

STREAM

PIEDMONT
REALTY TRUST



6031 CONNECTION DRIVE



THE CONNECTION



PEARL LANDING
MIXED-USE DEVELOPMENT

THREE
CONNECTION
6031 Connection Drive

TWO
CONNECTION
6021 Connection Drive

PGB TURNPIKE

W. ROYAL L

HIGHWAY FRONTAGE

STATE HIGHWAY 114

WORK. LIFE.
CONNECTED.

NG
VELOPMENT

LANE

ONE
CONNECTION
6011 Connection Drive

CONNECTION DRIVE

THE CAMPUS

630,000 SF Class A
Office Campus

On-Site Property
Management with 24/7
Security

Curated Tenant Events

High-Exposure Signage
Available

100-Person Conference
Center

5.0 per 1,000 Structured
Parking

Wifi Enabled
Tenant Lounge &
Outdoor Patio

1-Mile Walking Trail

Three Campus
Fitness Centers

Robust Multi-Station
Food Hall by Compass



THE CONNECTION

MAIN LOBBY



TENANT LOUNGE



FITNESS CENTER



Elevated Experience Coming 2026 to 6021 Connection



BOARDROOM



CONFERENCE CENTER





FITNESS CENTER



FOOD HALL OPERATED BY COMPASS

LOCAL AMENITIES

74+

RESTAURANTS

10+

BANKS

21+

HOTELS

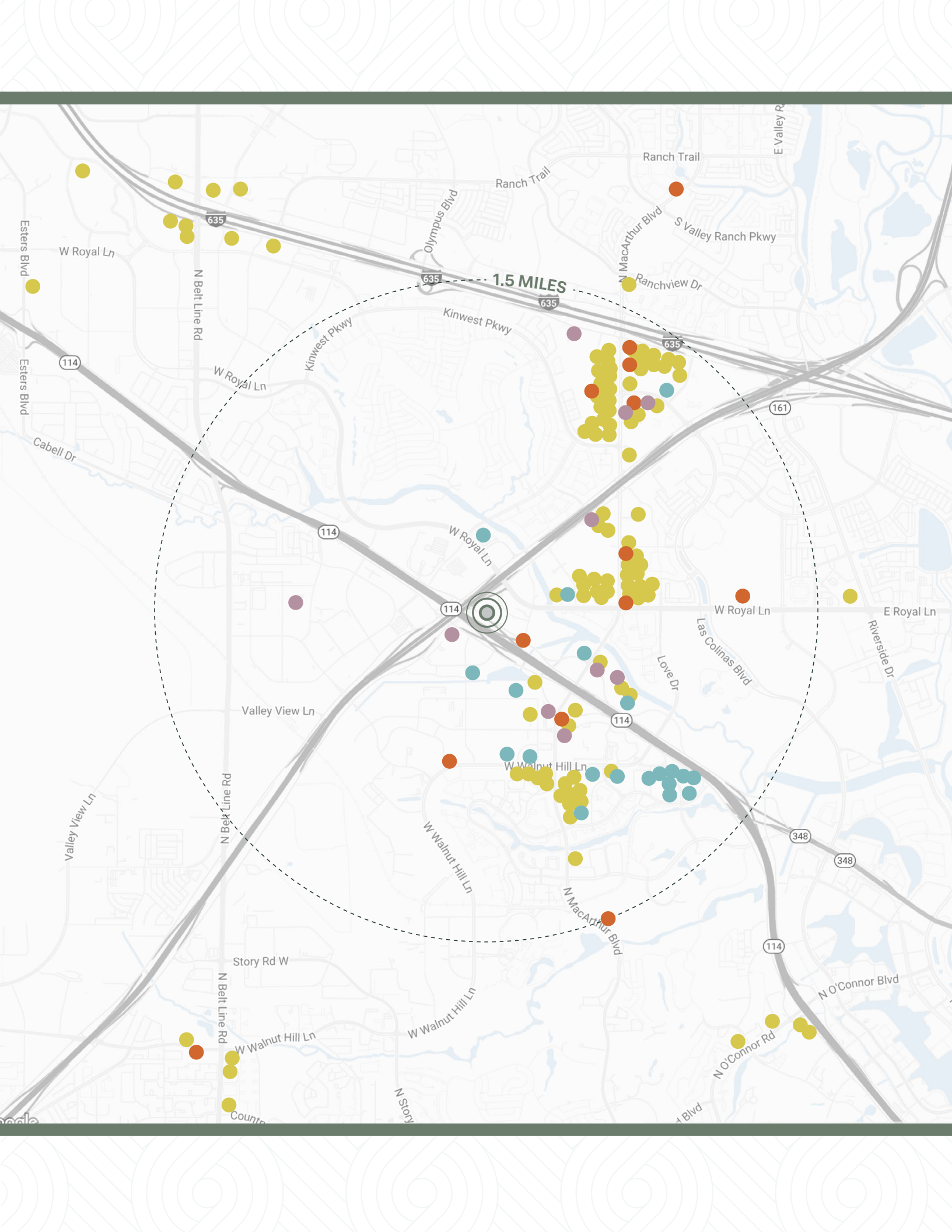
10+

FITNESS CENTERS



Complimentary Piedmont Shuttle Service

Easy Access to Highway 114, Highway 183, Highway 190, NW Highway and I-635



A CENTER FOR TALENT

WITHIN 10 MINUTES:

10,200+

Business / Finance Workers

16,100+

Tech Workers

2,700+

Architects / Engineers

WITHIN 30 MINUTES:

3.4M Adults

over 54% of all adults in DFW

320K+ Managers & Executives

over 55% of all Managers & Executives in DFW

206K+ Business/Finance Workers

over 61% of all Business/Finance Workers living in DFW

153K Tech Workers

over 61% of all Tech Workers living in DFW

32K+ Legal Workers

over 66% of all Legal Workers living in DFW

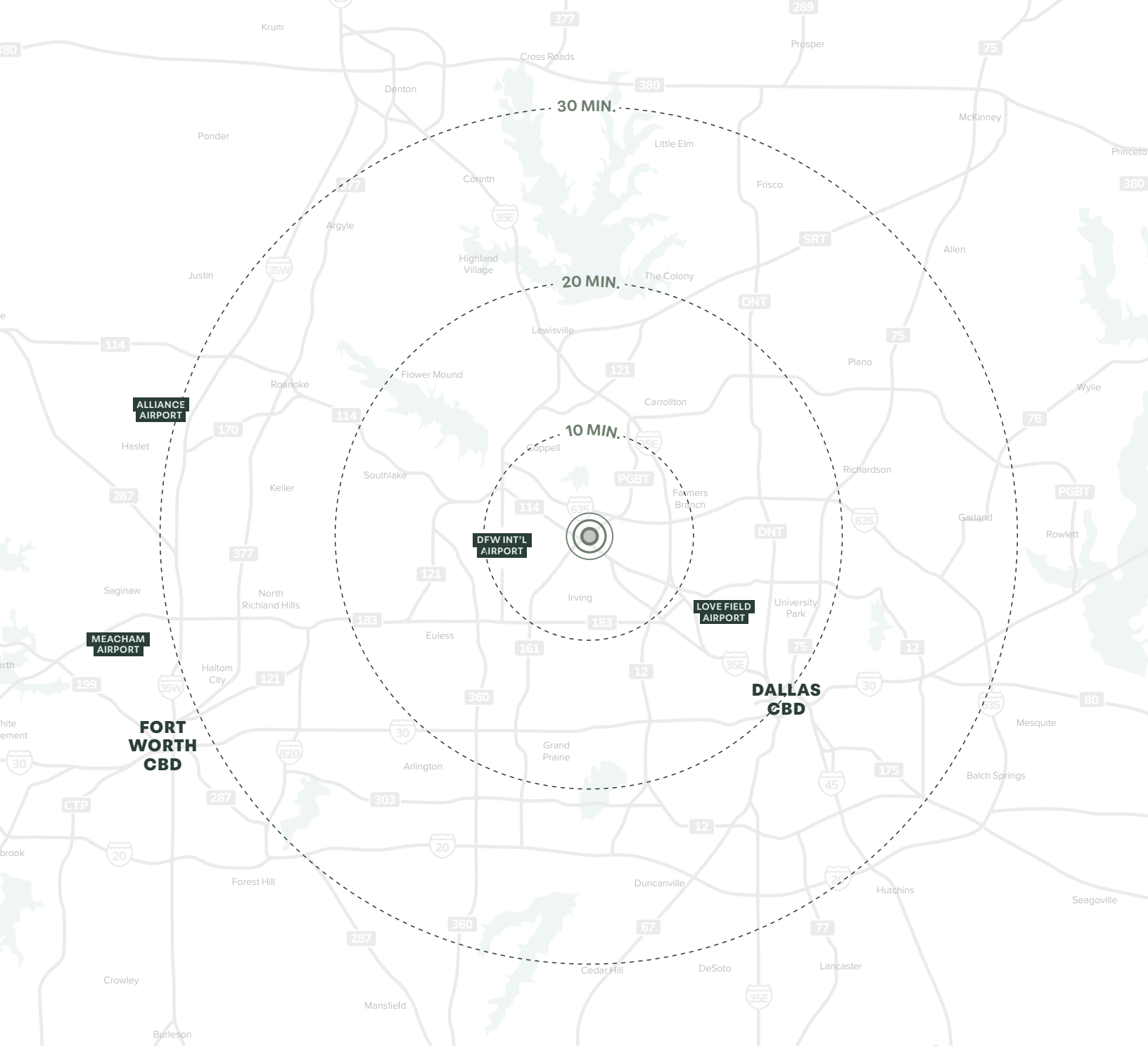
50K+ Arts/Entertainment/Media Workers

over 66% of all Arts/Entertainment/Media Workers living in DFW

176K+ Healthcare Workers

over 53% of all Healthcare Workers living in DFW





16 min.

TO DALLAS LOVE FIELD AIRPORT

8 min.

TO DFW INTERNATIONAL AIRPORT

3 min.

IRVING CONVENTION CENTER

2 min.

TOYOTA MUSIC FACORY

30 min.

TO FORT WORTH CBD

