



23SPRINGS

UPTOWN DALLAS





STRIKING DESIGN,
BOLD FUTURE

Rising 26 stories at the intersection of Cedar Springs and Maple Avenue, 23Springs presents a new kind of office experience for the Dallas workforce. Rich in natural light, design, and community connection, the iconic tower presents inspired architecture, accommodating amenities, and extraordinary walkability to everything Uptown has to offer. The newest landmark property is complete with a high-end fitness studio, customer lounge with golf simulator, coffee bar, conference center, street-level park, dramatic views of the city, and numerous restaurants — 23Springs has been designed to complement not just the way you work, but the way you live.



UNMATCHED ACCESSIBILITY IN A
SUPERIOR LOCATION

Surrounded by scores of dining and living offerings, 23Springs is located in the dynamic — and walkable — heart of Uptown. This remarkable address provides enviable accessibility to the adjacent Central Business District as well as cultural and entertainment corridors, including the Dallas Arts District, Victory Park, the West End, Deep Ellum, and the Design District. Minutes from the Dallas North Tollway and North Central Expressway, 23Springs places patrons just a short drive from sophisticated residential communities and the Dallas Love Field airport.



DESTINATIONS & DINING

HOTELS

- A The Mansion on Turtle Creek
- B Canopy
- C The Stoneleigh
- D Hotel Crescent Court
- E Hotel ZaZa
- F Hôtel Swexan
- G The Ritz-Carlton
- H W Dallas Victory

OTHER ATTRACTIONS

- I The Katy Trail
- J American Airlines Center
- K Klyde Warren Park
- L Winspear Opera House
- M Perot Museum of Nature and Science
- N Dallas Museum of Art
- O House of Blues Dallas
- P The Dallas World Aquarium

DINING/ENTERTAINMENT DESTINATIONS

DRIVE TIMES



- 5-minute drive to the Park Cities
- 5-minute drive to the Design District
- 5-minute drive to the West End
- 3-minute drive to the Katy Trail



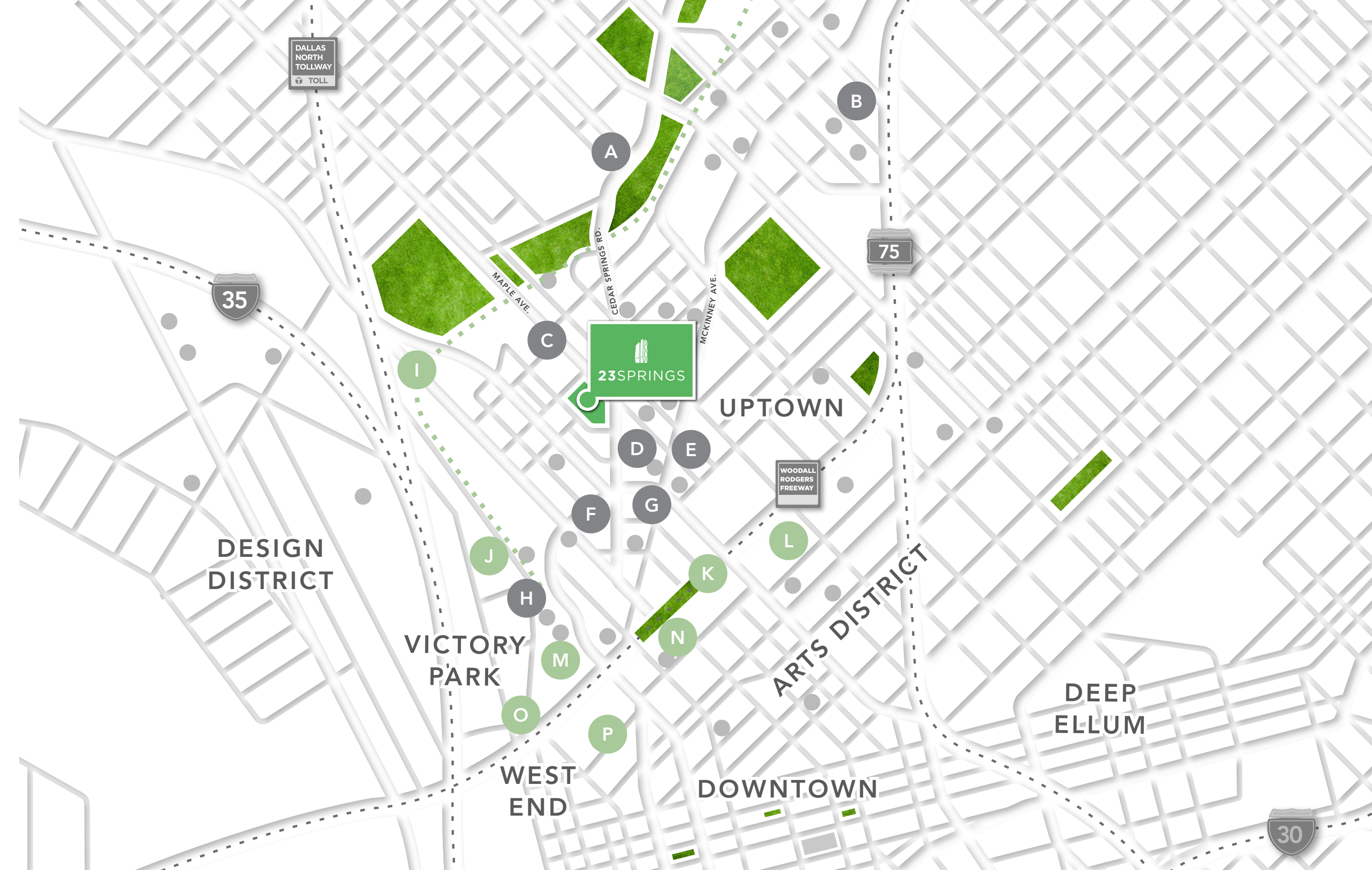
- 2-minute drive to Dallas North Tollway
- 3-minute drive to Downtown Dallas
- 4-minute drive to 35 East
- 4-minute drive to 75 Central



