

# SAINT ANN C O U R T

## Space Highlights- Suite 2525

- Premise: 2,499 RSF
- Penthouse Floor
- Elevator Exposure
- Parking: 2.5 per 1000
- Shell space
- 9'-6" foot tall ceilings
- Views to Downtown and Arts District
- Walking distance to The Crescent, The Ritz Carlton, The Arts District, AAC, Victory Park



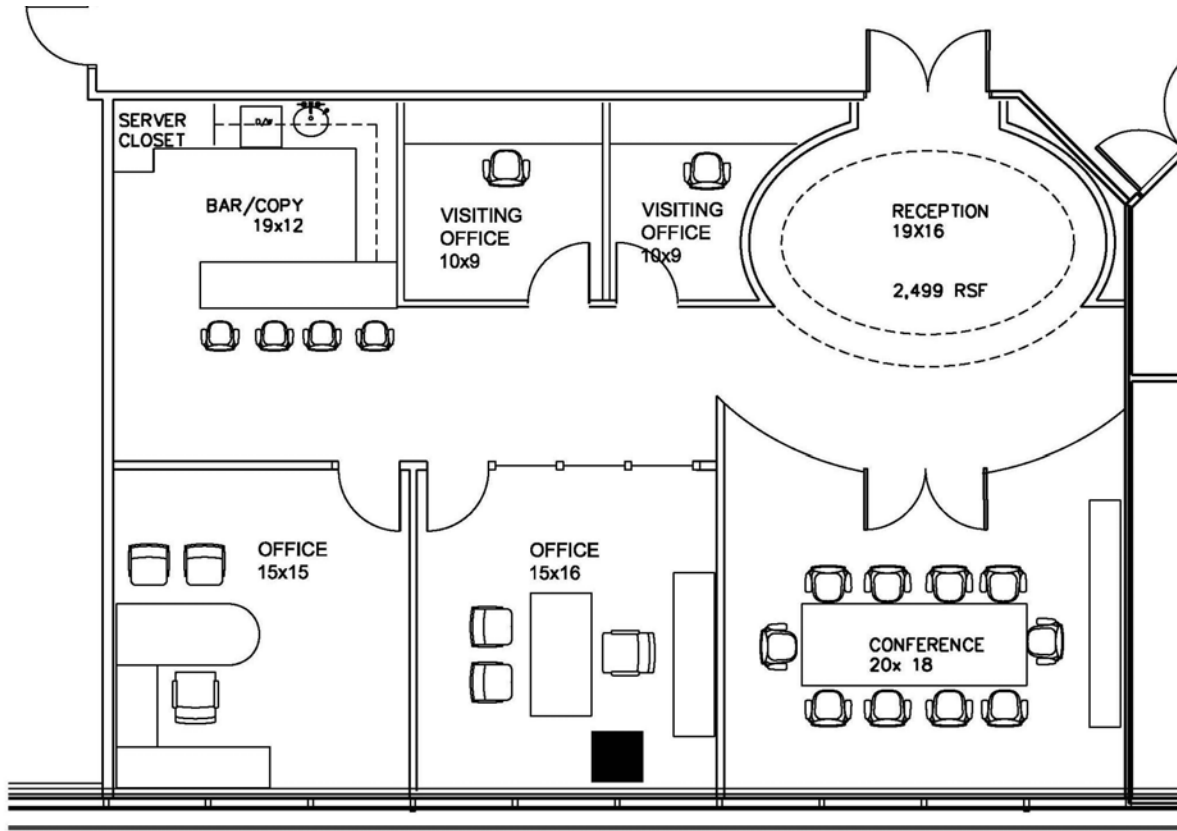
### Building Statistics

- 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 13<sup>th</sup> 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

