

THE
SINCLAIR

DALLAS



TEXAS

OFFICE

THE SINCLAIR

Luxury Offices

430,000
RSF OFFICE

26,820
TYPICAL FLOOR PLATE

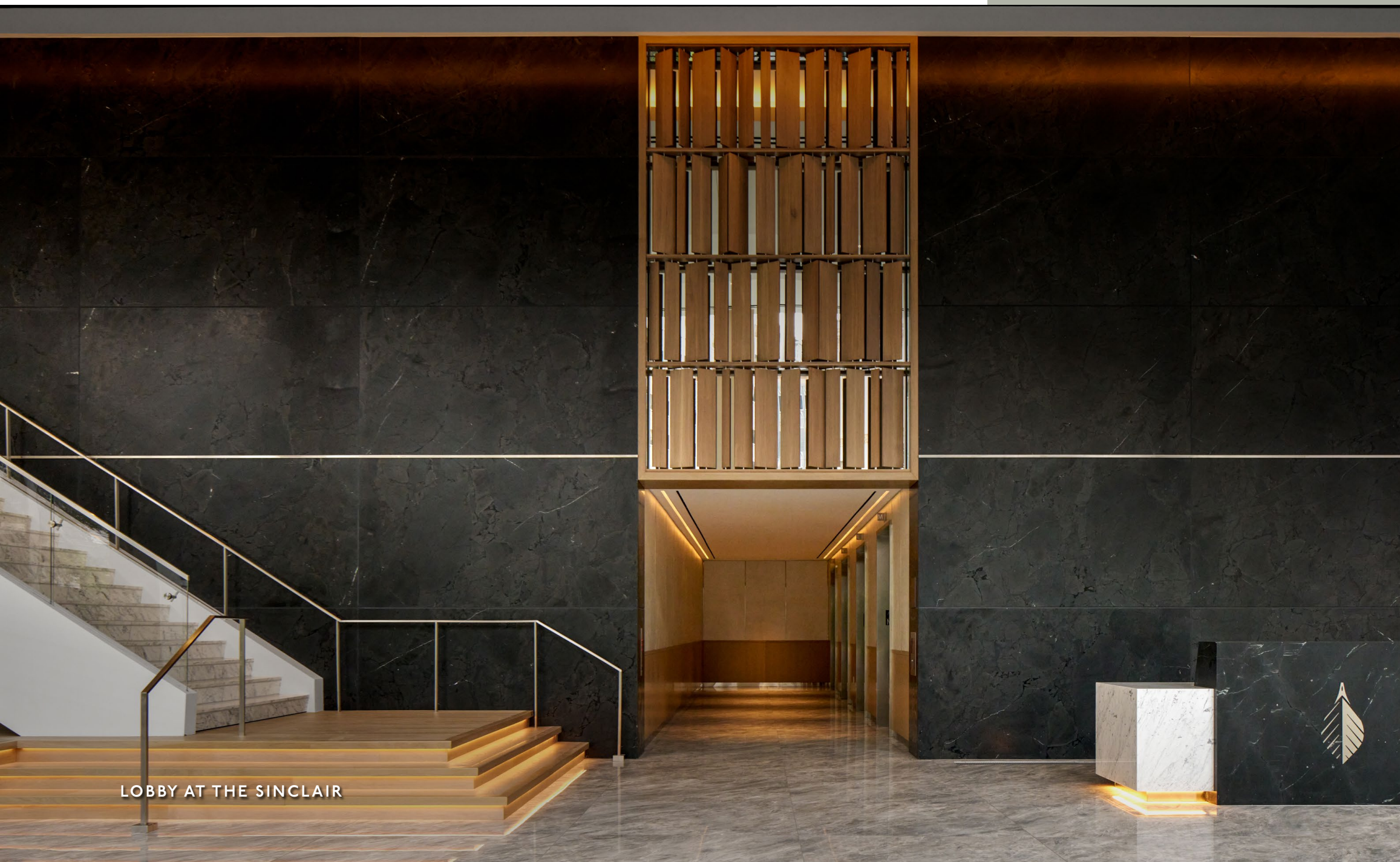
BEST IN CLASS
AMENITIES

PRIVATE
TENANT GARDENS

WORLD CLASS
FOOD & BEVERAGE
EXPERIENCE

9TH HIGHEST
SKYSCRAPER IN DALLAS

293
LUXURY RESIDENCES



LOBBY AT THE SINCLAIR

World-Class Amenities

FULL-SERVICE
**RESTAURANT, BAR
& COFFEE SHOP**
GROUND FLOOR

OVERSIZED
**FITNESS & WELLNESS
CENTER**