- 12-minute drive to Dallas Love Field
- 23-minute drive to Dallas Fort Worth International Airport



- 1-short walk to infinite shopping and dining
- 1-short walk to a multitude of residential offerings





BOOKHOUT STREET

CEDAR SPRINGS ROAD

VALET
PARKING

MAPLE AVENUE



THE BEAUTY IS IN
THE DETAILS

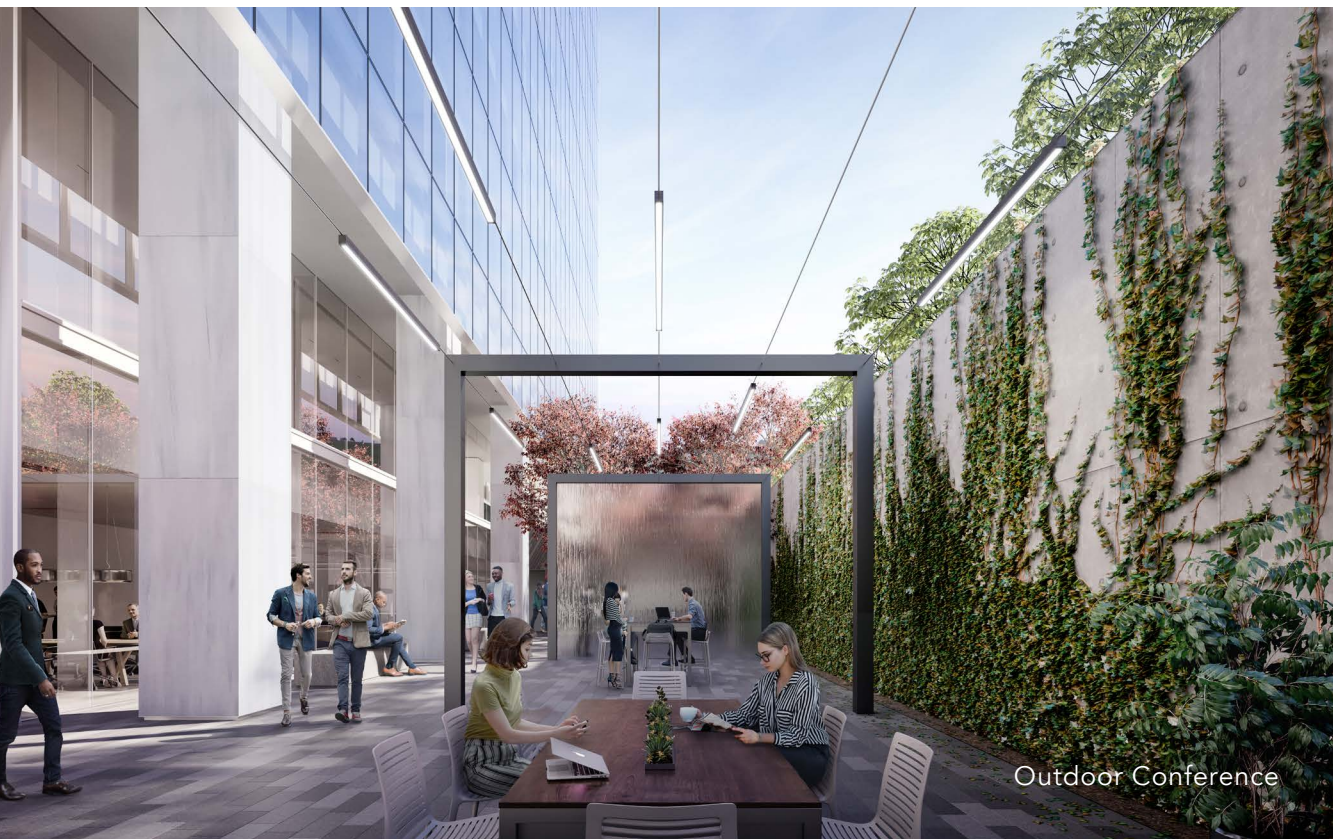
The highest engineering, curated art, and strategic planning come together at 23Springs to create a distinctive work environment. Tree-lined pathways and a private motor court set the stage for an elevated arrival, while a dramatic, two-story lobby reveals a hive of activity just steps away from a coffee bar, numerous restaurants, and a neighborhood park.



