

THE LUMINARY





THE LUMINARY

WELCOME TO THE LUMINARY

LEADING THE WAY TO INNOVATION

The modern vision of the West End is the Innovation District— strategic development spurring creativity and facilitating growth.

On the forefront of the Innovation District is The Luminary, amenity-rich workspace purposefully designed to inspire. Overlooking the West End, The Luminary offers a truly unique setting for big ideas and transformative ingenuity. The Luminary is an activated work environment located steps away from dining, entertainment and integrated transportation. Blend business and lifestyle and explore higher-level ideation at The Luminary — leading innovation at the West End.



THE BEST IN MODERN DESIGN

The Luminary is unique in the West End. It respects and connects itself to the historic district with its use of brick, exposed concrete structure and other elements. It then goes beyond that with a greater use of exterior glass, offering more daylight inside and better connecting its occupants to the outside. The Luminary's position as the tallest building at the front edge of the West End District will offer customers unique views, and it has the latest technology and all the modern advantages that appeal to companies rethinking traditional office space.

- ▶ **TALLEST BUILDING IN THE WEST END**
- ▶ **SOARING VIEWS**
- ▶ **CONTEMPORARY BRICK AND EXPOSED CONCRETE DESIGN ELEMENTS**
- ▶ **ABUNDANT, WELL LIT NATURAL LIGHT**
- ▶ **ELECTROCHROMATIC GLASS THAT TINTS ON DEMAND**
- ▶ **LATEST TECHNOLOGY**



SAGEGLASS

NO WINDOW TREATMENT NECESSARY

SageGlass tints on demand, controlling and combatting the sun's inherent side effects in the form of solar heat gain and glare to improve occupant comfort, and productivity, all while helping to improve building performance. SageGlass was pioneered nearly thirty years ago, and has installations across the world in a variety of market segments including higher education, healthcare and commercial spaces.





EVERYTHING YOU NEED

The Luminary development embraces the current creative lifestyle and workplace convenience trend young employees find attractive. The main lobby will feature contemporary lounge seating and an interactive building directory, while the rooftop terrace with seating and catering areas will offer direct views of downtown Dallas.

- ▶ OPEN-OFFICE CONCEPT
- ▶ ROOFTOP TERRACE
- ▶ DAILY FOOD SERVICE
- ▶ SHOWER FACILITIES
- ▶ 52 BIKE RACKS



81,711 RSF

AVAILABLE CREATIVE WORK SPACE

The Luminary offers dramatic views of the Historic West End District, Downtown and Uptown Dallas and helps foster a creative work environment, which is crucial to creativity and innovation.

THE TALLEST
BUILDING IN
THE WEST END

ARRIVING
JANUARY 2019

HEIGHT
109 FEET, 7 STORIES

RENTABLE OFFICE AREA
81,711 RSF

TYPICAL FLOOR PLATE SIZE
27,237 RSF
14' FLOOR TO CEILING GLASS

PARKING RATIO
2.5:1000 ON-SITE PARKING

CERTIFICATIONS
LEED V4 SILVER
WELL BUILDING STANDARD

DESIGNED TO INSPIRE

The Luminary is a best-in-class creative workspace designed to inspire. Rooted at the front of Dallas' West End, the contemporary design of The Luminary leads the charge of the West End as the Innovation District. The loft-like spaces will provide a variety of open office buildouts which will offer expansive views of Downtown Dallas.

