

RENAISSANCE TOWER

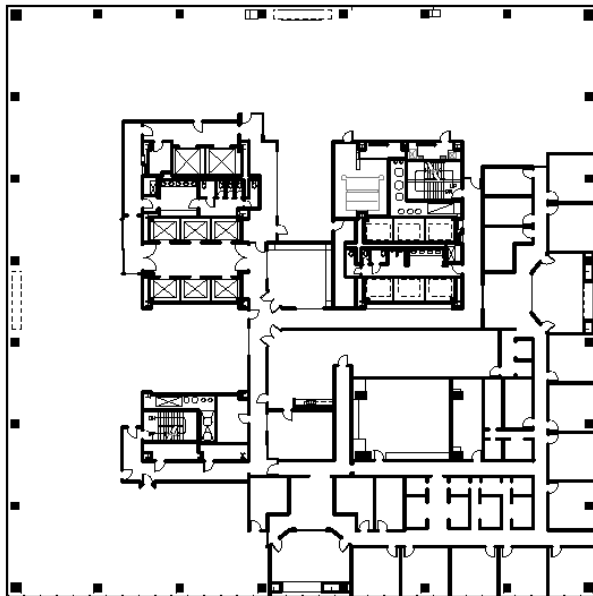
RENAISSANCE TOWER AT A GLANCE

ADDRESS	1201 ELM STREET DALLAS, TEXAS 75270
YEAR COMPLETED	1974
RENOVATION PERIOD	1986-1991
FLOORS	56
HEIGHT	886 FEET
TOTAL BUILDING AREA	1,738,979
AVERAGE FLOOR SIZE	30,981 RSF
PARKING	1,087 (1 PER 1,600)



AMENITIES INCLUDE

- DIRECT ACCESS TO FIVE MAJOR EXPRESSWAYS, DART LIGHT RAIL, DART BUS STOPS AND THE CBD UNDERGROUND TUNNEL SYSTEM
- 12-STORY CONNECTED PARKING GARAGE
- CRYSTAL FOOD COURT AND LOWER-LEVEL RETAIL – FEATURING 10 RESTAURANTS OFFERING A VARIETY OF FOOD CHOICES FROM GOURMET COFFEE AND COOKIES TO BARBECUE OR TACOS
- RETAIL SHOPS – INCLUDING STARBUCKS, A COVENIENCE STORE, PRINTER, COPY SERVICE, AND AN OPTOMETRIST OFFICE



FOR INFORMATION CALL

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RENAISSANCE TOWER IS OWNED BY THE MOINIAN GROUP (WWW.MOINIANGROUP.COM) AND SMA EQUITIES. PROFESSIONALLY LEASED AND MANAGED BY CBRE.

CBRE

RENAISSANCE TOWER



BUILDING INFORMATION

1,738,979 rentable square feet
 56 Stories
 Class A Building
 Completed in 1974
 Typical Floor: 30,981 RSF Floor Plate

CURRENT BUILDING AMENITIES

Building conference center
 Concierge services
 24 hour security personnel
 24 hour management & engineering services
 Direct access to DART Rail Station
 12 story parking garage connected
 Tunnel system connection to numerous retail anchors



RETAIL ANCHORS

Chick-fil-a	Starbuck's Coffee
Dickey's BBQ	Paradise Bakery & Cafe
Kuai Asian Fusian	Potbelly Sandwich Works
Taco Bell	Quizno's Subs
Great Wraps	Burguesa Burger
Renaissance Cafeteria	Dr. Jerry Jacobs, D.D.

COMMUNICATIONS/TECHNOLOGIES

AT&T	Cypress
Airband	Time Warner
Broadband/Tspeed	XO Communications
Level 3 Communications	Verizon
Cogent	

ECONOMIC INFORMATION

- Quoted Rate: \$14-16 (Floors 1-14) and \$17-19 (Floors 15-56) psf plus electric
- 2012 Electric Estimated at \$1.73 per square foot
- 2012 Estimated Operating Expenses: \$5.86 per square foot
- Common Area Factor: 5% (Single Tenant Floor), 15% (Multi-Tenant Floor)
- Tenant Improvements: Negotiable
- HVAC After Hours Charge: \$75.00 per hour
- Hours of Operation: Monday thru Friday 7am - 6pm, and Saturday 8am - 1pm
- Parking Rates: \$150 per unreserved space, \$250 per reserved space

LEASING INFORMATION

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