Lobby & Coffee Bar



Fitness Studio



Outdoor Conference



Customer Lounge with Golf Simulator

BUILDING FACTS & AMENITIES



CONFERENCE CENTER



RESTAURANTS + COFFEE BAR



CUSTOMER LOUNGE + GOLF SIMULATOR



FITNESS STUDIO



NEIGHBORHOOD PARK

2.5 ACRE

2.5 acre development

625,000 SF

625,000 square feet of Class AA office space

17,000 SF

17,000 square feet of upscale restaurant space

26 STORIES

26-story office tower with captivating views of Uptown and Downtown Dallas

2.5:1,000

parking spaces

6 LEVELS

6 levels of underground parking

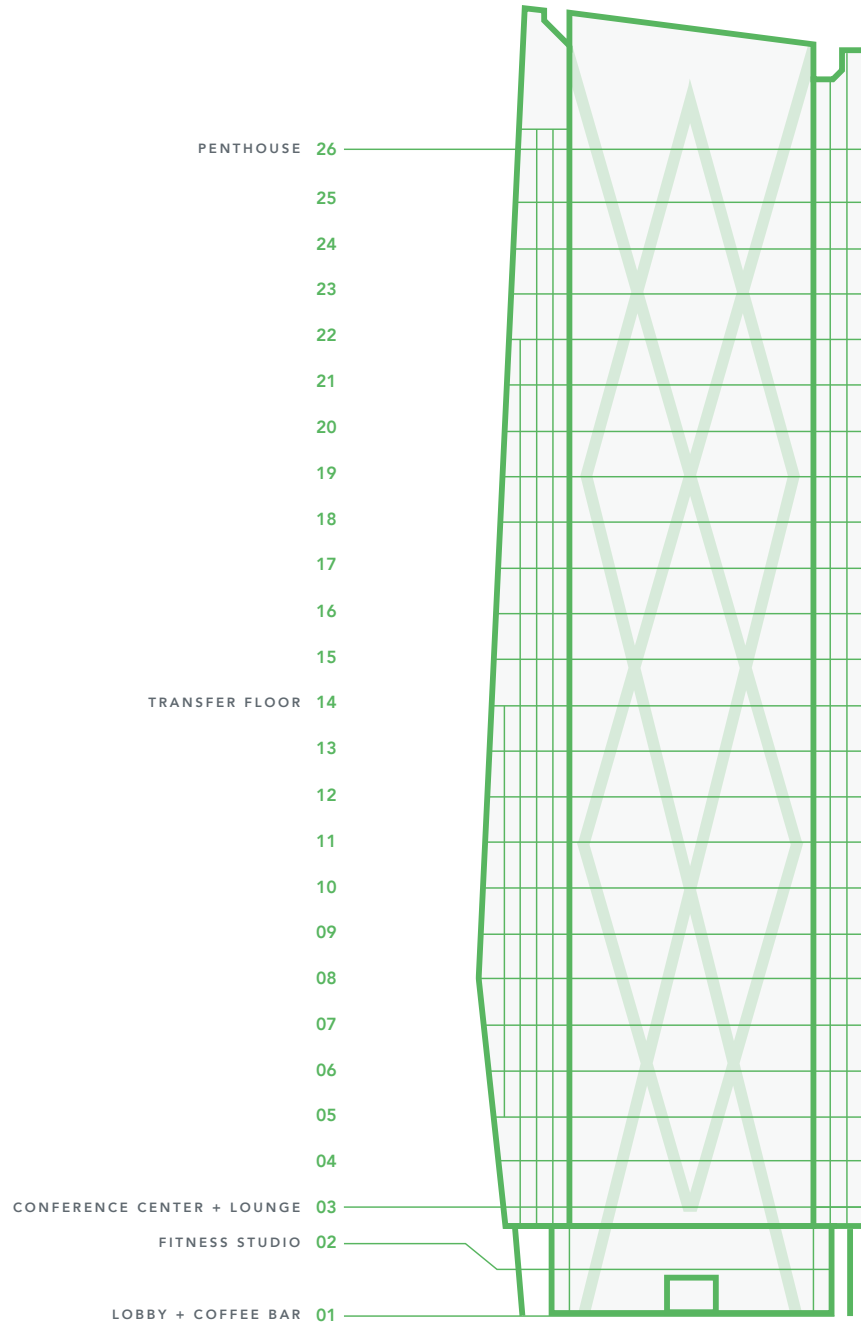
.5 ACRE PARK

Half-acre street-level park connected to the surrounding neighborhood

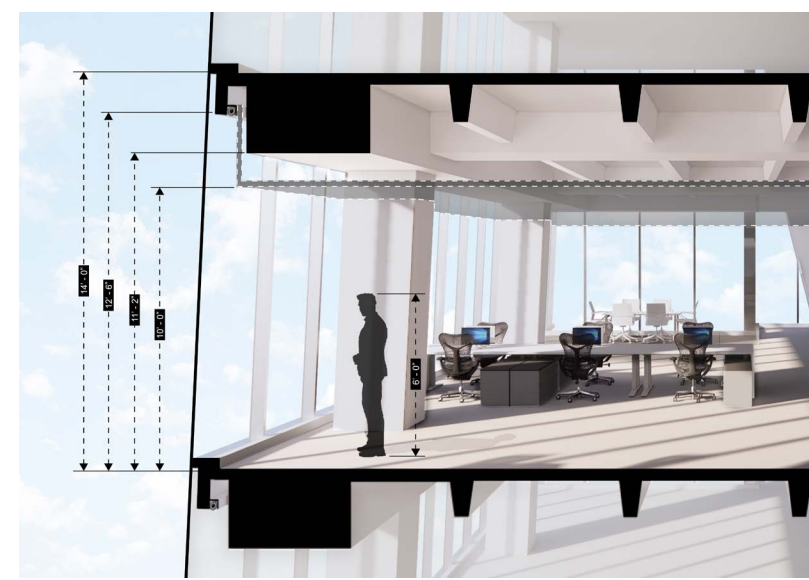
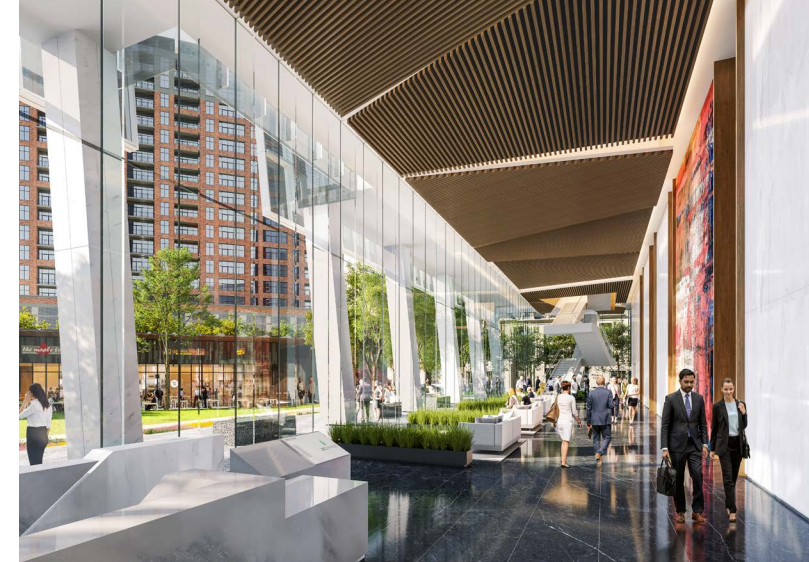
4,500 SF

