more information contact  
Property Management  
214.880.4500  
thecrescent.com

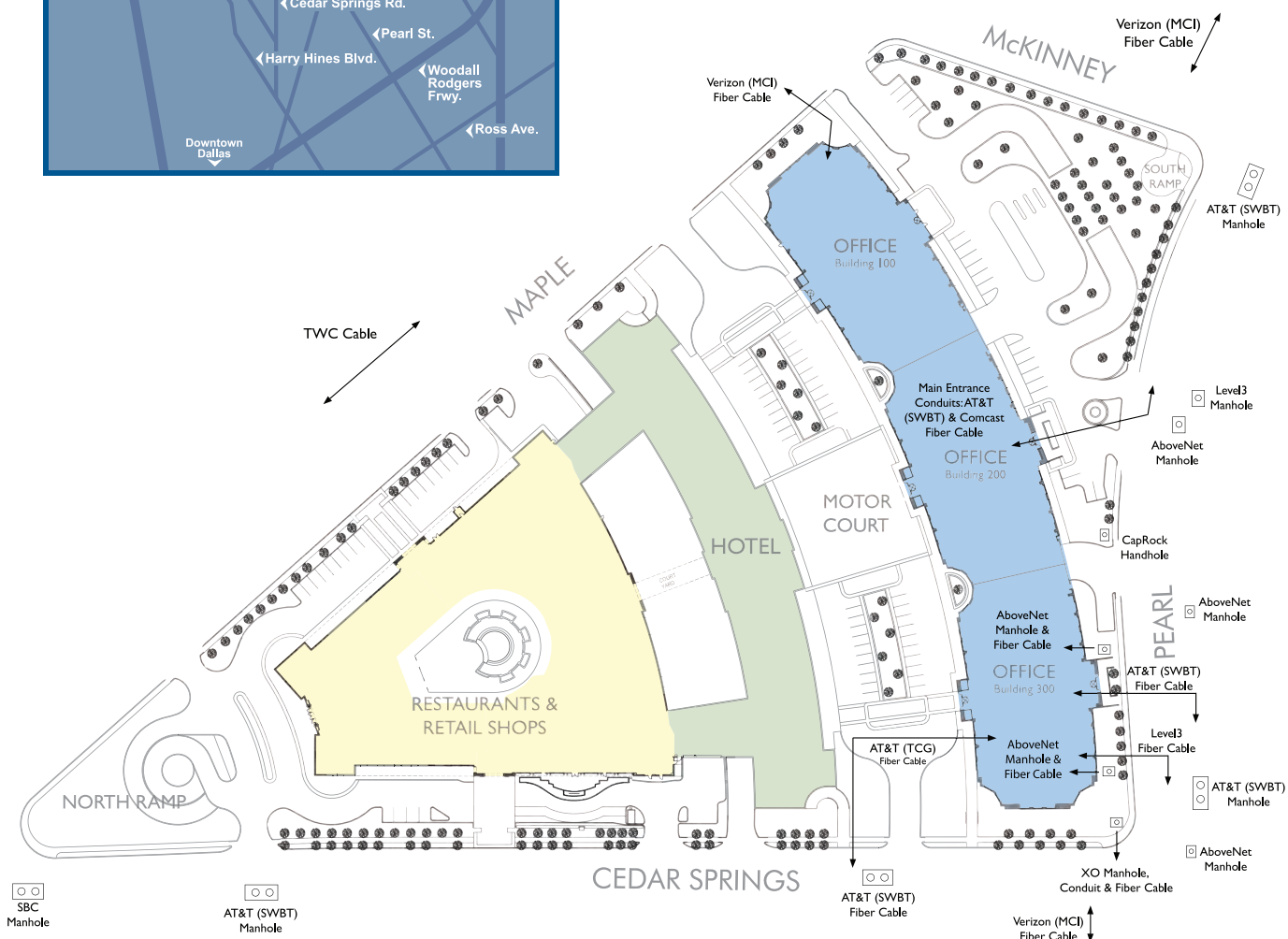


# TELECOMMUNICATION



THE CRESCENT®  
PREMIER OFFICE SPACE WITH A  
TELECOMMUNICATIONS ADVANTAGE

## CONDUIT CONNECTION



For more information contact  
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214.880.4500  
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# THE CRESCENT

THE FINANCIAL CENTER OF THE SOUTHWEST



AWH Capital  
Atlas Capital  
BNP Paribas  
BTIG, LLC  
Bank of America  
Barclays Capital  
Barclays Wealth  
Becker Drapkin  
Bessemer Trust Company, N.A.  
Bluescape Capital Group  
Brazos Fund L.P.  
Bridge Partners  
Brookline Avenue Partners  
CIC Partners  
Cambria Group  
Capital Tactics  
Century Bridge Partners  
Citadel LLC  
Citibank  
Citigroup Global Markets  
Clover Partners  
Condor Trading  
Convergent Partners  
Credit Suisse Securities  
Cypress Growth Capital  
Deutsche Banc Securities  
Dry Creek Capital Partners  
Edge Capital  
Elm Creek Partners

