

magnificently
modern.

Distinctly Dallas.



BANK OF AMERICA
TOWER
AT
PARKSIDE

**innovative. urban.
extraordinary.**

Elevating business in Uptown



Level 12 Terrace



Lively Outdoor Spaces



Protected Park and Downtown Views



Happy Co-worker

Soaring above Klyde Warren Park, Bank of America Tower at Parkside is the newest landmark to grace Dallas' legendary skyline. With its visionary design and premier location, this stunning development is bound to become Uptown's most desirable business address.

**this is an
exceedingly
modern
workplace**

Seamlessly integrated with the award-winning park below, Bank of America Tower at Parkside extends the green space high onto its façade and welcomes pedestrians with wide sidewalks, ground level retail and a spectacular corner plaza shaded by a heroically cantilevered structure. Once inside the elegant, transparent street level lobby, it's immediately evident this is an exceedingly modern workplace. One that embraces creativity and provides inspiration to enterprising ventures.

This is a generational opportunity to realize your company's potential in a completely customizable space constructed with dynamic architecture and exceptional refinement. Think even bigger and your name could be in lights on Uptown's tallest office tower.

beautiful in form and function

The pinnacle of design pushed
to breathtaking heights



Dallas' Finest Branding Opportunity



Level 10 to 11
Monumental Stair



Sky Lobby and Level 12 Terrace



Bank of America Tower at Parkside anchors Klyde Warren Park with an iconic urban signature. Overtly sculptural in its expression, the building steps through contemporary vertical and horizontal rhythms. The transparent exterior skin uses these divergent angles to playfully redirect light, only to be poetically interrupted by gorgeously landscaped terraces. Pivoting dramatically for the eight uppermost floors, this instantly timeless structure stretches skyward to a majestic 450 feet.

At 30 stories tall, Bank of America Tower at Parkside provides extensive views of Uptown and Downtown that are among the most spectacular in the city and protected from future development by the park and museums below. Perhaps the greatest vantage point of all is found in the Sky Lobby; the distinctive centerpiece of the building's design.

the Sky Lobby is the heart and soul of the Parkside experience

Situated more than 100 feet above street level, the Sky Lobby is the heart and soul of the Bank of America Tower at Parkside experience. Visitors arriving from the street lobby and garage elevators are greeted by an expansive space featuring a coffee bar, comfortable seating areas and a picturesque outdoor terrace overlooking the park. Designed to be a warm, welcoming environment – as well as a stunning first impression – this is the ideal spot for introductions, collaborations and incredible new perspectives.

**responsible.
balanced.
intelligent.**

**Reflecting integrity and
agility from every angle**



Parkside Uptown was painstakingly designed to present your employees and clients with a physical expression of your corporate values. Statements of sustainability abound with massive green exterior walls, eco-friendly terrace landscaping, responsibly sourced materials and transparent public spaces.

Likewise, office spaces were thoughtfully engineered to evolve with the modern workplace. We enter a new era of work that requires adaptability and innovation to meet the demands of a more flexible, mobile, wellness-focused workforce. At the leading edge of imaginative planning, high-tech infrastructure and architectural ingenuity, Bank of America Tower at Parkside turns those emerging challenges into your competitive advantage. This is a refined experience in a perfect location, designed to exceed every client and employee expectation.