▶ **27,237 RSF**

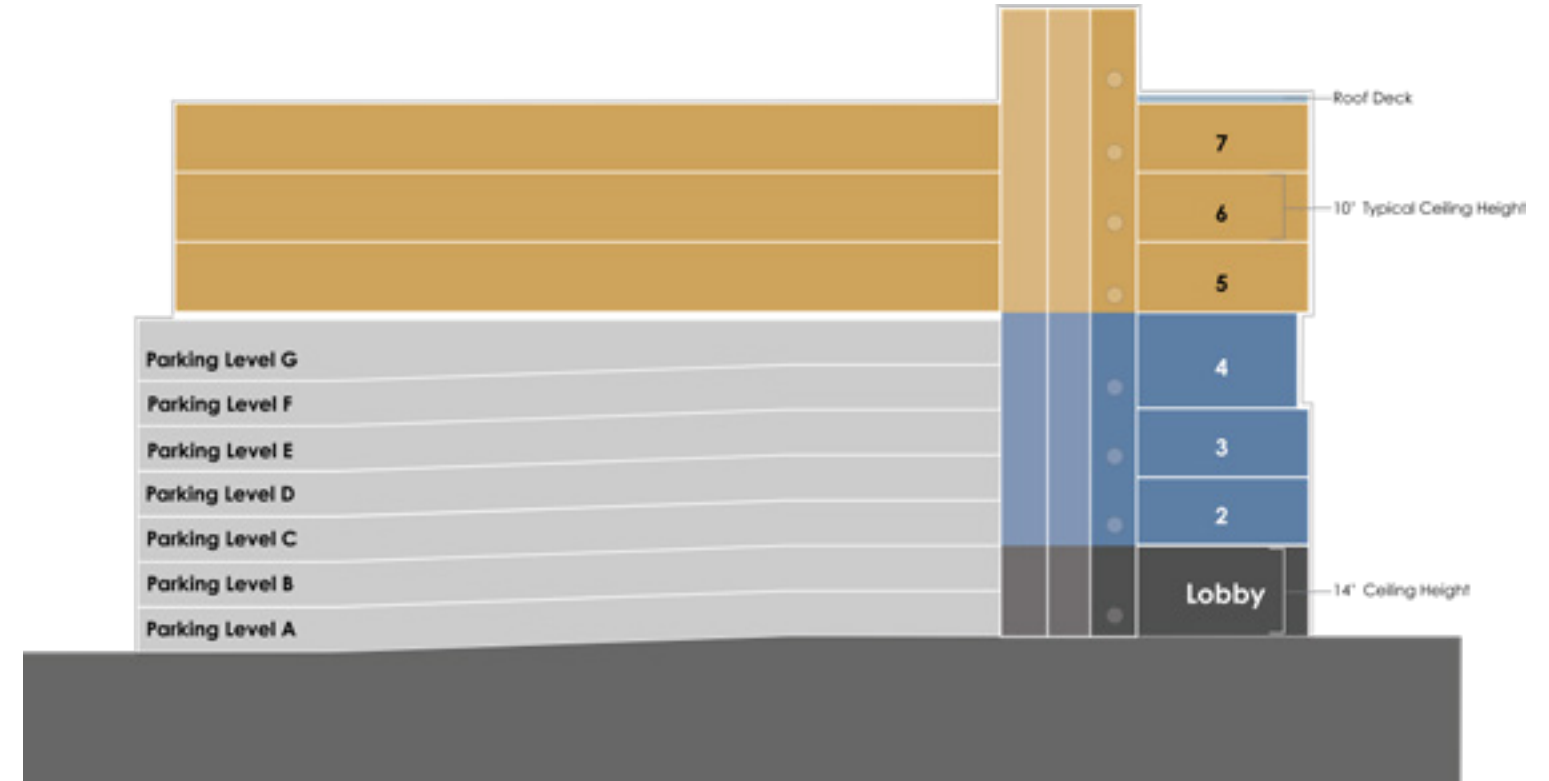