Enstream Capital  
Esposito Partners  
First Lexington Capital Corp.  
Fusion Analytics Investments  
Gladstone Investments  
Goldman Sachs & Co.  
Gulfstream Capital  
H2 Capital  
Haas & Partners  
Halifax Group  
Harbert Fund Advisors  
Highland Capital  
Highland Stargate  
Highlander Partners  
Hilltop Holdings  
Houlihan Lokey  
Hunters Glen/Ford Ltd.  
Jefferies  
JP Morgan Securities  
Jones Trading  
LMI Capital  
Lakeside Capital  
Lantern Asset Management  
Lazard Capital Markets  
Liberte Investors  
Luther King Management  
Macfarlan Capital  
Madison Financial Corporation  
Marsh Operating Company  
Maverick Capital Corporation  
McGowan Group  
Merrill Lynch  
Monk White Interests  
Morgan Stanley Co.  
Morgan Stanley Smith Barney  
Neuberger & Berman

Newcastle Partners  
NMS Capital  
Northpoint Partners  
Opus Advisors  
Paragon Group  
Perennial Advisors  
Pharos Capital Group, LLC  
Precept Capital Management  
Presidio Capital Advisors  
RBC Capital Markets  
Rockstreet Partners  
Seneca Capital  
Shorthorn Capital  
Sloan Wealth Management  
Smith Asset Management  
Stephens, Inc.  
Stonelake Capital  
Strategic Asset Services  
Sun Trust Bank  
Sundial Capital  
Tailwater Capital  
Tartan Wealth Management  
TMT Partners, Ltd.  
Tregan Partners, L.P.  
Trive Capital  
Turnbridge Capital  
UBS Financial Services  
UBS Prime Brokerage  
UBS Securities  
Vision Research Capital  
Vontobel Swiss Wealth Advisors  
Wallace Capital Management  
Water Street Advisors  
Westcott Capital Corporation  
Westwood Management  
Whitehorse Capital



# Crescent At a Glance

Crescent Real Estate Holdings LLC, headquartered in Fort Worth, Texas, is a fully-integrated real estate company owned by Goff Capital and Barclays Capital. Through its subsidiaries, Crescent manages and develops premier, Class A office buildings. Crescent also holds investments in resort residential developments in locations such as Scottsdale, Vail Valley, and Lake Tahoe; a luxury hotel, The Ritz-Carlton, Dallas; and the wellness lifestyle leader, Canyon Ranch®. For more information, visit [crescent.com](http://crescent.com).

## OFFICE DEVELOPMENT

Name	Location	Square Feet
The Crescent	Dallas, Texas	1,300,000
McKinney & Olive	Dallas, Texas	530,000
Six Houston Center	Houston, Texas	603,700

## LUXURY HOTELS AND RESORTS

Name	Location	No. of Rooms
Canyon Ranch - Tucson	Tucson, AZ	259
Canyon Ranch - Lenox	Lenox, MA	212
The Ritz-Carlton, Dallas	Dallas, TX	217
<b>Totals</b>		<b>688</b>

## RESORT RESIDENTIAL DEVELOPMENTS

Name	Location
Desert Mountain Development	Arizona
Crescent Resort Development	Colorado, California
The Residences at The Ritz-Carlton, Dallas	Texas



Crescent is committed to providing exceptional customer service. As a result, the company has been recognized ten times with the prestigious National Commercial Real Estate Customer Service Award for Excellence, or the "A List" Award, from CEL & Associates, Inc. The annual award is based on customer surveys and recognizes select real estate companies that provide superior service to their customers. It is this superior service, quality of assets, attention to detail and commitment to the customer experience that differentiates Crescent from its peers, giving the company a competitive edge and making it the "Best in the Industry."

# THE CRESCENT

[thecrescent.com](http://thecrescent.com)

# The Crescent Travel Club

*An Exclusive Offer for Crescent Customers*

*As a valued customer of Crescent Real Estate, you are eligible to participate in the Crescent Travel Club. Membership is free and entitles you to reduced rates at Crescent owned resorts and hotels.*

*Whether traveling for business or pleasure, we hope you take advantage of the discounts at these exclusive resorts and hotels.*

*The Ritz-Carlton, Dallas TX*

*Canyon Ranch, Lenox MA*

*Canyon Ranch, Tucson AZ*



*Below is a list of resorts and hotels available through the club:*

***The Ritz-Carlton, Dallas Texas  
Canyon Ranch, Lenox Massachusetts  
Canyon Ranch, Tucson Arizona***

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For more information call  
817.321.1566