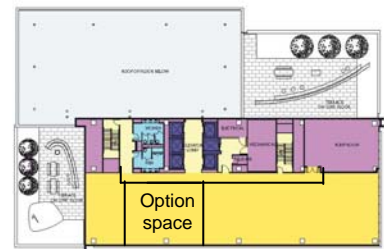
### Amenities

#### 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

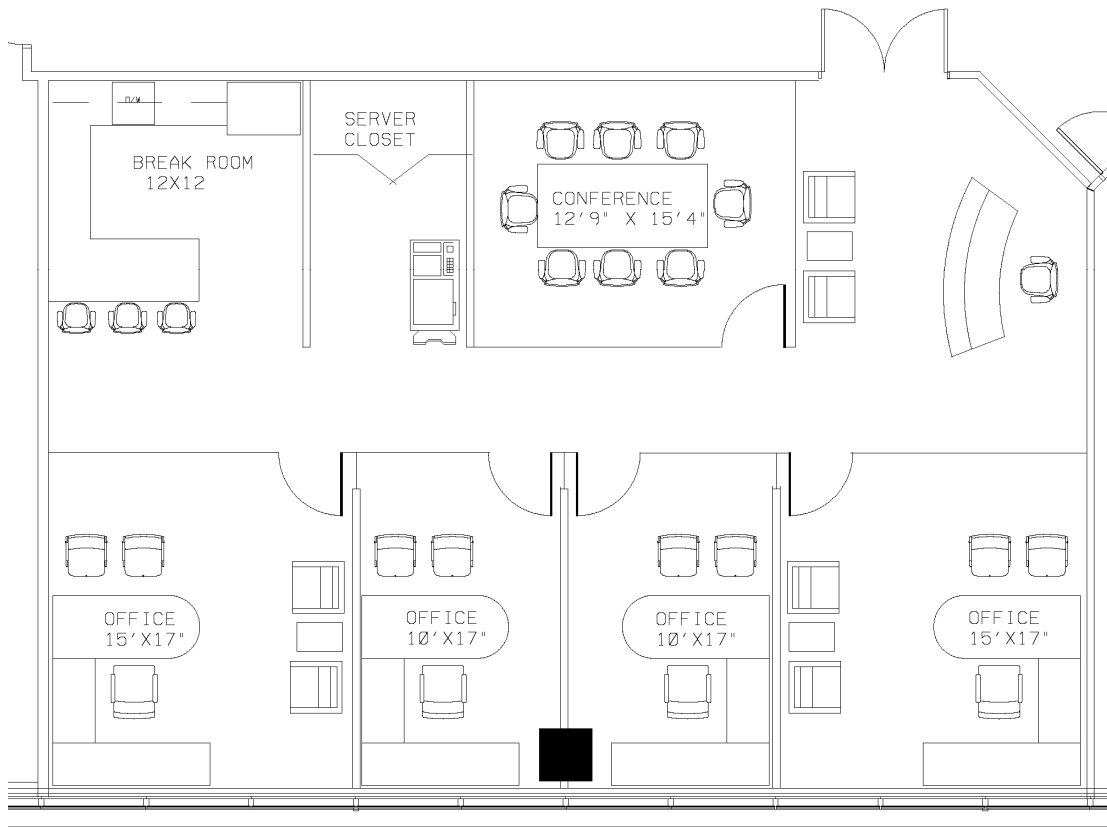


**DOWNTOWN  
VIEW**

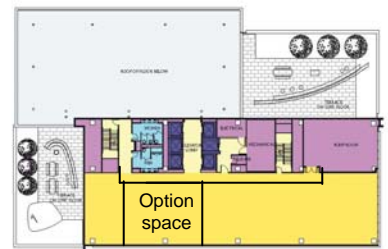


Penthouse 25 Test fit Option      **SAINT ANN** COURT      2,499 RSF





  
DOWNTOWN  
