



SAINT ANN

C O U R T

Space Highlights- Suite 225

- Premise: 3,343 RSF at Lobby Level
- Parking: 2.5 per 1000
- Shell space
- Elevator exposure
- 12 foot tall ceilings
- Walking distance to The Crescent, The Ritz Carlton, AAC, Victory Park



Building Statistics

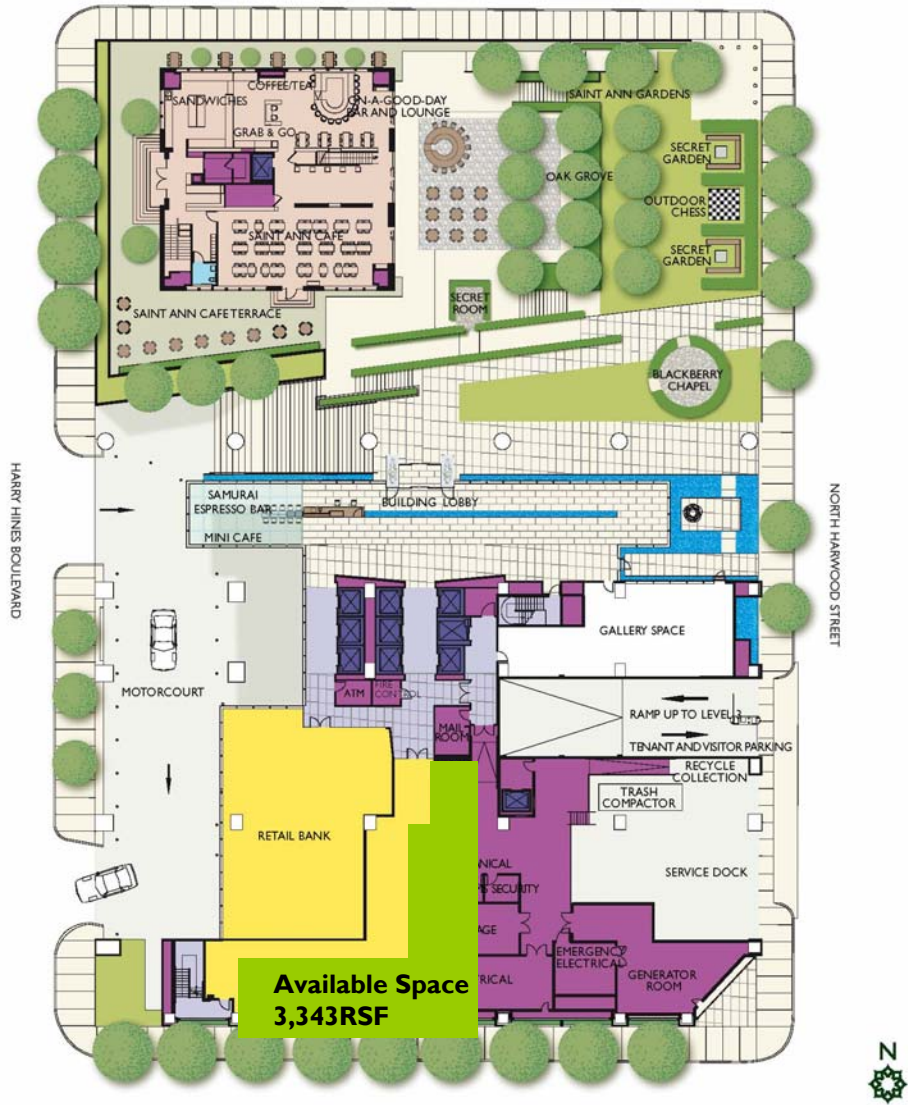
- Completed: 2009
- Offices: 314,279 SQ FT
- Height: 333 FT
- Floors: 26 (4 Exclusive Penthouse Office Floors (23, 24, 25 & 26), 10 Typical Office Floors, 11 Parking levels, 1 Lobby Level, No 13th Floor)
- Typical Floor: 25,200 Square Feet
- Floor to Ceiling Height: 9'-6" For Typical Office Floors and up to 20' -0" For Penthouse Levels
- Parking Ratio: 2.5: 1,000 All Enclosed in garage

Amenities

Class AA

- Antique armor suits from Japan and antique mounted horse guards in the lobby from the internationally acclaimed The Ann & Gabriel Barbier- Mueller Museum: The Samurai Collection
- Landscaped Saint Ann Court Gardens by Harwood Design Studio and Joey Shimoda Rockefeller Sky Garden and outdoor chess games by Harwood Design Studio and Joey Shimoda
- Fitness center with Technogym equipment overlooking Saint Ann Court Garden
- On-site management and ownership with 24 hour security
- 6.5 total acres of public greenspace in the district of Harwood including the 1.5 acre Marie GabrielleTM rooftop gardens with reflecting pool
- Fine dining and casual fare by Marie Gabrielle TM Restaurant and Garden with private catering and reservable conference & party rooms
- Saint Ann TM Restaurant & Bar - Dallas' largest garden patio, event space and private catering
- The Ann & Gabriel Barbier- Mueller Museum: The Samurai Collection
- VIP, Super VIP, and valet parking
- Ample visitor spaces and ceremonial motor court
- Samurai Espresso lobby bar
- LEED certifiable
- Concierge services
- Access to Katy Trail
- Gourmet take-out from Marie Gabrielle TM Restaurant and Garden served daily in the lobby





Lobby Level Available Spaces **SAINT ANN COURT** 3,343RSF





HARWOOD

ABOVE ALL ELSE - A BRIGHTER PLACE TO BE

...in one thousand yards



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