**a physical
expression of your
corporate values**



Transparent Sky Lobby & Level 12/13



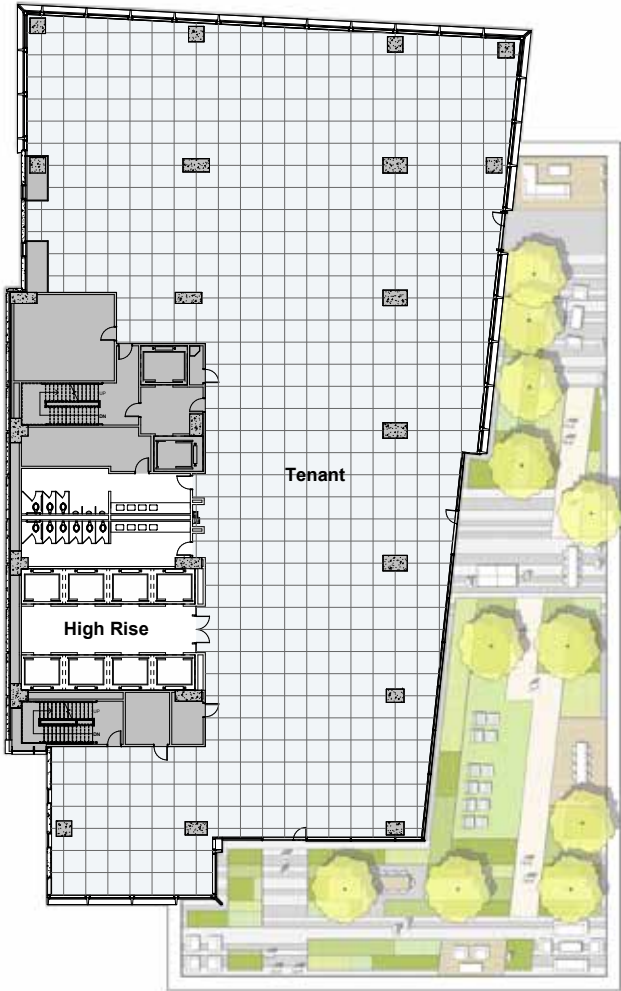
Transparent Lobbies Link Street to Sky



Klyde Warren Park Food Trucks

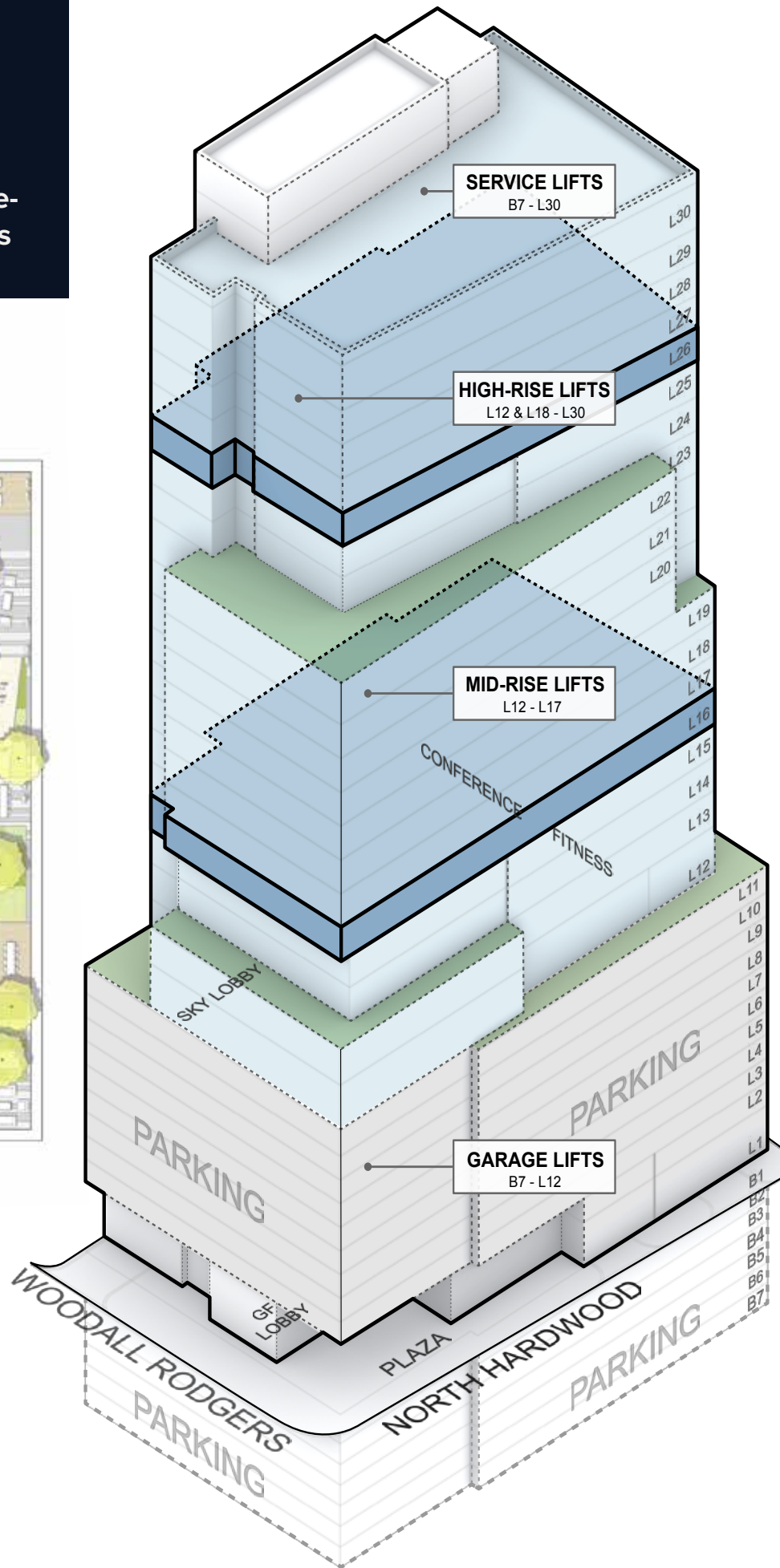
thoughtful.
adaptable.
inspired.

