



# ROSEWOOD | COURT

2101 CEDAR SPRINGS ROAD, DALLAS, TX 75201



TRANSWESTERN



ROSEWOOD  
PROPERTY COMPANY

*For established  
businesses.  
And ones well  
on their way.*



ROSEWOOD  
COURT







# Rosewood Court. A sign of *substance*.

Rosewood Court is strategically located in the heart of Dallas' Uptown District. It is a corporate address celebrated for its sophistication, elegance, technology, and impeccable amenities. Home to a prestigious roster of customers including financial, real estate, energy, and service companies, this spectacular class AA office property is attuned to the demands of professional life. On-site services, nearby high-end residential living, superb views of the Dallas skyline and access to major transportation corridors make Rosewood Court an exceptional office environment.

## 19 Stories

Class AA Building

## 426,028 SF

Building Size

## 30,241 SF

Typical Floorplate

## Elevators

Nine Passenger Elevators

Two Freight Elevators

## Green Design

Energy Efficient Lighting

High-Performance Visions Glass

Digital Building Energy Management System

Fresh-Air Unit Supplying 95% Filtered Air

## 3.0/1,000 SF

Parking Ratio

7 Level Structured Garage

## Street Level

Lobby, Restaurant, & Retail







# Instant business *upgrade.*

As Dallas' premiere office address, we offer unsurpassed office environments, first-class amenities, and a belief in service that comes naturally.



ROSEWOOD  
COURT

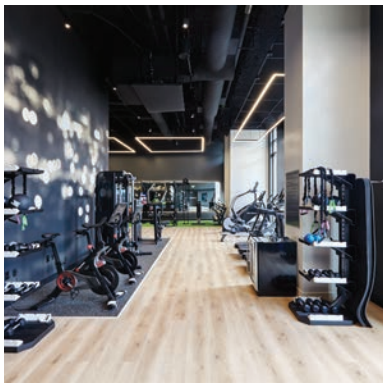


# On-Site *Amenities*

- ⌘ 24 Hour Security & Monitoring
- ⌘ Concierge
- ⌘ The Fitness Club at Rosewood Court
- ⌘ Rosewood Court Conference Center
- ⌘ Prosperity Bank & ATM

- ⌘ Valet Parking
- ⌘ EV Charging Stations
- ⌘ Green Design
- ⌘ John Currie's Centertown Detail
- ⌘ On-Site Shoe Shine & Repair

- ⌘ Ocean Prime
- ⌘ Alton Lane
- ⌘ The Tipsy Alchemist
- ⌘ Flower Child
- ⌘ White Rock Coffee



Rosewood Court Fitness Center



Valet Parking



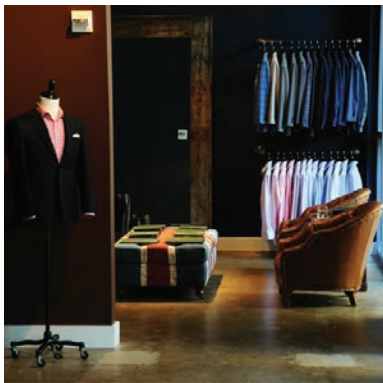
Concierge



Flower Child



The Tipsy Alchemist



Alton Lane



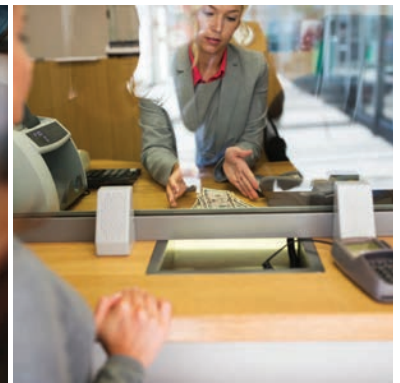
Ocean Prime Restaurant



Eco Cleaners Dry Cleaning



White Rock Coffee



Prosperity Bank

Be at the *top*.  
Even from the  
*first floor*.

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ROSEWOOD COURT

OCEAN PRIME





# Perfectly located. *Appropriately understated.*

Rosewood Court is located in Uptown Dallas across from the Crescent Hotel and near the American Airlines Center, the AT&T Center for the Performing Arts, and Klyde Warren Park.