VIEW



Penthouse 25 Test fit Option

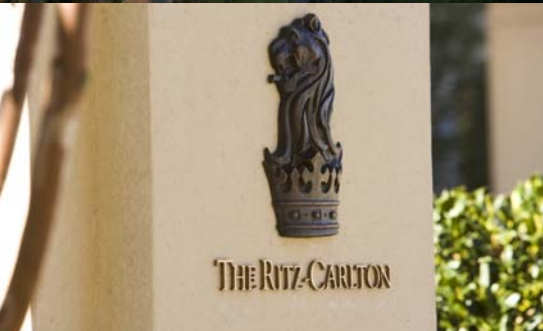
**SAINT ANN**  
COURT

2,499 RSF





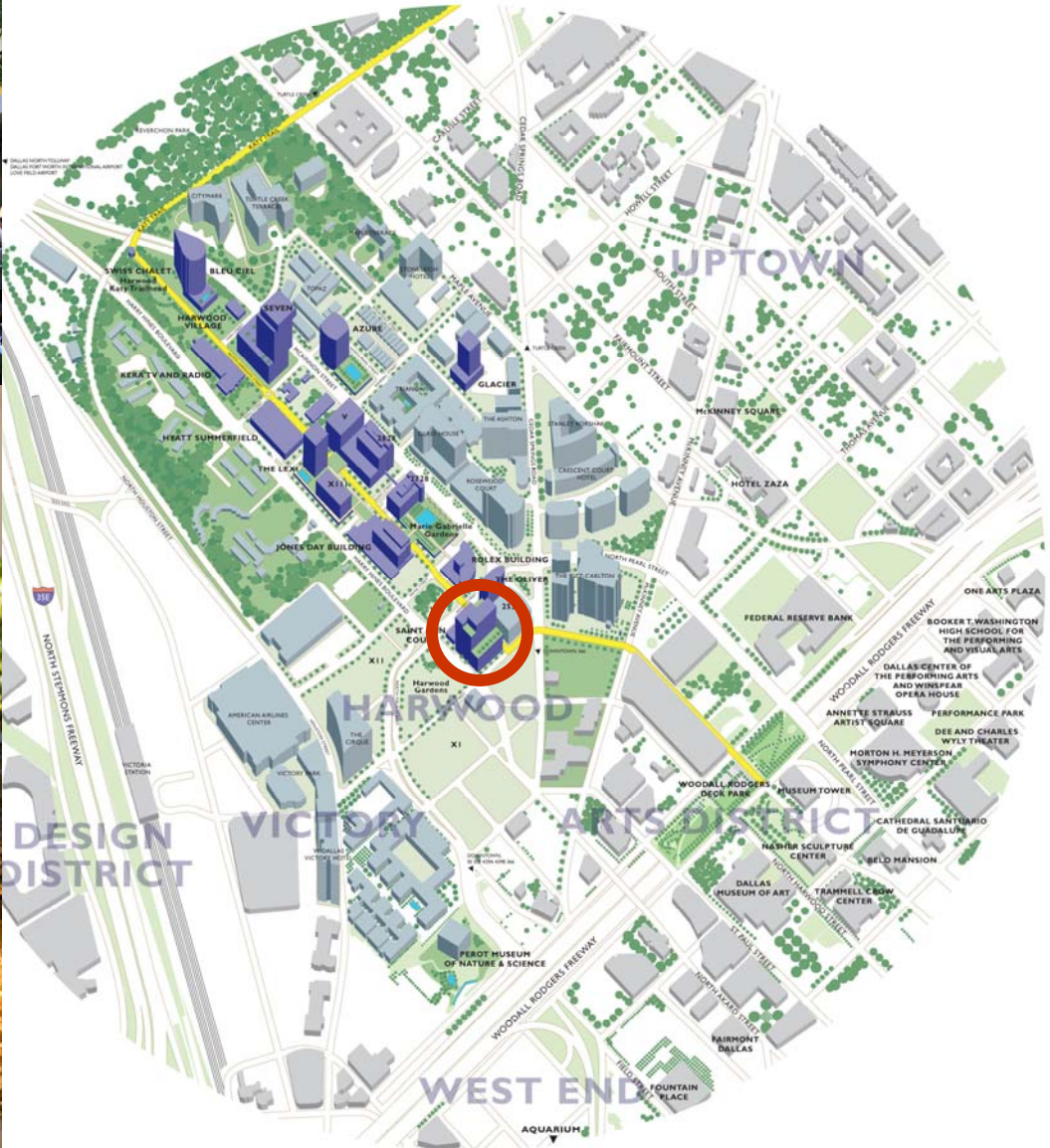
THE CRESCENT



# HARWOOD

ABOVE ALL ELSE - A BRIGHTER PLACE TO BE

*...in one thousand yards*



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