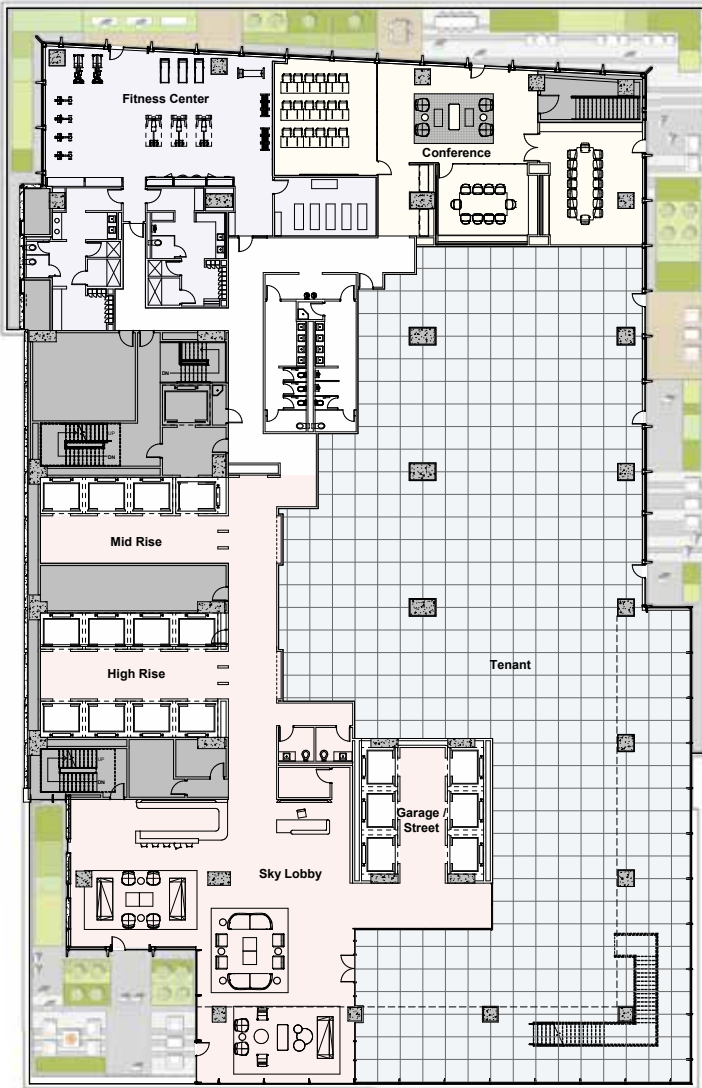
Office spaces begin atop above-grade parking for optimal views



Level 22 with Terrace

- 18 High-speed Destination Elevators
- 8 High-Rise
- 4 Mid-Rise
- 6 Garage / Street