15 min.

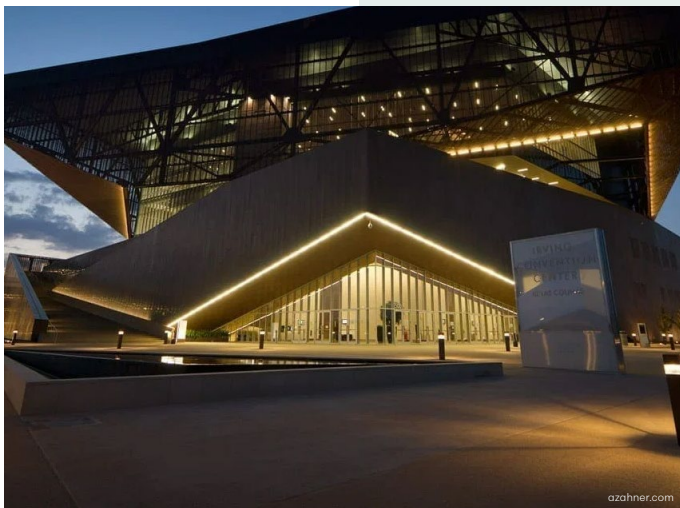
TO DALLAS CBD

PEARL LANDING MIXED-USE DEVELOPMENT COMING 2028



ABOUT LAS COLINAS

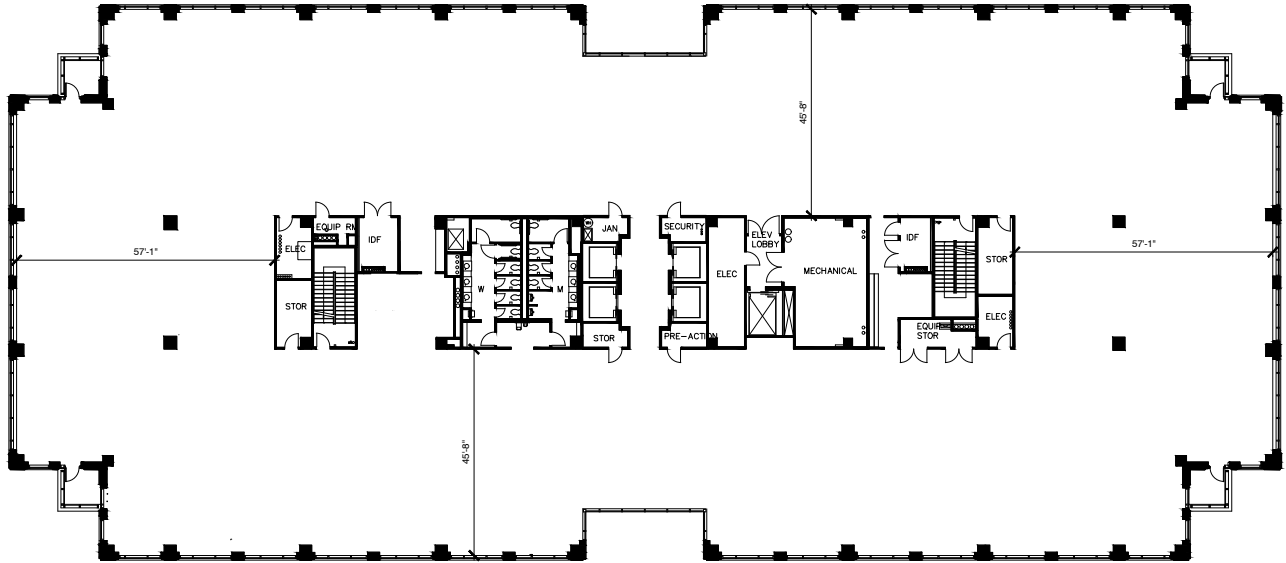
Las Colinas, located in Irving, Texas, is a premier master-planned community known for its thriving business environment, upscale amenities, and central location connecting Dallas and Fort Worth. It hosts a strong corporate presence with Fortune 500 headquarters, Class A office space, and proximity to DFW International Airport. With luxury housing, top-tier schools, and recreational offerings like the Toyota Music Factory and scenic Mandalay Canal, it offers an exceptional quality of life for executives and employees alike.