EXPANSIVE
**CONFERENCE & TRAINING
VENUES**

**INDOOR & OUTDOOR
TENANT LOUNGES**

**STYLISH ENTRY
WITH SURROUNDING GARDENS**

**LUSH GARDENS
WITH GATHERING AREAS A
STEP FROM YOUR DOOR**

**TERRACES IN THE SKY:
THREE DEDICATED COVERED
TERRACES PER FLOOR**

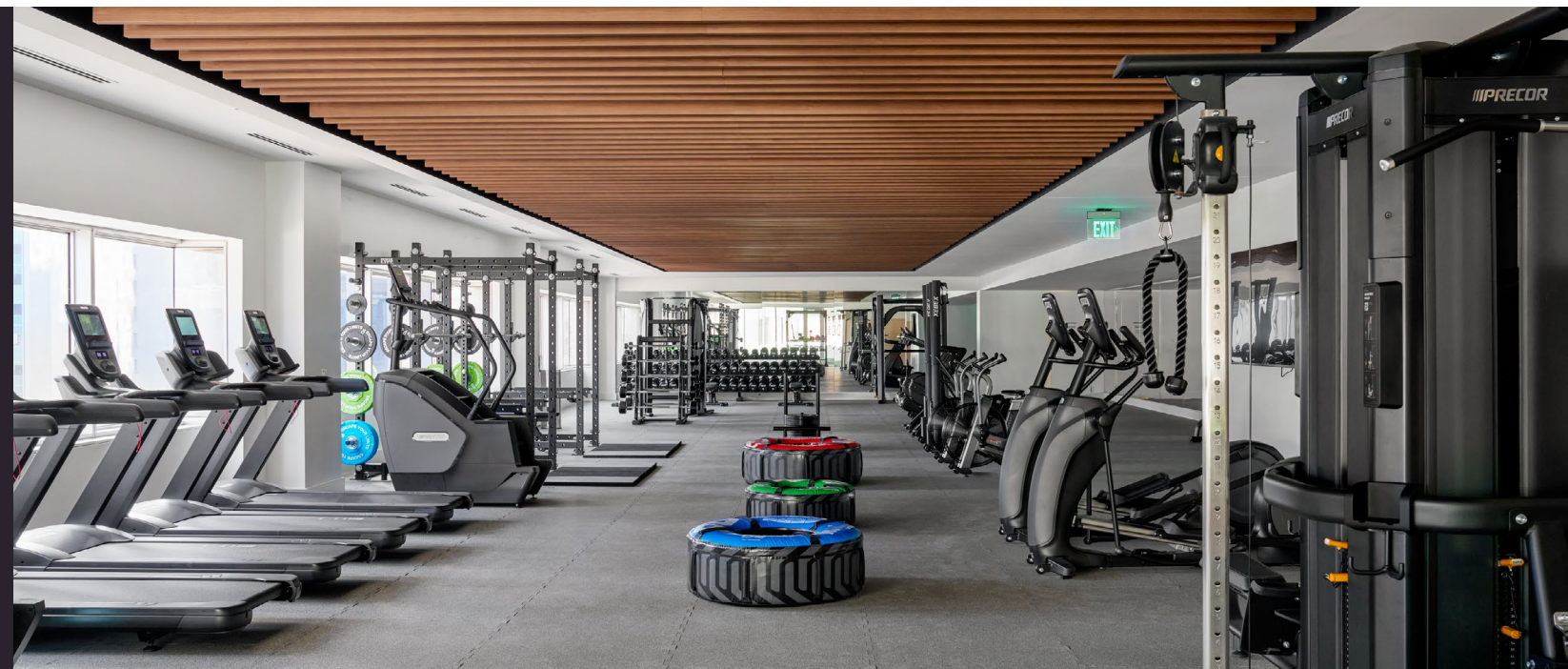
GRAND LOBBY EXPERIENCE



ELEVATED TENANT BAR & LOUNGE



FITNESS CENTER



WALK SCORE OF

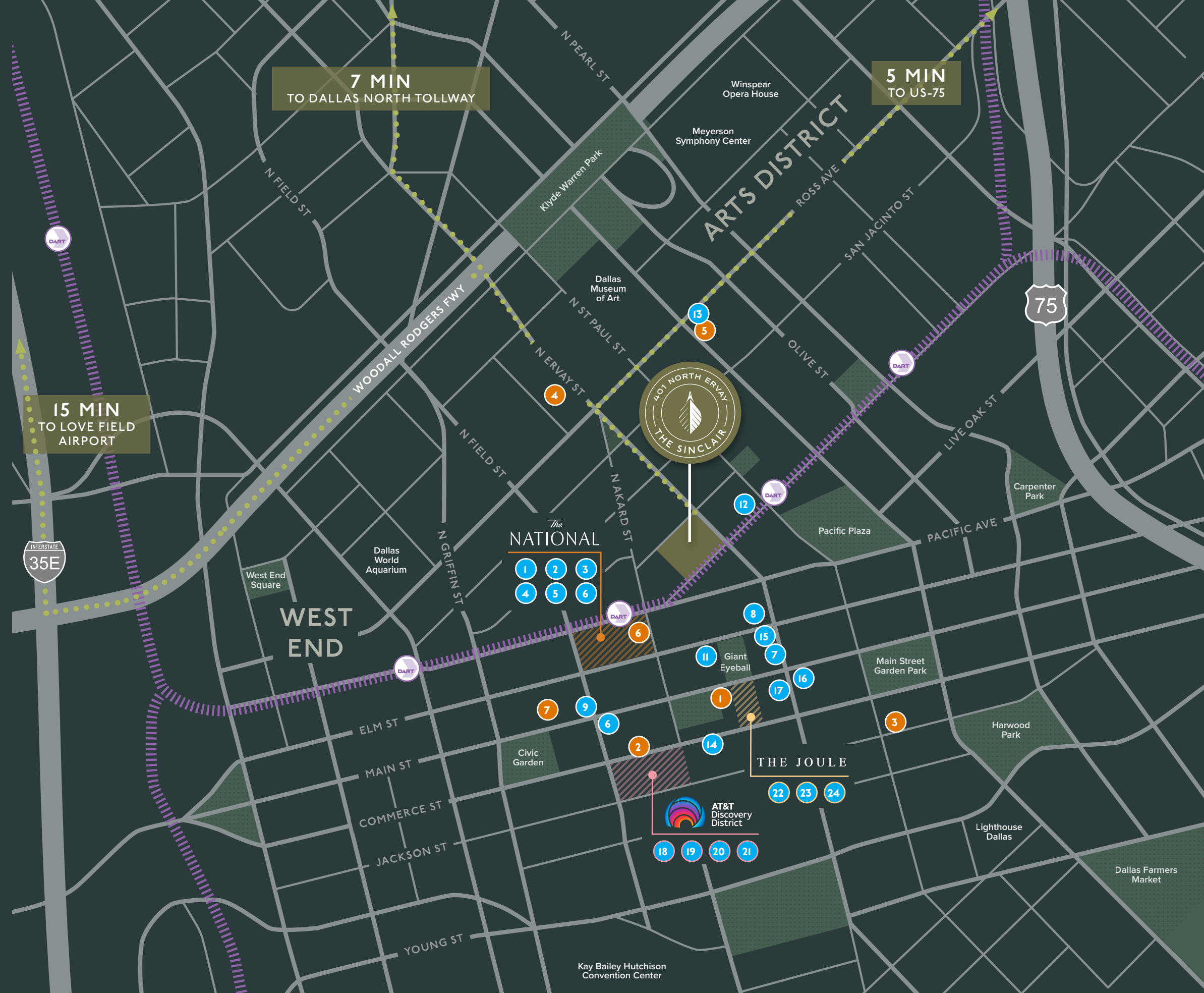
94