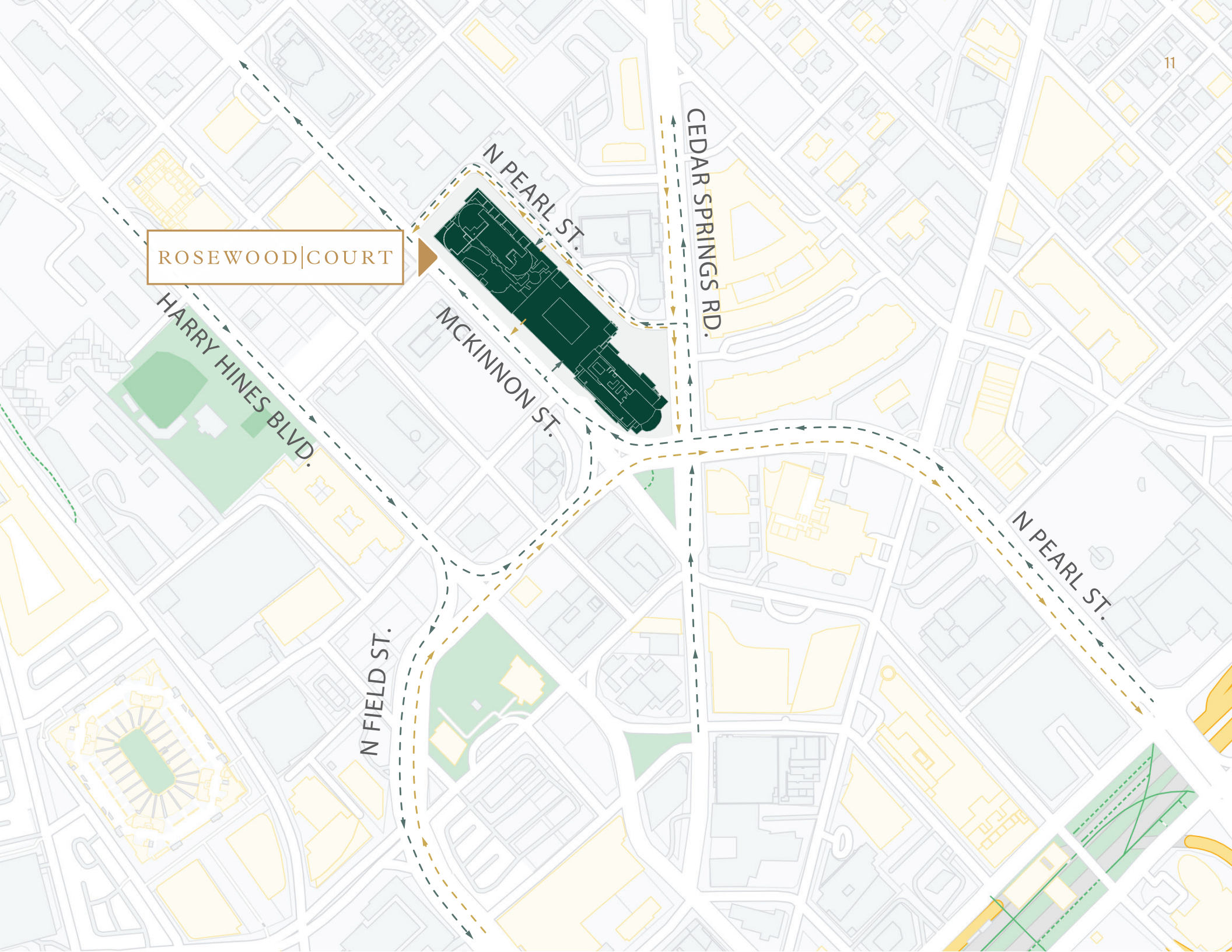


Rosewood Court provides immediate access to the Dallas North Tollway with close proximity to US-75, 1-35 & Woodall Rogers Fwy.



Dallas-Fort Worth Airport (DFW) is a quick 20 minute trip & Love Field is 10 minutes away from Rosewood Court.





ROSEWOOD|COURT

N PEARL ST.

CEDAR SPRINGS RD.

HARRY HINES BLVD.

MCKINNON ST.

N FIELD ST.

N PEARL ST.



# Abundant amenities.

Located in Uptown Dallas, Rosewood Court is at the center of the city's most walkable community. Uptown is a dynamic district with a great deal of shopping, restaurants, and nightlife destinations that are as popular with those calling the neighborhood home as they are with visitors.