4,500 square-foot high-end fitness studio

STACKING PLAN

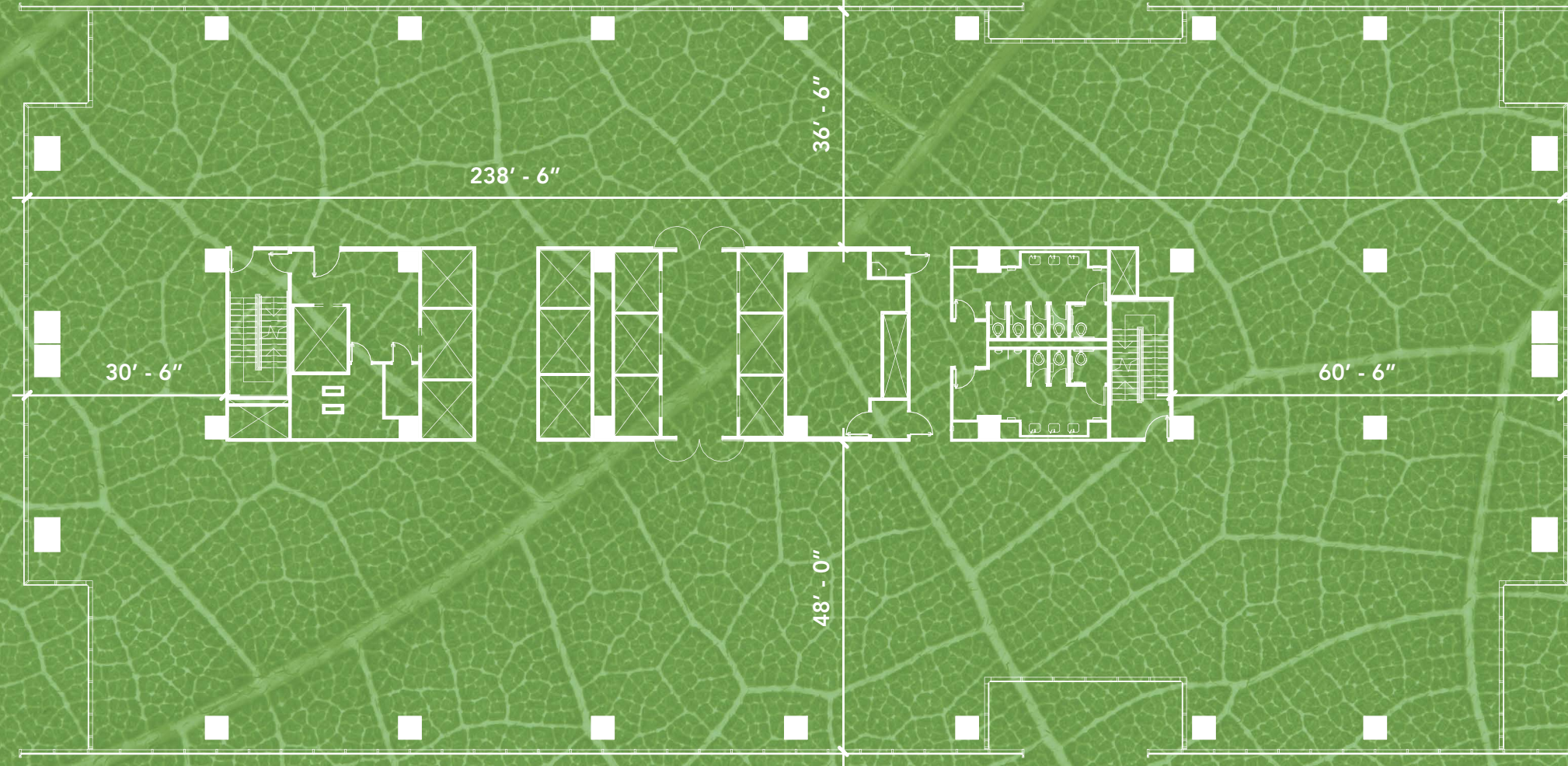


Suite 2600 — 26,064 RSF
Suite 2500 — 26,068 RSF
Suite 2400 — 26,156 RSF
Suite 2300 — 26,245 RSF
Suite 2200 — 26,334 RSF
Suite 2100 — 26,422 RSF
Suite 2000 — 26,510 RSF
Suite 1900 — 26,599 RSF
Suite 1800 — 26,687 RSF
Suite 1700 — 26,776 RSF
Suite 1600 — 26,864 RSF
Suite 1500 — 26,286 RSF
Suite 1400 — 25,725 RSF
Suite 1300 — 26,384 RSF
Suite 1200 — 26,473 RSF
Suite 1100 — 26,560 RSF
Suite 1000 — 26,649 RSF
Suite 900 — 26,737 RSF
Suite 800 — 26,826 RSF
Suite 700 — 26,619 RSF
Suite 600 — 24, 295 RSF
Suite 500 — 25, 971 RSF
Suite 400 — 25,647 RSF
Suite 350 — 12,139 RSF
Suite 300 — 3,764 RSF
Suite 100 — 3,416 RSF