WALKABLE RESTAURANTS

- | | |
|---------------------------|------------------------------------|
| 1. Little Daisy | 13. Mendocino Farms |
| 2. Monarch Restaurant | 14. Starbucks |
| 3. Catbird | 15. Mirador |
| 4. Chick-fil-A | 16. Berkley's Market - Main Street |
| 5. White Rhino Coffee | 17. The Zodiac |
| 6. Kessaku | 18. The Exchange Hall |
| 7. Sapa House | 19. The Dock |
| 8. Parterre | 20. Zalat Pizza |
| 9. Commissary | 21. Birdie |
| 10. Bread Zeppelin | 22. CBD Provisions |
| 11. The Woolworth | 23. Midnight Rambler |
| 12. The Hospitality Sweet | 24. Sassetta |

NEARBY HOTELS

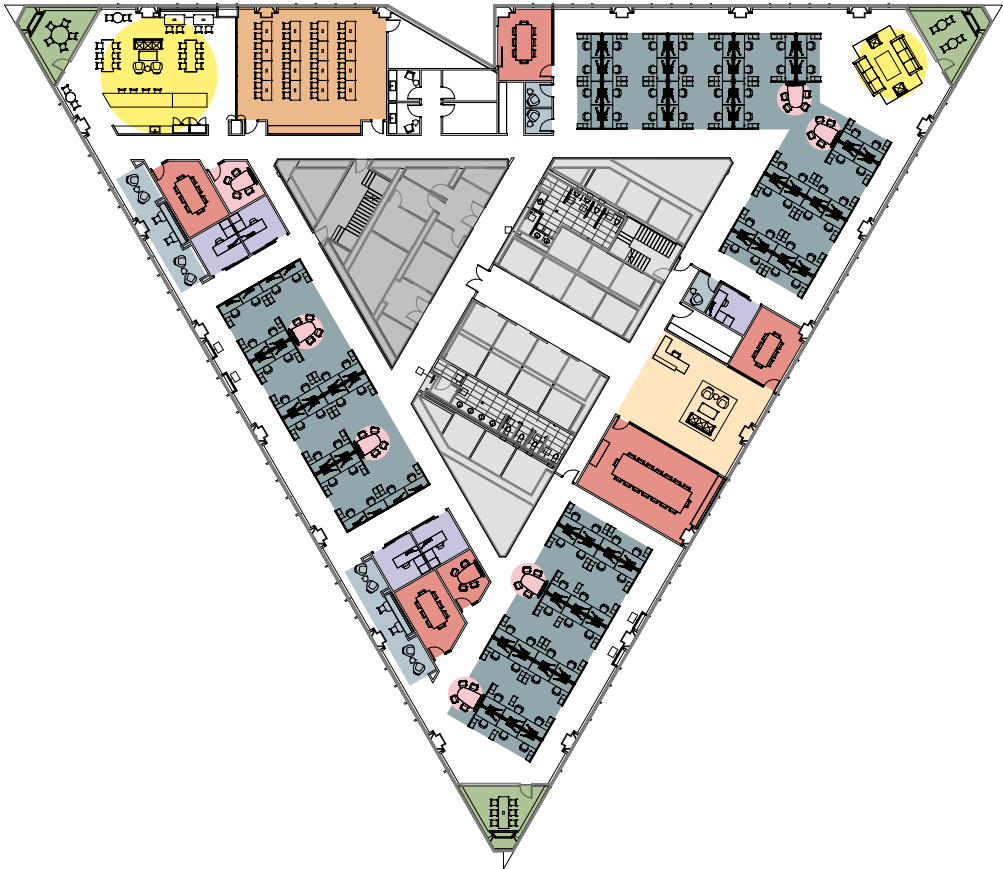
- | | |
|-----------------------|-------------------------------------|
| 1. The Joule | 5. JW Marriott Dallas Arts District |
| 2. The Adolphus | 6. Thompson Dallas - part of Hyatt |
| 3. The Statler Dallas | 7. The Westin Dallas Downtown |
| 4. Fairmont Dallas | |