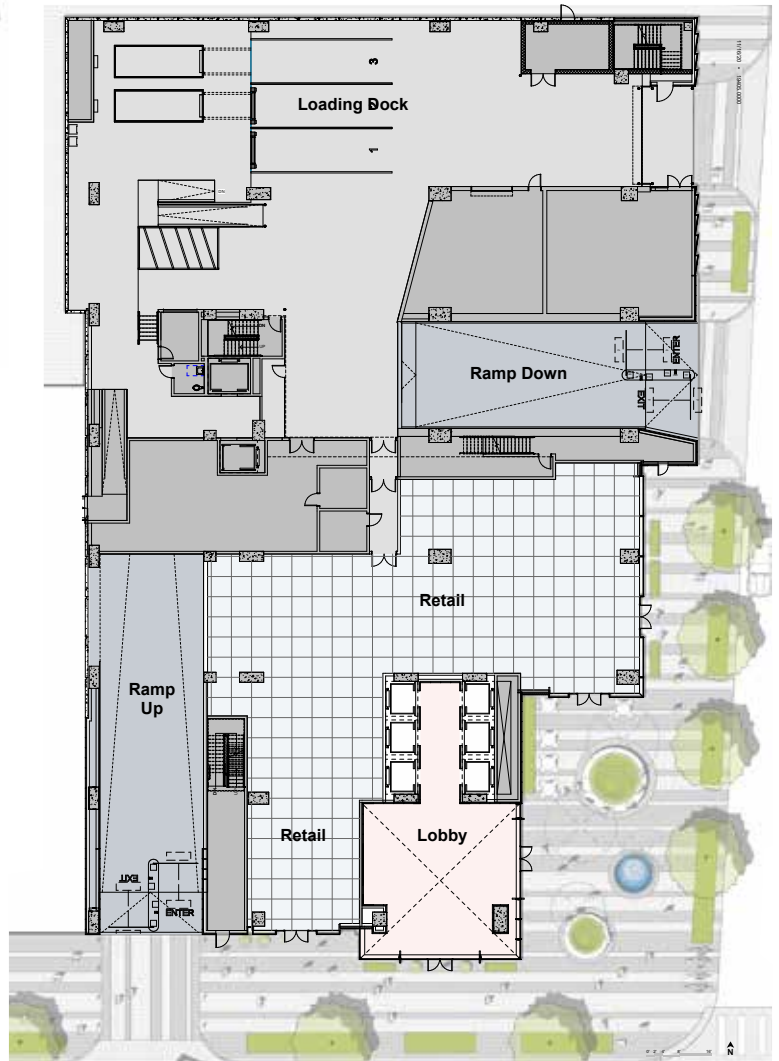


Level 10 / Sky Lobby / Fitness / Conference

Conserve valuable tenant space and build-out budget thanks to Parkside Uptown's generous common areas and tenant amenities. Our elaborate conference center offers a variety of spaces for company training and client presentations, and catering accommodations give you the option of hosting large meetings and social gatherings on site. These valuable tenant resources are efficiently reflected in our BOMA load factor, giving your company productive versatility and a distinct competitive advantage.

generous common areas and tenant amenities

- **29 Stories**
- **493,346 RSF of Class A Office Space**
- **Over 8,000 RSF of Ground Floor Retail**
- **3 Garage Spaces per 1,000 usable square feet**



