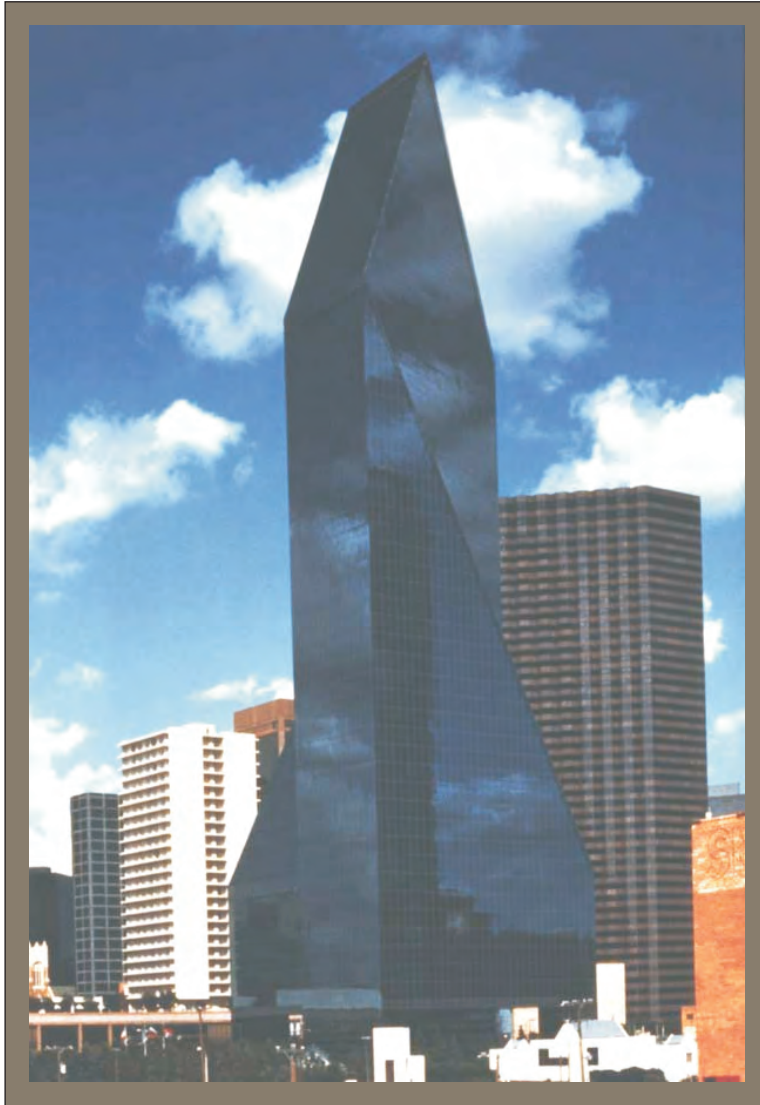


THE CRESCENT DISTINCTION



FOUNTAIN PLACE[®]

1445 Ross Avenue, Dallas, TX 75202

For leasing information
call Kirby White at (214) 855-7761




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Fountain Place®

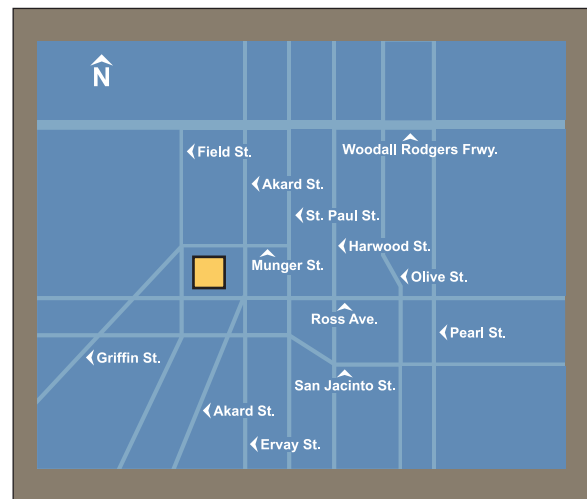
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BUILDING INFORMATION

- Fountain Place is an internationally acclaimed, award-winning design by I.M. Pei & Partners. Its distinctive prism shape of green reflective glass rises 60 stories above an incredible urban oasis that gives Fountain Place its name. At the base of the skyscraper under a canopy of 225 native Texas cypress trees is a water garden comprised of colorful seasonal flowers, waterfalls, 172 bubbler fountains, and one central fountain. The central court fountain is one of the world's most complex, consisting of 360 computer-driven water jets.
- Fountain Place's lobby reflects the same sleek sophistication with polished green marble and brass insets. The lobby has access to Wells Fargo Bank, restaurants and a pedestrian tunnel connecting The Fairmont Hotel and other downtown office buildings.
- Floorplates vary from 3,560 sq. ft. on upper levels to 36,690 sq. ft. in the lower levels.
- Spectacular unobstructed views of the Central Business District and surrounding area.
- The building has a state-of-the-art Variable Air Volume System utilizing 1.7 million gallon chilled water thermal storage system. The savings in electricity costs from chilling the water at off-peak demand hours is passed along to customers (tenants).
- A three-level underground garage located directly beneath the office structure provides a parking ratio of one space per 1200 RSF. In addition, on-site parking is also available directly behind the building.
- Five banks of high speed state-of-the-art Fujitec elevators provide 26 passenger elevators. Additionally, two garage elevators provide service from the building lobby to the parking levels.

AMENITIES

- Wells Fargo Bank
- Avanti Café
- Au Bon Pain Food Court located on the fifth floor includes Café and La Piazza
- Happy House Deli
- Gateway Newstands
- Car Wash
- Fountain Place Cleaners
- The Fairmont Hotel and Dakota's Restaurant are accessible via the pedestrian tunnel.
- The YMCA is located just across the street.



For leasing information call
Kirby White at
(214) 855-7761 or
kwhite@crescent.com
www.fountainplace.com