HYPOTHETICAL FLOOR PLANS

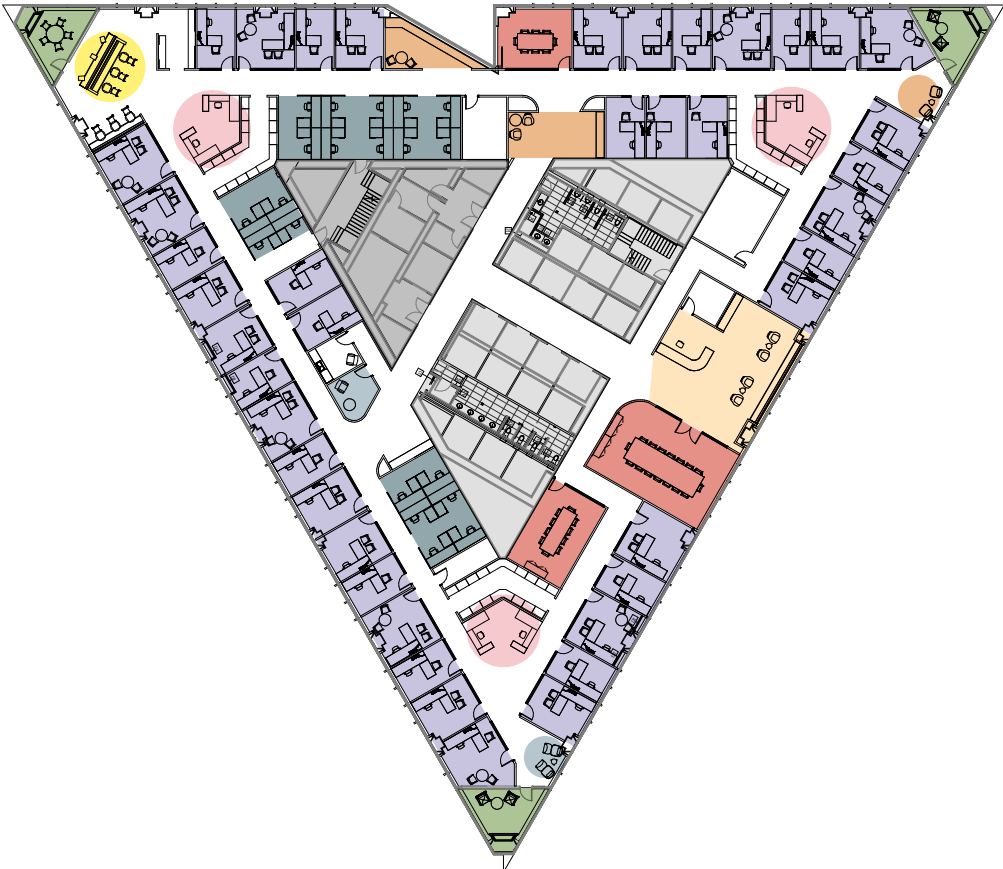
Open Office

- Open Office
- Office
- Conference
- Huddle
- Training
- Lounge/Break
- Breakout
- Terrace
- Reception