Street Level Plan

**comfortable.
engaging. personal.**

**Built to exhilarate with ideal amenities
and exceptional refinement**



**Generous
Amenity Spaces**



Conference Center & Terrace



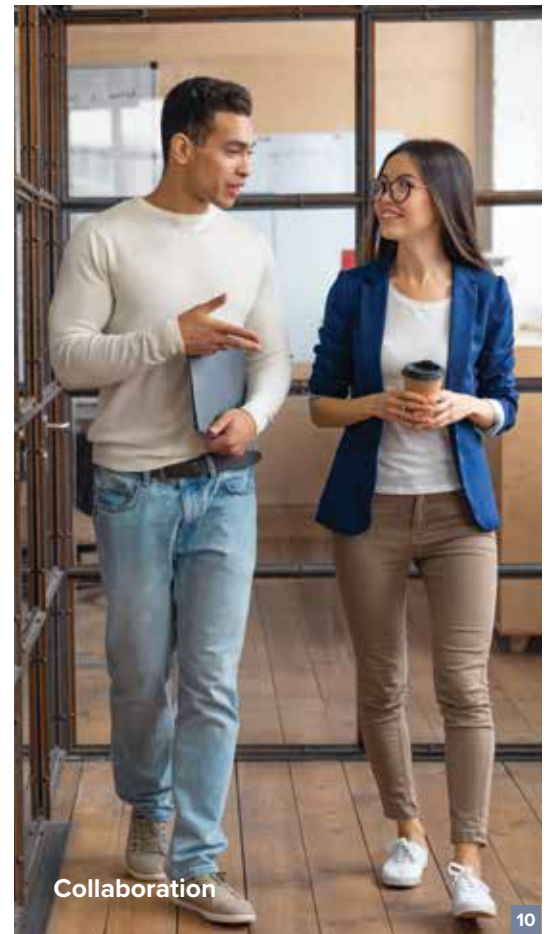
Fitness Studio & Terrace



Among the best ways to attract and retain top talent is creating an invigorating place to work. The unique environment of Bank of America Tower at Parkside was envisioned to help your company cultivate meaningful connections and build a thriving culture.

Every level is designed to provide your employees with an abundance of natural light and inspiring views. The inviting Sky Lobby, shared tenant spaces and calming outdoor terraces give them ample space to collaborate or relax. And the fully equipped tenant-only fitness facility helps them care for their physical and mental well-being without even having to leave the building.

