



23SPRINGS

UPTOWN DALLAS



Property Highlights

- A 26-story Class AA office tower with 625,000 SF of captivating Uptown and Downtown Dallas views
- Situated in the heart of Uptown Dallas, enjoy easy walking access to vibrant retail and business spots, plus just a half-mile to the Katy Trail
- Boasting an impressive **Walk Score** of 95
- Half-acre neighborhood park with wellness programming and 17,000 SF of restaurant space
- **THE LOUNGE** | Upscale customer lounge area with wine lockers and a golf simulator
- **MOVE** | A 4,500 SF high-end fitness studio
- **MEET** | State-of-the-art conference center
- A 6-level underground parking garage complemented by on-site valet services and 24/7 security monitoring



Granite

Location

2323 Cedar Springs Road
Dallas, Texas 75201

Rental Rate

\$62.00 - \$68.00 NNN

OPEX

\$22.76 PSF

Electric

\$1.55 PSF

Parking Details

2.5:1,000

Reserved: \$325/month

Unreserved: \$175/month



Leasing Information

Robert Jimenez, 972-731-2367
rjimenez@graniteprop.com

Burson Holman, 972-731-2364
bholman@graniteprop.com

Elizabeth Fortado, 972-731-2354
efortado@graniteprop.com

23Springs.com
GraniteProp.com