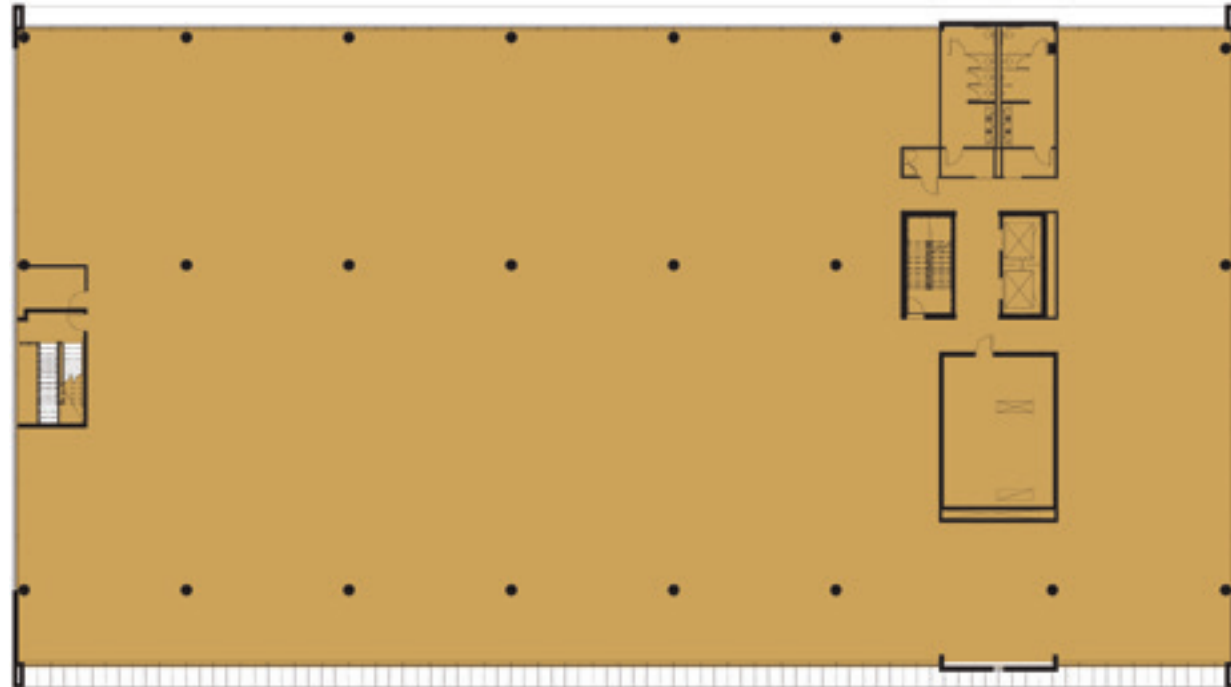
FLOOR PLATES (Floors 5 - 7)

