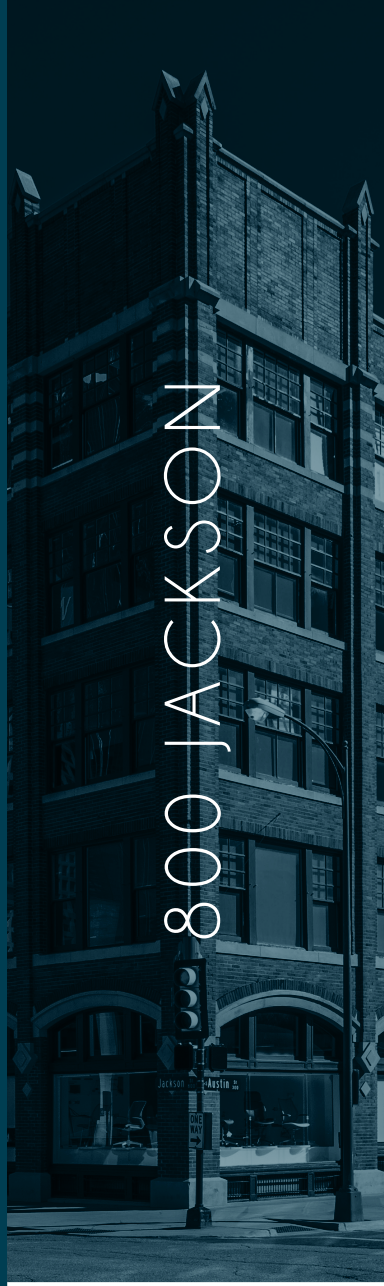




501 ELM ST



211 N RECORD



800 JACKSON



208 N MARKET

— CRESCENT —
WEST END

INSPIRATIONAL

Foundation of the

INNOVATION

District



EXPOSED BEAMS

ORIGINAL WOOD FLOORS

CONCRETE COLUMNS

COLLABORATIVE FLOOR PLATES

The Crescent West End buildings cultivate a creative office environment attracting companies that desire an inspirational and unique setting coupled with all the conveniences and amenities a traditional office building offers. These one-of-a-kind buildings have been updated and maintained with Crescent's highest standards while still retaining the distinctive characteristics that make them impossible to replicate.

The highly amenitized and truly walkable environment of West End is the ultimate location for companies to recruit and retain a vibrant and talented workforce. Customers can enjoy immediate access to numerous restaurant choices, retail, hotels, conference facilities, residential options, and public transportation via the DART light rail station. Venturing just outside the West End, customers are minutes from exploring Downtown Dallas, Victory Park, Kyle Warren Park, Uptown, and the Design District.

The West End is in the midst of a major transformation which will put it on the map as one of the most technologically smart communities in the nation. It is the perfect opportunity for your company to align its brand with this forward thinking destination location.

501 ELM ST

CRESCENT WEST END

TOTAL SF

90,270

STORIES

7

AVG FLOOR SIZE

7,500_{SF}

YEAR BUILT

1906



Authentic Brick-and-Timber Architecture

Located at the corner of Elm and
Houston Streets

Subway restaurant and Museum Store +
Cafe on-site, walking distance to numerous
restaurants

Outdoor rooftop terraces

On-site security and 24 hour a day surveillance

New electrical, telecommunications
and plumbing

Walking distance to the downtown DART
rail station

On-site garage parking in addition to abundant
surface lot and metered street parking nearby

Fiber provider is Logix





Authentic Brick-and-Timber Architecture

Subway restaurant and Museum Store +
Cafe on-site, walking distance to numerous
restaurants

On-site security and 24 hour a day surveillance

New electrical, telecommunications
and plumbing

Walking distance to the downtown DART
rail station

Abundant surface lot and metered street
parking nearby



211 N RECORD

CRESCENT WEST END



TOTAL SF

40,161

STORIES

5



AVG FLOOR SIZE

7,053_{SF}

YEAR BUILT

1911

800 JACKSON

CRESCENT WEST END

TOTAL SF

40,375

STORIES

5

AVG FLOOR SIZE

6,600_{SF}

YEAR BUILT

1913

Historic presence - contemporary finish

Located at the corner of Jackson and
Lamar Streets

Walking distance to numerous
restaurants, shops, Omni Hotel and Dallas
Convention Center

