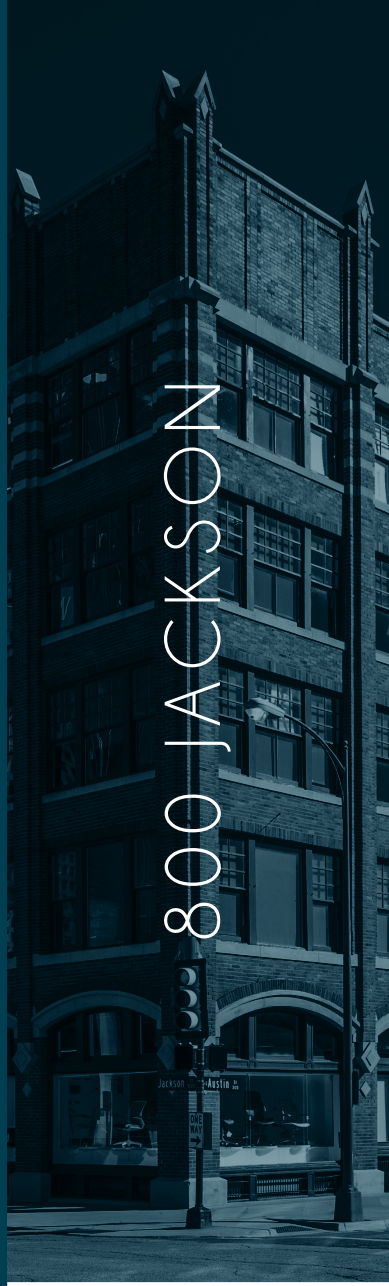




501 ELM ST



211 N RECORD



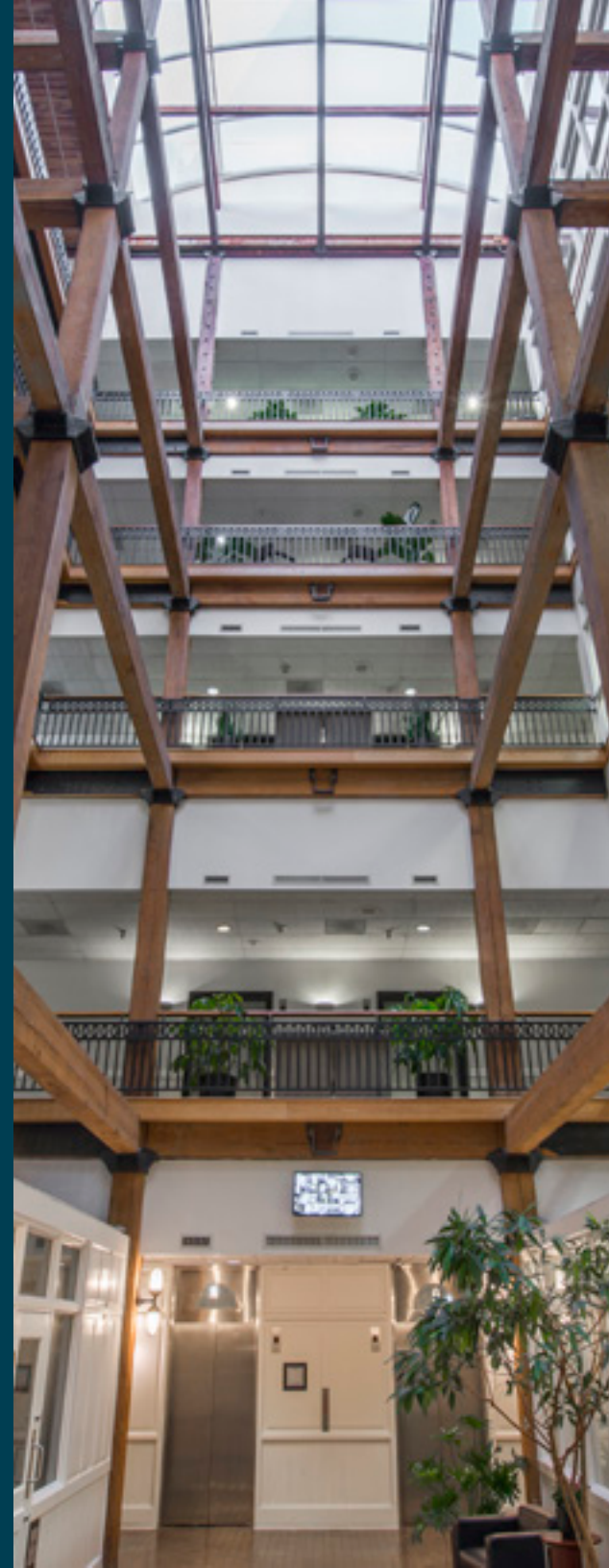
800 JACKSON



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, Kyld 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

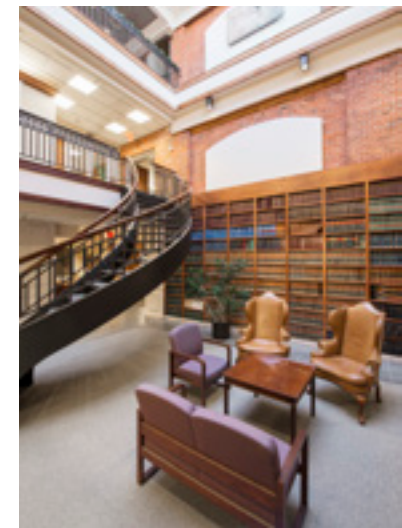
On-site security and 24 hour a day surveillance