**cultivate
meaningful
connections
and build
a thriving
culture**



Collaboration

naturally beautiful

Welcome to an organic extension
of Dallas' signature public space

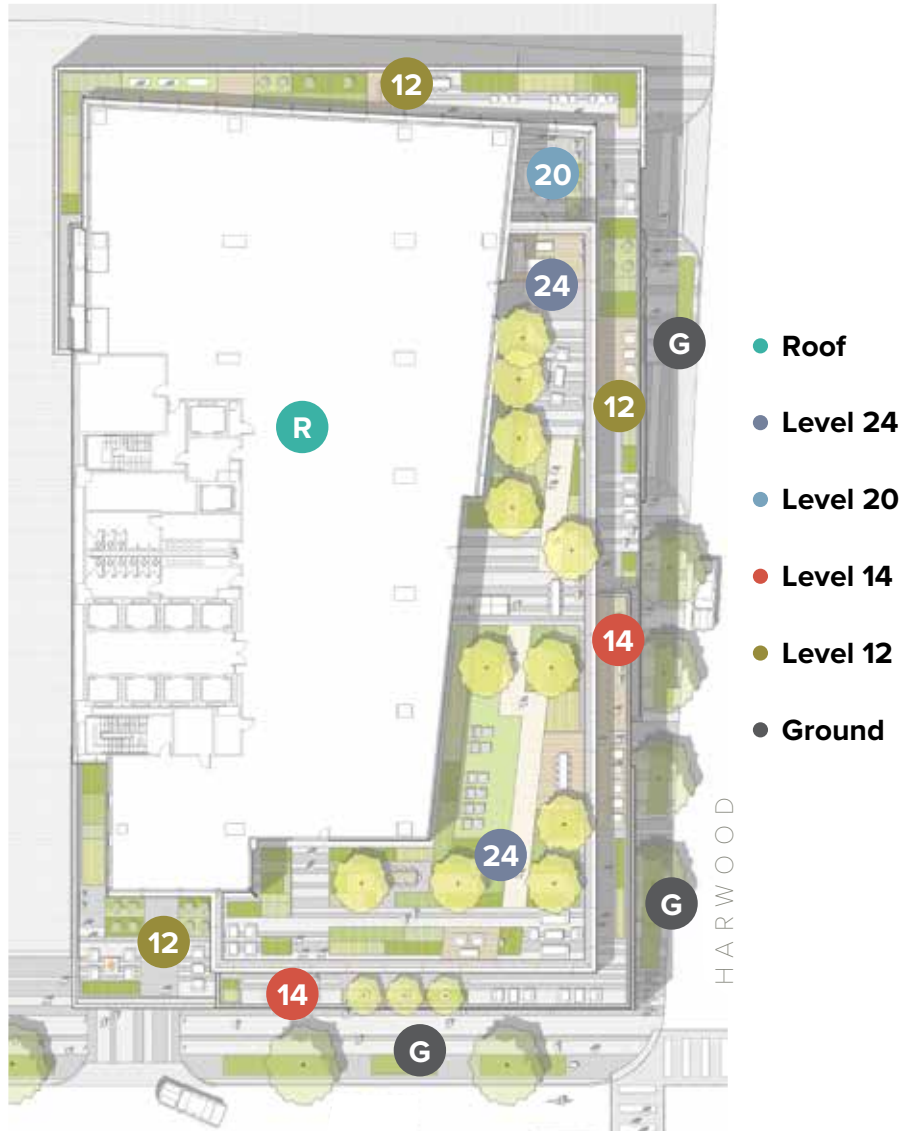


Level 12 Terrace
300 Feet Above Street

Nearly a decade ago, the Uptown neighborhood was revitalized with the opening of Klyde Warren Park. Designed by OJB Landscape Architecture, the park earned widespread acclaim and distinguished honors for transforming a harsh expressway canyon into a gorgeous city centerpiece.

As part of the Bank of America Tower at Parkside design team, OJB took the park's vibrant personality and turned it on end. From the ground level streetscape and generous plaza, to the greenery climbing the walls and accenting multiple elevated terraces, the building echoes the character of the park that extends to its doorstep. The structure even steps back as it rises, reducing its scale to preserve the wide-open space and bright sunlight enjoyed by parkgoers below.