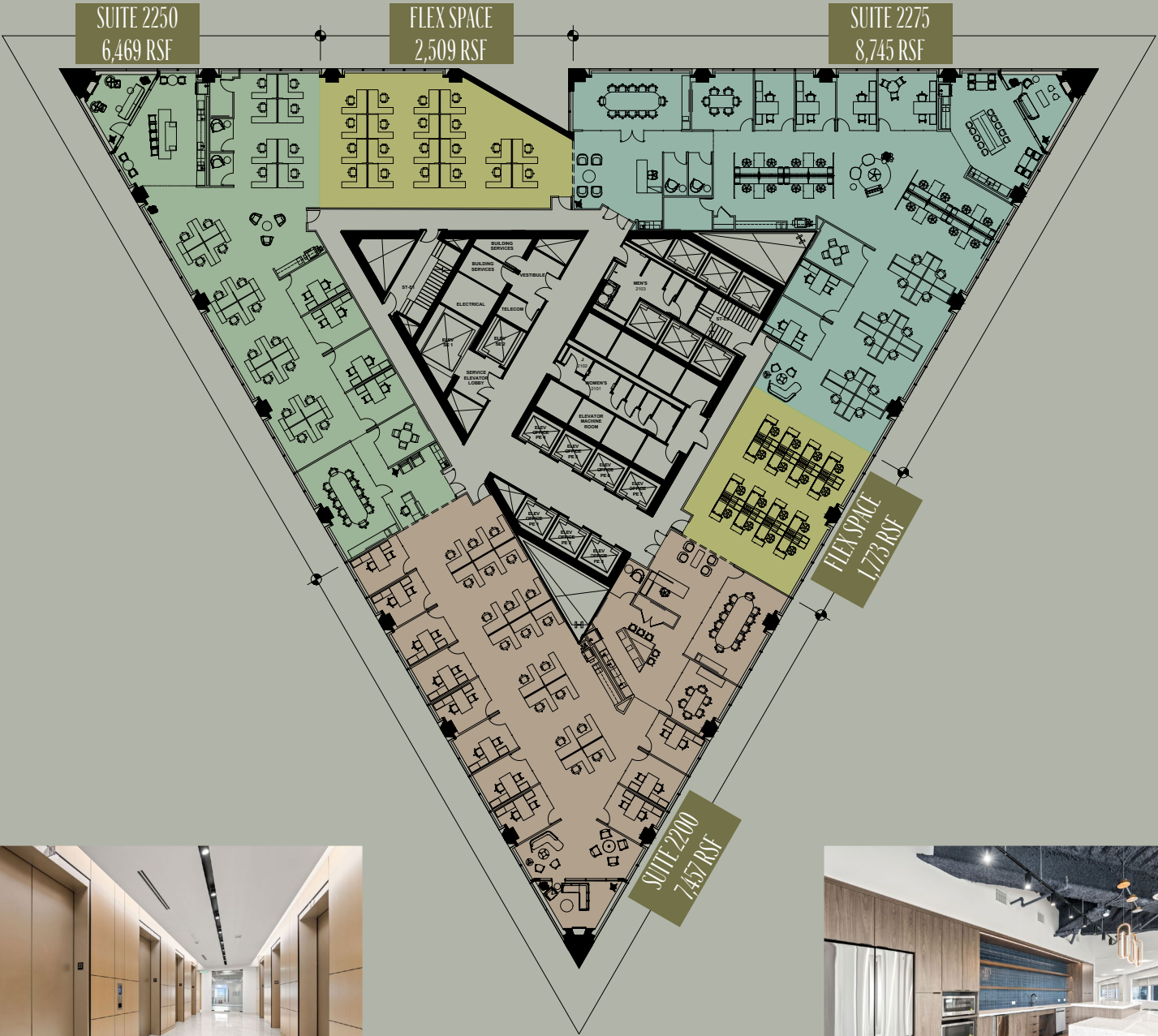


Office Intensive

- Workstations
- Office
- Conference
- Admin
- Library
- Lounge/Break
- Breakout
- Terrace
- Reception



22ND FLOOR SPEC SUITES



Institutional Ownership



THE SINCLAIR IS INSPIRED BY
THE NAME'S DEFINITION:

MEANING BRIGHT & CLEAR, THE
ORIGINAL ARCHITECT OF THE SINCLAIR,
IEOH MING "I.M." PEI TRANSLATES
DIRECTLY "TO INSCRIBE BRIGHTLY."

THE SIGNATURE TOWER ATOP THE
SINCLAIR — ONCE LIT — WILL REMIND
US OF THIS DISTINCT ORIGIN STORY



I.M. PEI WAS AWARDED THE PRITZKER PRIZE IN 1983 FOR
HIS CONTRIBUTIONS TO ARCHITECTURE, INCLUDING THE
SINCLAIR AND SEVERAL DOWNTOWN DALLAS LANDMARKS.

AWARD-WINNING ARCHITECTS AND DESIGNERS

**BRASFIELD
& GORRIE**
GENERAL CONTRACTORS

**swa HKS TODD
INTERIORS.**

SLATE

Founded in 2005, Slate Asset Management is a global investor and manager focused on essential real estate and infrastructure, with assets under management across North America and Europe. Slate's real estate business emphasizes necessity based, income-producing assets and applies a hands-on, value-oriented approach to creating long-term value for Slate's institutional investors and partners across the real assets space.

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