On-site security

New electrical, telecommunications and
plumbing

An energy efficient air conditioning and
heating system

Walking distance to the downtown DART rail
station

Abundant surface lot and metered street
parking nearby

Fiber provider is Logix







Turn of the century landmark building

Located on the corner of Market and
Pacific Streets

Walking distance to numerous restaurants
and shops

On-site security

New electrical, telecommunications
and plumbing

An energy efficient air conditioning and heating
system

Adjacent to the downtown DART rail station

Abundant surface lot and metered street
parking nearby

Fiber provider is Logix





208 N MARKET

CRESCENT WEST END



TOTAL SF

59,856

STORIES

6

AVG FLOOR SIZE

8,800_{SF}

YEAR BUILT

1905

DINING

Corner Bakery Café	Hooters	Cook Hall
Y.O. Ranch Steakhouse	Hard Rock Café	Crossroads
Spaghetti Warehouse	Dick's Last Resort	Freshii
Ellen's Southern Kitchen	Medina Oven & Bar	Hard Rock Cafe
Record Grill	BuzzBrews	Havana Social Club
Five Sixty by Wolfgang Puck	Gator's Dallas	Jimmy John's
Sonny Bryan's Smokehouse	La Ventana	Medina Oven & Bar
Rj Mexican Cuisine	Meso Maya	Olivella's Neo Pizza Napoletana
TGI Fridays	El Fenix	Shooters
Subway	Buda Juice	Victory Tavern
	Buzzbrews Kitchen	W Living Room
	Cafe Victoria	House of Blues

HOTELS & RESIDENTIAL

Omni Dallas	555 Ross Avenue
Hyatt Regency Dallas	Arrive West End
Magnolia Dallas Downtown	SkyHouse Dallas
Aloft Dallas Downtown	1001 Ross
Homewood Suites by Hilton Dallas	Terrace
The Adolphus	The 23 Victory Park
Hilton Garden Inn Downton	Amli Fountain Place
SpringHill Suites by Marriott	
La Quinta Inn & Suites	

ENTERTAINMENT

House of Blues	Sixth Floor Museum
American Airlines Center	Dallas Museum of Art
Perot Museum of Nature and Science	Reunion Tower
The Dallas World Aquarium	Klyde Warren Park





DALLAS CBD

800 JACKSON

208 N MARKET

JACKSON ST

211 RECORD

501 ELM

DALLAS RODGERS FWY

S HOUSTON ST

35E



INNOVATION DISTRICT

Dallas West End neighborhood can look forward to many smart city elements being implemented by the Dallas Innovation Alliance (DIA), a 501c(3) Public-Private Partnership. DIA is “dedicated to the development and execution of a multi-phased smart city strategy for Dallas, has publicly unveiled its vision for its living lab in the West End, as part of the burgeoning Dallas Innovation District.”

Upcoming projects include:

INTELLIGENT LED LIGHTING

INTERACTIVE DIGITAL KIOSKS

NETWORK CONNECTIVITY

PUBLIC WI-FI

SMART PARKING

SMART WATER

SMART IRRIGATION

OPEN SOURCE PLATFORM

END-TO-END MOBILITY APP



— CRESCENT — WEST END

LONG WHARF CAPITAL

Long Wharf Capital is a Boston-based private equity real estate manager focused exclusively on value-added investments in the U.S. Investing on behalf of institutional clients, including public and corporate pension funds, endowments, foundations and family offices, Long Wharf utilizes a broad-based value-added strategy targeting opportunities in multiple property sectors and markets across the country. Including experience prior to becoming an independent firm in 2011, Long Wharf has invested in real estate transactions totaling nearly \$2.9 billion of equity in over 200 properties since 1995. Long Wharf owns creative office projects in the San Diego and Atlanta markets. For further information, visit longwharf.com.

CRESCENT

Crescent Real Estate LLC (Crescent) is a real estate operating company and investment advisor, founded by Chairman John C. Goff, with assets under management and investment capacity of more than \$4 billion. Through the recently established GP Invitation Fund I, the company acquires, develops and operates all real estate asset classes alongside institutional investors and high net worth clients. Crescent's premier real estate portfolio consists of Class A and creative office, multifamily and hospitality assets located throughout the U.S. including The Ritz-Carlton, Dallas; McKinney & Olive in Dallas; and the wellness lifestyle leader, Canyon Ranch®.



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