STANDARD FLOOR PLATE

26,500 RSF (AVERAGE)



ENVIRONMENTAL, SOCIAL, AND GOVERNANCE

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 electric vehicle (EV) charging stations will be conveniently located for customers and public use.

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.

Enhanced Air Quality

NEEDLEPOINT BI-POLAR IONIZATION

Needlepoint bi-polar ionization (NPBI) will be on all air handling equipment to remove volatile organic compounds (VOCs), 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.

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.

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

23Springs provides customers with opportunities to learn about sustainability and local community events and encourages customers to engage in community outreach as well as local volunteer work.

Car Charging Station

The building offers multiple EV charging stations for customer and public use. Supporting the use of electric cars will decrease 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 will increase the appeal of cycling to work, which will increase levels of physical activity.

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 will decrease the consumption of sugar-sweetened beverages.

AEDs

Readily accessible and tested automated external defibrillators (AEDs) are installed in the building to increase response time for emergent cardiac events. The building staff will be AED and CPR trained.

Fitness Studio

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

Active Stairwells

In an effort to support healthy lifestyles, we have designated an open stairwell within the building for customers to utilize.

Transportation

23Springs is a walker and biker's paradise with a Walk Score of 93 and Bike Score of 81. Its well-connected location also offers convenient access to Dallas' DART network.





SHARED OWNERSHIP,

ELEVATED UPTOWN

In collaboration with Highwoods Properties, Granite Properties – a multidisciplinary firm with over three decades of expertise and a diverse portfolio – has created an all-encompassing, mixed-use experience in Uptown Dallas with 23Springs. While maintaining a commitment to excellence, 23Springs incorporates the strengths and expertise of both Granite Properties and Highwoods to deliver a unique and comprehensive offering.

Granite

Granite Properties is a privately held commercial real estate investment, development, and management company founded in 1991. The firm owns 12 million square feet of high-quality office space in Dallas, Houston, Atlanta, Denver, Southern California, Boston, and Nashville. Granite is an established investor, developer, and manager with a focus on sustainable, highly-amenitized projects. It has completed more than \$10.3 billion in real estate transactions and more than 30 million square feet of real estate development and acquisitions. Current active development projects in Atlanta, Boston, and Dallas total over 2 million square feet with total costs over \$1.5 billion. Granite focuses on creating extraordinary customer experiences through mixed-use environments, rich amenities, customer-centric service, and innovative wellness features. Granite, NAIOP's 2022 Developer of the Year, was named one of Fortune Magazine's Best Workplaces nine times, ranking #8 on their 2022 Best Workplaces in Real Estate list.

Highwoods®

Highwoods is in the work-placemaking business. We believe that by creating environments and experiences where the best and brightest can achieve together what they cannot apart, we can deliver greater value to our customers. Our goal is to provide thoughtful, intentional workplaces where, together, we can create commute-worthy spaces that will recruit, retain, and return talent to the workplace.

Headquartered in Raleigh, Highwoods is a publicly-traded (NYSE:HIW) real estate investment trust (REIT) and a member of the S&P MidCap 400 Index. We are a fully-integrated office REIT that owns, develops, acquires, leases, and manages properties primarily in the best business districts (BBDs) of Atlanta, Charlotte, Dallas, Nashville, Orlando, Raleigh, Richmond, and Tampa.

CREATING EXTRAORDINARY CUSTOMER EXPERIENCES

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



Creating Connected Communities at Work

TogetherWeConnect® offers specialized amenities and activities creating meaningful connections in the workplace while giving back to the community.



Guided by the Greater Good

Our ESG principles are ingrained into our culture and mission to build a better world for our communities, customers, partners, and team members.



People First. Wellness Always.

Through our Inspire Wellness initiative, we have invested over \$10 million in our buildings maximizing safety, health, and wellness for all.





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UPTOWN DALLAS

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Granite  Highwoods®