TWO CONNECTION

6021 Connection Drive

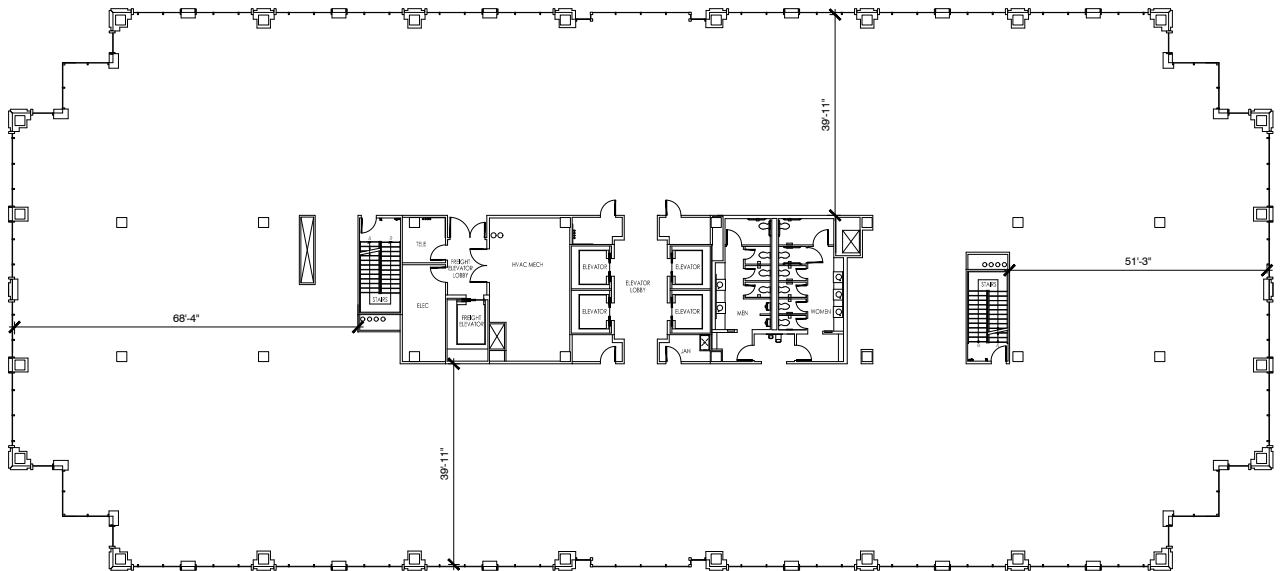
Typical Floorplate - 37,300 SF



THREE CONNECTION

6031 Connection Drive

Typical Floorplate - 28,000 SF



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Piedmont Realty Trust™ (NYSE: PDM) is a fully integrated, self-managed real estate investment company focused on delivering an exceptional office environment. As an owner, manager, developer, and operator of 16 MM SF of Class A properties across major U.S. Sunbelt markets, Piedmont Realty Trust™ is known for its hospitality-driven approach and commitment to transforming buildings into premier "Piedmont PLACEs" that enhance each client's workplace experience.

The Connection
6011, 6021, 6031 Connection Drive
Irving, Texas 75039