▶ **81,711 RSF**

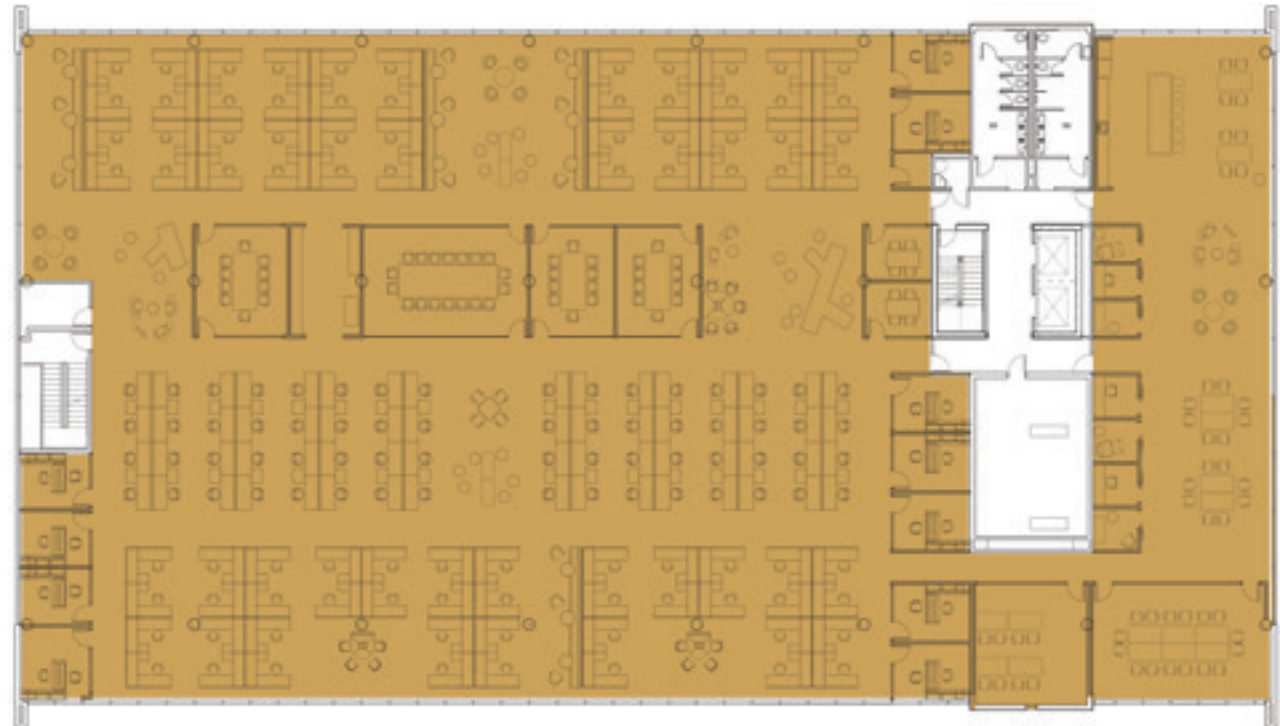
TOTAL AVAILABLE SPACE

■ AVAILABLE

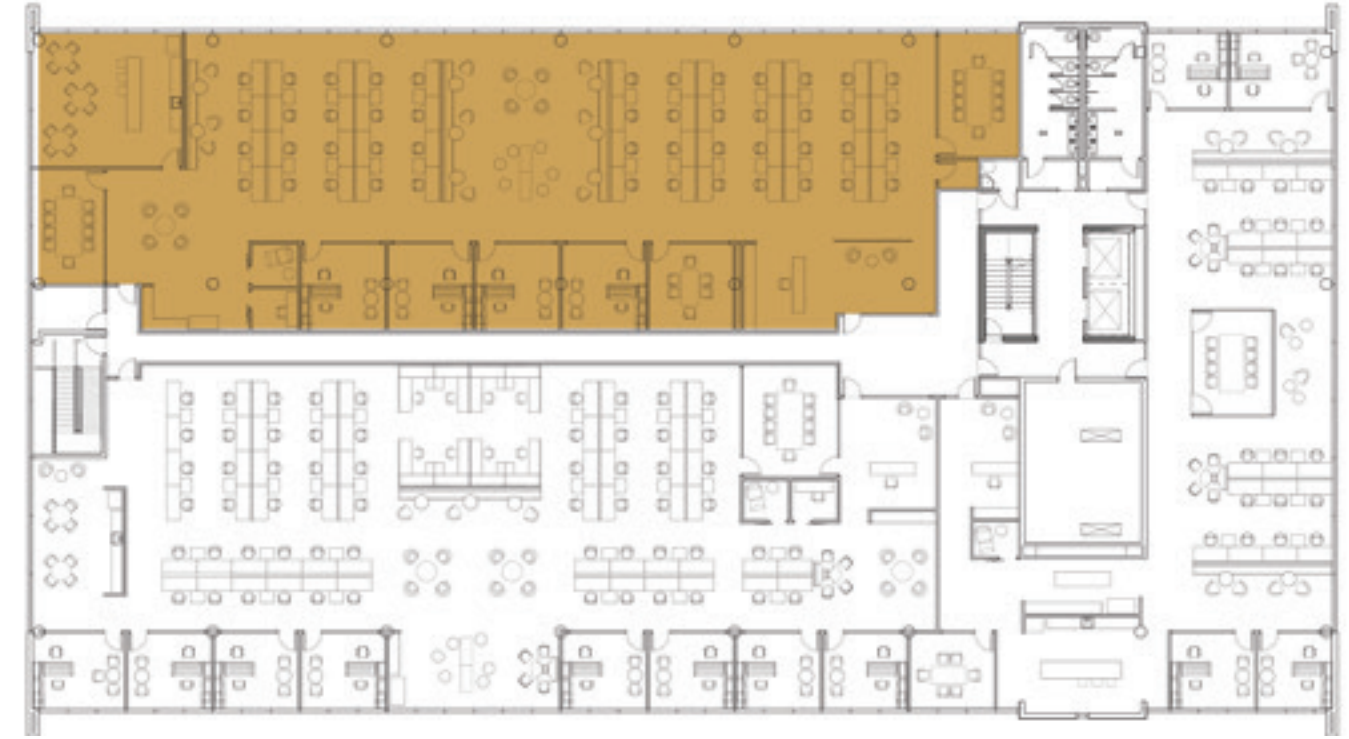
■ LEASED



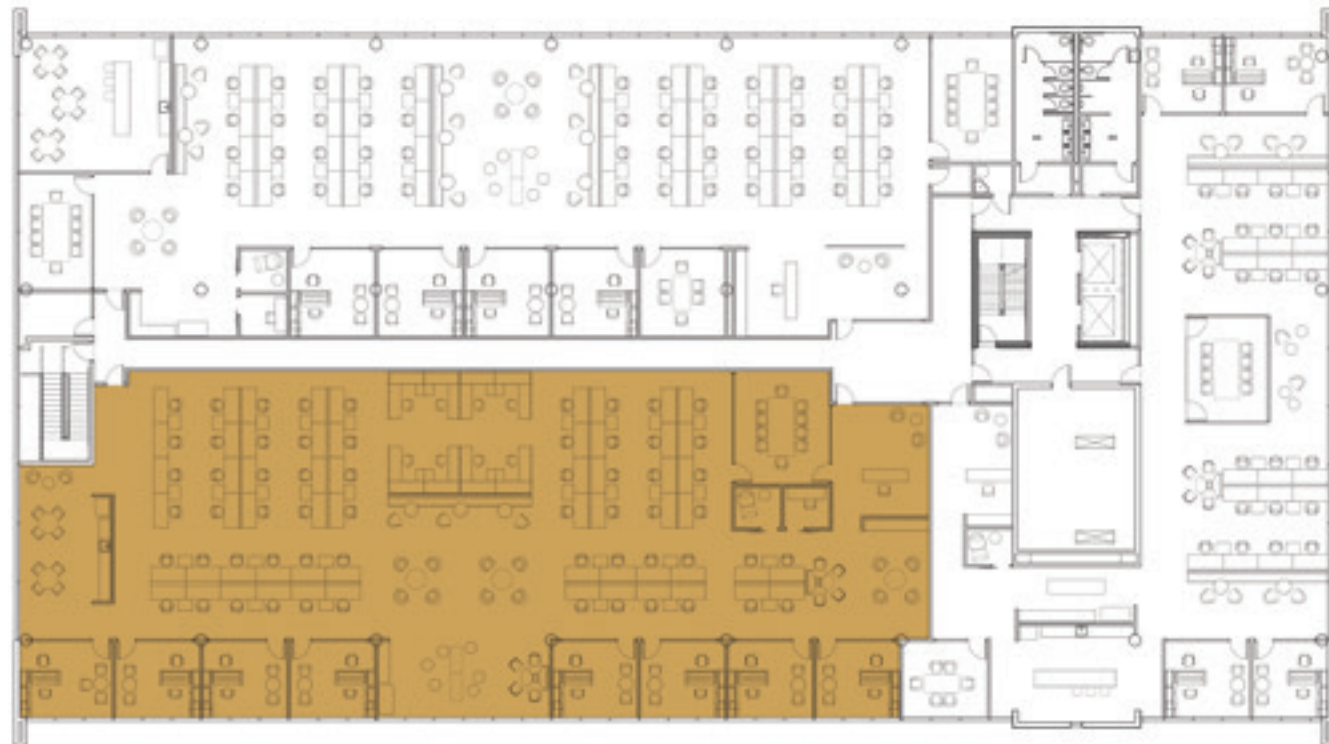
► FULL FLOOR - 27,327 RSF



► SUITE A - 10,460 RSF



► SUITE B - 10,692 RSF



► SUITE C - 5,428 RSF



INNOVATION

THE LOCATION

A VIBRANT LOCATION

The Luminary is located in the Heart of Dallas' Innovation District and rooted at the forefront of Dallas' West End. Conveniently located a few short blocks from Victory Park, Downtown, Uptown, and the Dallas Convention Center, The Luminary offers its tenants prime location with everything in walking distance.