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





211 N RECORD

CRESCENT WEST END

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



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

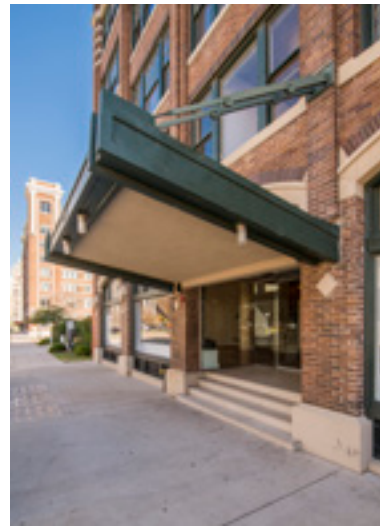
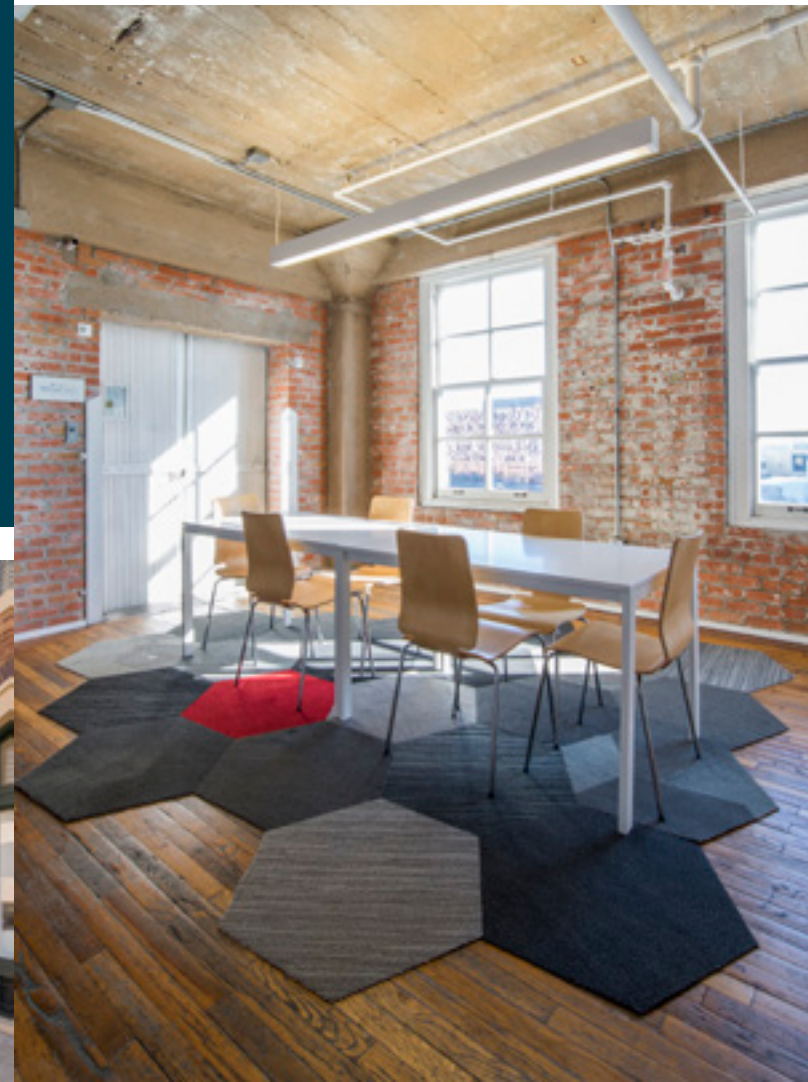
New electrical, telecommunications and
plumbing