**the building
echoes the character
of the park**

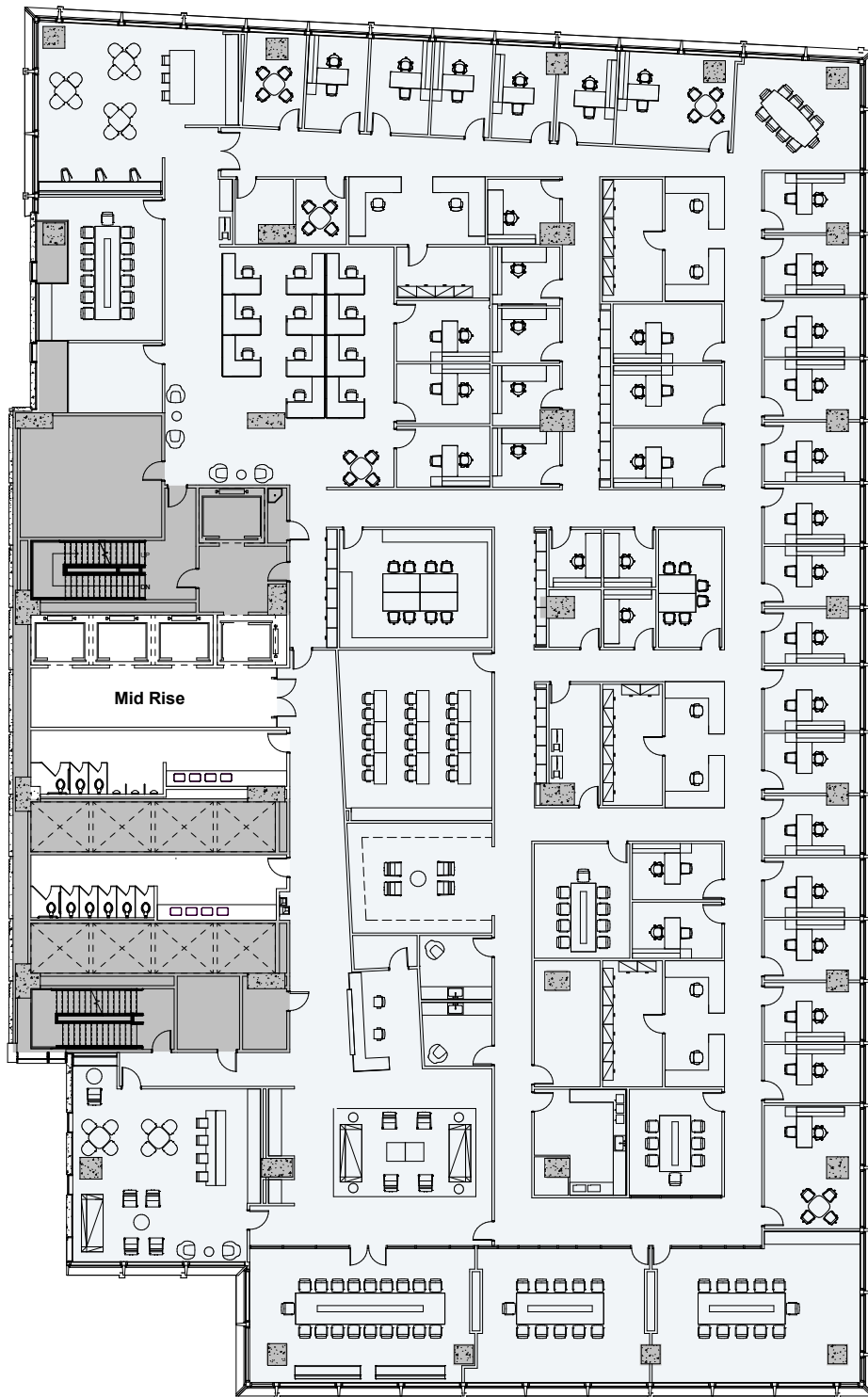


WOODALL RODGERS

Bird's-eye View of Composite Landscape Plan



Transparent Street Lobby



- Level 16
 - 29,659 RSF
-
- **Perimeter office plan efficiently accommodates today's law firms**