- ▶ DISTRICT WALKING SCORE OF 90
- ▶ REDFIN DEFINED WALKING PARADISE
- ▶ COMMUTER FRIENDLY
- ▶ EXCELLENT VISIBILITY AND ACCESSIBILITY FROM I-35E AND WOODALL RODGERS



DISTRICT WALKING SCORE OF 90



BLOCKS FROM VICTORY PLAZA



A SHORT WALK TO DOWNTOWN



COMMUTER FRIENDLY



INNOVATION DISTRICT

INNOVATING DALLAS

Dallas Innovation District in downtown Dallas' West End neighborhood, focused on bringing together civic, corporate, and startup innovation efforts through a single district-level testbed. This collaboration will bring together the Dallas Innovation Alliance's Smart Cities Living Lab, the Dallas Entrepreneur Center's efforts to seed new startups, and new innovation initiatives from corporations in the technology, banking and healthcare sectors.

- ▶ CIVIC INNOVATION
- ▶ CORPORATE INNOVATION
- ▶ STARTUP INNOVATION



A HUB FOR CREATIVES

As corporations focus on recruiting and retaining top young talent, customers across all industries embrace creative offices with flexible, open-office concepts, and in desirable, walkable locations within reach of amenities. Beginning in the 1980's, the "brick and timber" buildings have been converted into boutique office buildings, attracting both creative office/law firm tenants and institutional capital. Today, over 32 tech/media/innovation companies occupy 215,000 SF of the available 1.6 million SF of office inventory in the West End.

- ▶ **THE DALLAS
ENTREPRENEUR CENTER**
- ▶ **DALLAS INNOVATION
ALLIANCE**
- ▶ **UBER**
- ▶ **ENJOY**
- ▶ **BCBS OF TEXAS C1
INNOVATION LAB**



WEST END



ALL WITHIN WALKING DISTANCE

The Luminary is conveniently situated near apartments, hotels, shopping, dining, and entertainment, including the developing Victory Park entertainment complex and the Convention Center.