1 Flower Child

2 Ocean Prime

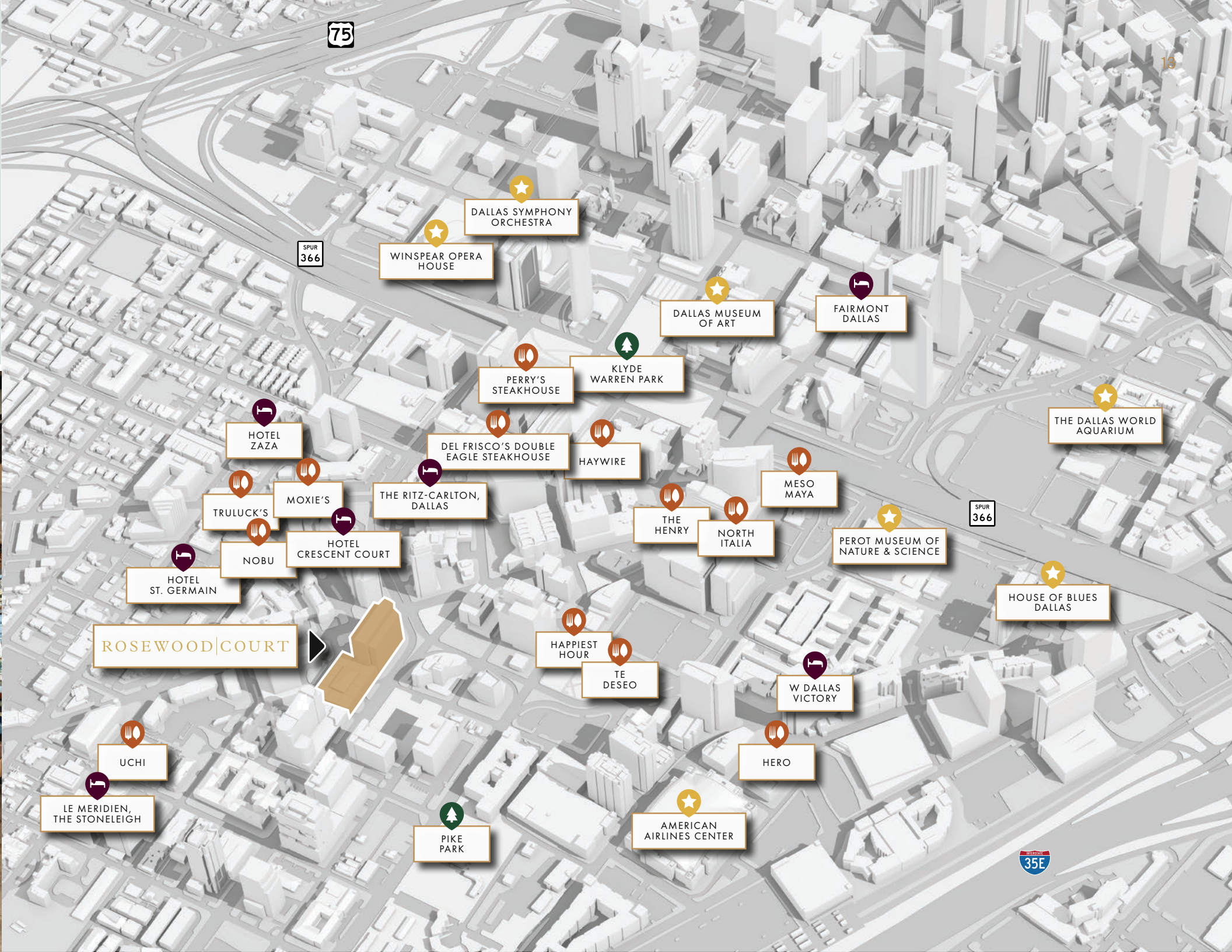
3 White Rock Coffee

4 Uchi

5 The Henry







75

13

SPUR  
366

DALLAS SYMPHONY ORCHESTRA

WINSPEAR OPERA HOUSE

DALLAS MUSEUM OF ART

FAIRMONT DALLAS

KLYDE WARREN PARK

PERRY'S STEAKHOUSE

DEL FRISCO'S DOUBLE EAGLE STEAKHOUSE

HAYWIRE

MESO MAYA

THE DALLAS WORLD AQUARIUM

HOTEL ZAZA

TRULUCK'S

MOXIE'S

THE RITZ-CARLTON, DALLAS

THE HENRY

NORTH ITALIA

PEROT MUSEUM OF NATURE & SCIENCE

HOTEL ST. GERMAIN

NOBU

HOTEL CRESCENT COURT

HOUSE OF BLUES DALLAS

ROSEWOOD|COURT

HAPPIEST HOUR

TE DESEO

W DALLAS VICTORY

UCHI

LE MERIDIEN, THE STONELEIGH

PIKE PARK

AMERICAN AIRLINES CENTER

HERO

35E



# ROSEWOOD | COURT

2101 CEDAR SPRINGS ROAD, DALLAS, TX 75201

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