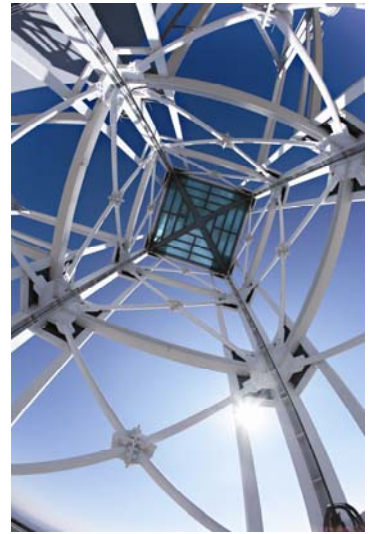


RENAISSANCE TOWER

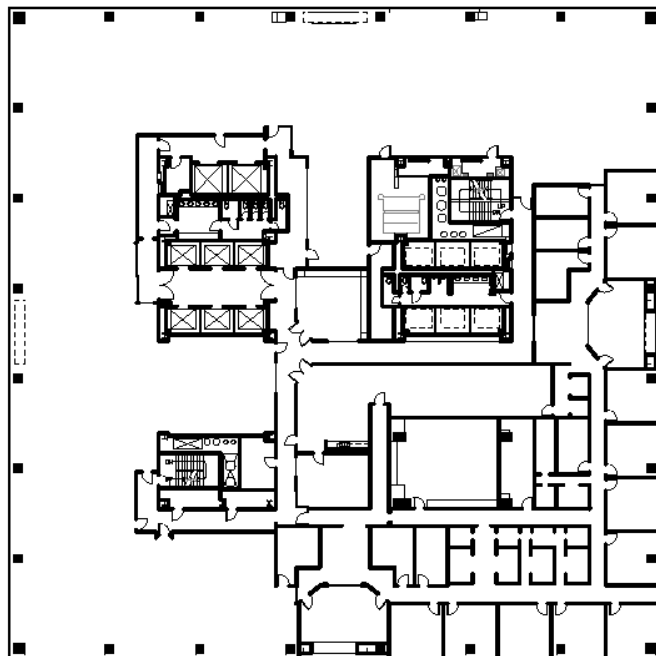
RENAISSANCE TOWER AT A GLANCE

ADDRESS	1201 ELM STREET DALLAS, TEXAS 75270
YEAR COMPLETED	1974
RENOVATION PERIOD	1986-1991
FLOORS	56
HEIGHT	710 FEET
TOTAL BUILDING AREA	1,738,079
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 BAKERY TO PIZZA, BARBECUE TO TACOS
- RETAIL SHOPS – INCLUDING STARBUCKS, SMOOTHIE KING, A CONVENIENCE STORE, PRINTER, COPY SERVICE, SALON 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 CB RICHARD ELLIS.

CBRE
CB RICHARD ELLIS

BUILDING INFORMATION

1,738,079 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
 Dickey's BBQ
 Kuai Asian Fusian
 Taco Bell
 Smoothie King
 Renaissance Cafeteria

Starbuck's Coffee
 Paradise Bakery & Cafe
 Potbelly Sandwich Works
 Quizno's Subs
 Renaissance Salon
 Dr. Jerry Jacobs, D.D.

COMMUNICATIONS/TECHNOLOGIES

AT&T
 Airband
 Broadband/Tspeed
 Level 3 Communications
 Cogent

Cypress
 Time Warner
 XO Communications
 Verizon

ECONOMIC INFORMATION

- Quoted Rate: \$14-16 (Floors 1-14) and \$17-19 (Floors 15-56) psf plus electric
- 2009 electric estimated at \$2.08 per square foot
- 2009 estimated operating expenses: \$5.96 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: \$160 per unreserved space, \$250 per reserved space

LEASING INFORMATION

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