- VICTORY PARK
- UPTOWN
- ARTS DISTRICT
- DALLS CBD
- ENTERTAINMENT
- DINING
- RESIDENTIAL

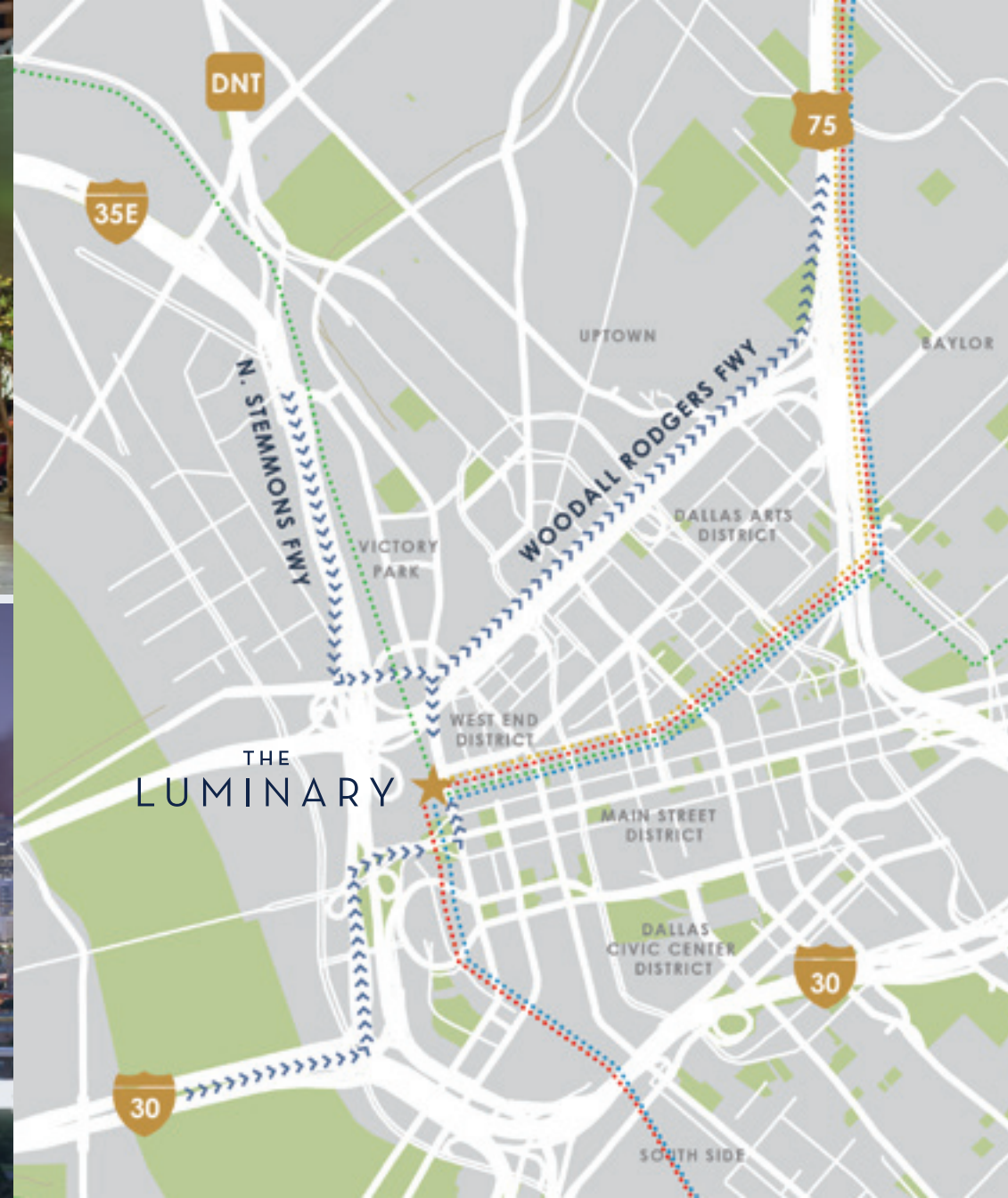
SUPER ACCESSIBILITY

EASY ACCESS

The Luminary is easily accessible via all major highways, thoroughfares, and public transit, including all four of DART's light rail lines (4 minute walk from West End Station) – Green, Orange, Red and Blue Lines. DART's extensive network of Rail, Trinity Railway Express (TRE) and bus services moves more than 220,000 passengers per day across a 700-square-mile service area.

▶ **FOUR DART LIGHT RAIL LINE STOPS WITHIN WALKING DISTANCE**

▶ **0.15 MILES TO I-35 AND 0.1 MILES TO WOODALL RODGERS**



▶ **WOODALL RODGERS FWY**
156,172 VPD

▶ **NORTH STEMMONS FWY**
209,927 VPD

▶ **I-30**
171,606 VPD

▶ DART RAIL

RED LINE
Parker Road Station to Westmoreland Station

BLUE LINE
Downtown Rowlett Station to UNT Dallas Station

ORANGE LINE
DFW Airport Station to Parker Road Station

GREEN LINE
North Carrollton/ Frankford Station to Buckner Station



MCKINNEY & OLIVE

THE DEVELOPER



Crescent Real Estate LLC is a real estate operating company and investment advisor, founded by Chairman John C. Goff, with assets under management and investment capacity of more than \$4 billion. Through the recently established GP Invitation Fund I, the company acquires, develops and operates all real estate asset classes alongside institutional investors and high net worth clients.

As one of the country's most established commercial real estate firms, Crescent offers exceptional development expertise with recent and current projects totaling more than \$3 billion in value. As a developer of Class A and creative office buildings, multifamily projects, resort residential developments and luxury hotels, Crescent performs exhaustive preparation to achieve exceptional results.



THE RITZ-CARLTON, DALLAS



AMERICAN AIRLINE HEADQUARTERS

THE ARCHITECT



Corgan is a leading architecture and design firm with a human-centered approach, a deep technical experience and a reputation for great service to our clients, our people and our communities. Consistently ranked as one of the top five architecture firms, we listen to our clients and transform their insights into structures and spaces that inspire, inform and innovate. Our approach to all these spaces is singular. To create unique environments where our clients thrive. We've planned and designed places where people live, work and play. At Corgan, we believe we are part of something greater than ourselves and that our work should have a positive impact on the world. We combine a sound functional business approach with a sensitivity to aesthetic value, sustainability, and human experience that leads to highly successful, lasting environments.



TOYOTA NORTH AMERICAN HEADQUARTERS



KUBOTA NORTH AMERICAN HEADQUARTERS



CITYLINE

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