



# 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

\$65.00 - \$70.00 NNN

### OPEX

\$18.23 PSF

### Electric

\$1.35 PSF

### Parking Details

2.5:1,000

Reserved: \$325/month

Unreserved: \$175/month



## Leasing Information

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