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

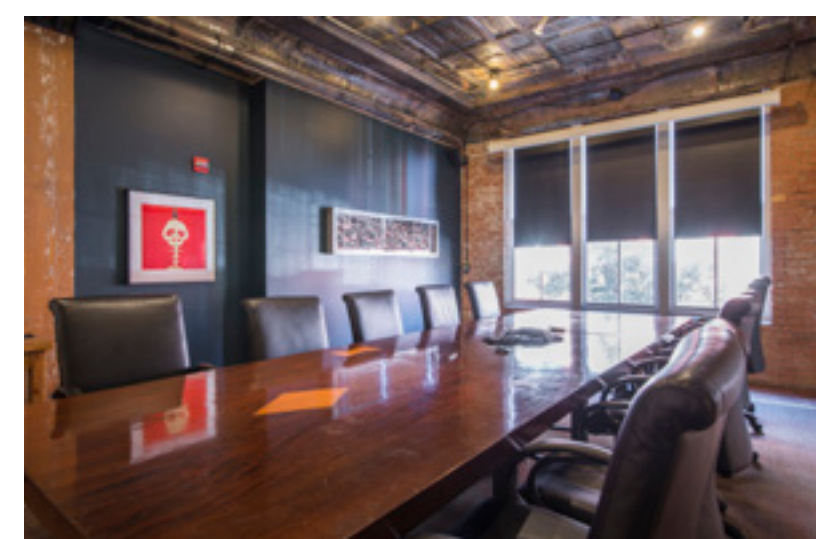
New electrical, telecommunications and plumbing

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

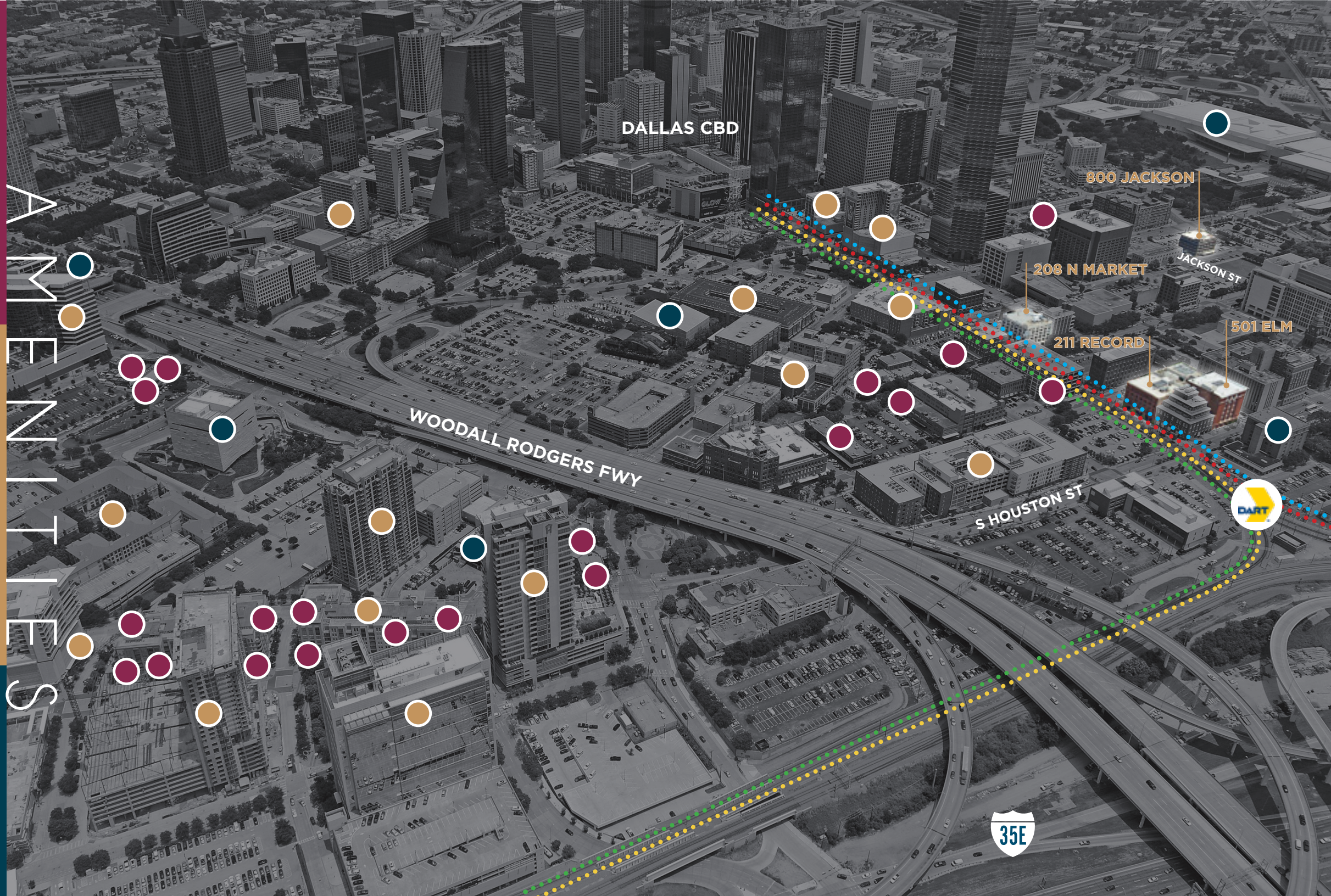
- | | | |
|-----------------------------|--------------------|---------------------------------|
| Corner Bakery Café | Hooters | Cook Hall |
| Y.O. Ranch Steakhouse | Hard Rock Café | Crossroads |
| Spaghetti Warehouse | Dick's Last Resort | Freshii |
| Ellen's Southern Kitchen | Medina Oven & Bar | 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 Downtown | 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 |



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 its Chairman, John C. Goff, with assets under management totaling \$1.65 billion. Through the recently established GP Invitation Fund I, Crescent will acquire, develop and operate all real estate asset classes alongside institutional investors and high net worth clients. Crescent's portfolio consists of 7,450 units of multifamily properties; 2.3 million square feet of creative office space; 610,000 square feet of Class A office properties in Colorado and Texas; and The Hotel Crescent Court in Dallas. Crescent is an affiliate of Crescent Real Estate Holdings, LLC, an award-winning owner and operator of premier real estate assets throughout the U.S., such as The Ritz-Carlton, Dallas; a newly developed Class AA office building, McKinney & Olive in Dallas; and the wellness lifestyle leader, Canyon Ranch®. For further information, visit crescent.com.



ANGELIA FRANKLIN
afranklin@crescent.com

PROPERTY MANAGEMENT:

214.382.4680

501 Elm | Suite 375
Dallas, Texas 75202

RUTH GRIGGS
ruth.griggs@am.jll.com

ASHLEY CURRY
ashley.curry@am.jll.com

AHNI SHEEHY
ahnie.sheehy@am.jll.com



FOR LEASING INFORMATION:

214.438.6100