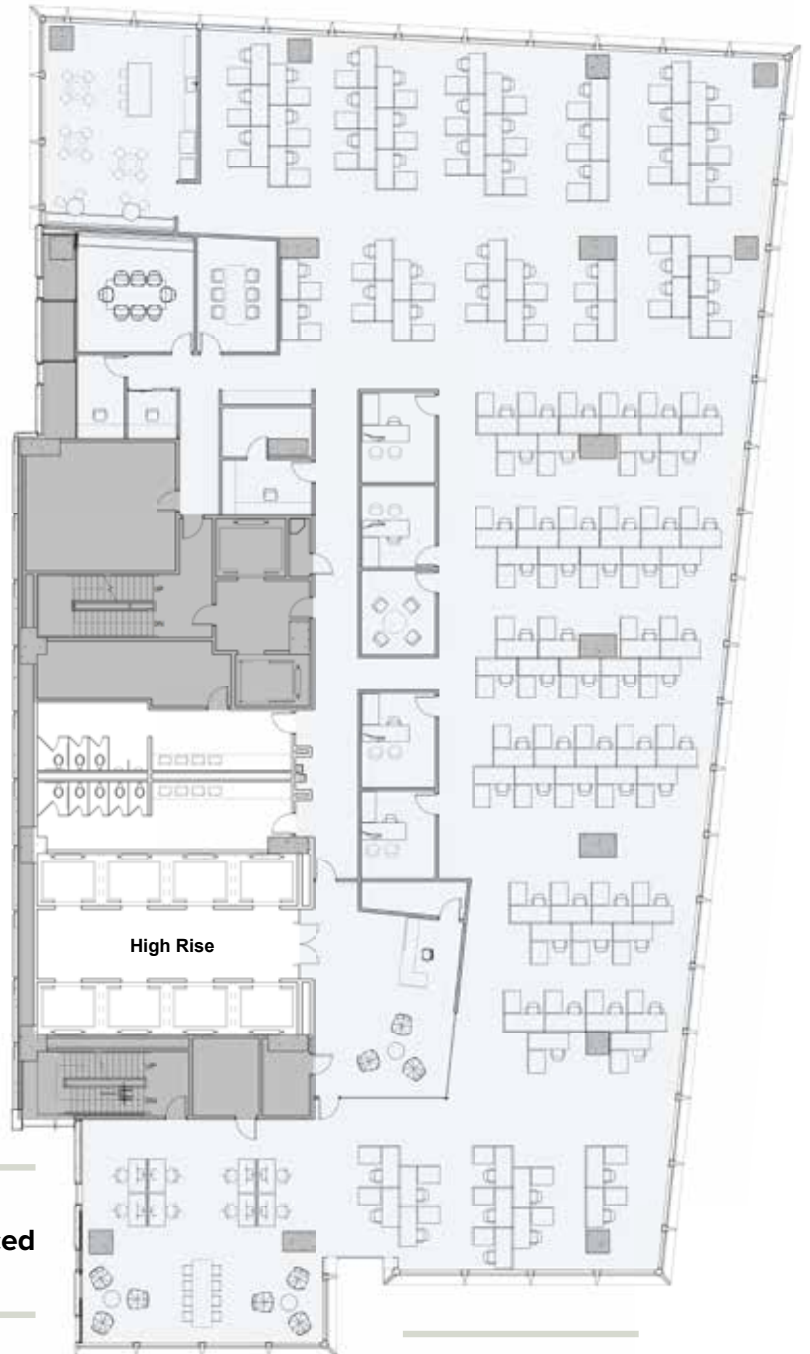
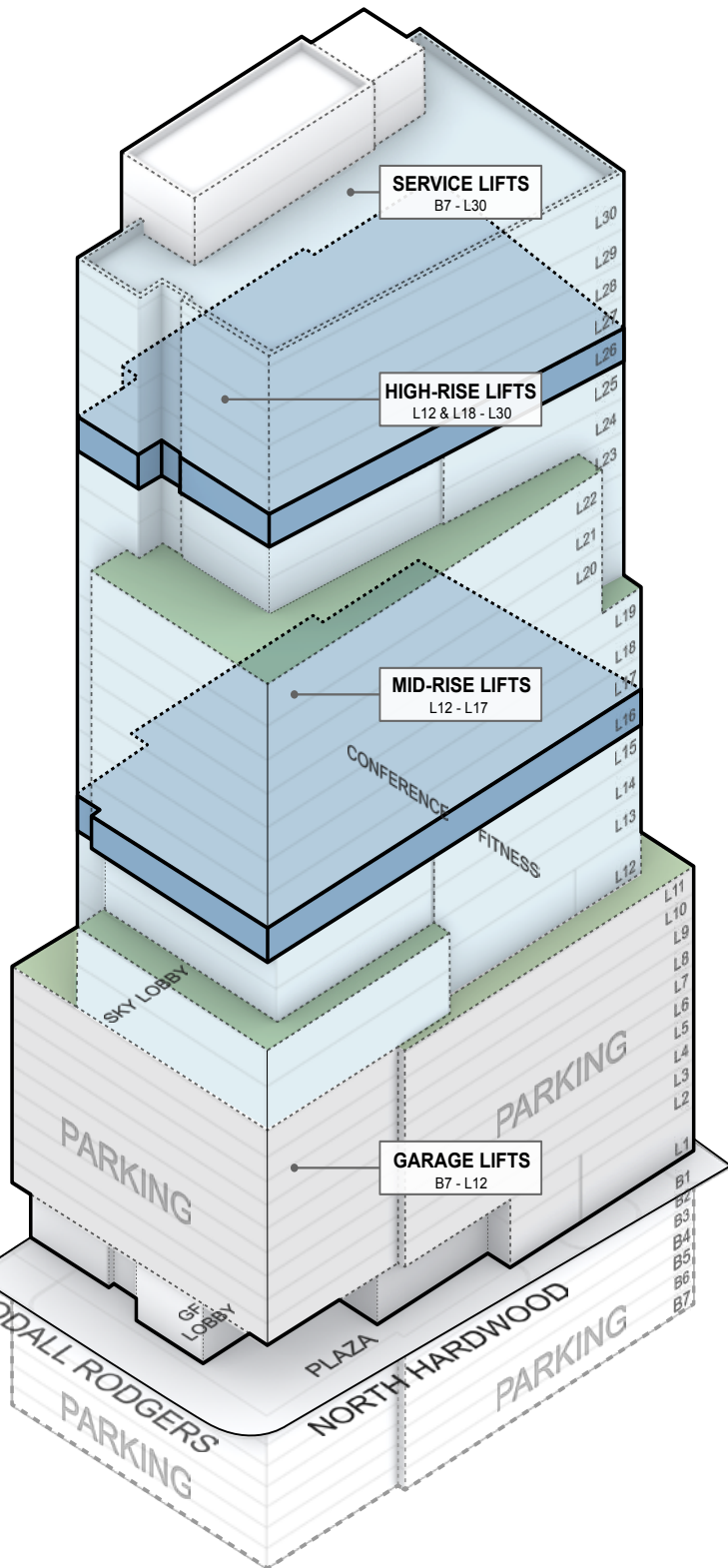
There's no substitute for in-person collaboration. However, connecting with your employees in unprecedented circumstances demands breakthrough creative design. Bank of America Tower at Parkside reconsiders how and where work gets done and reimagines the entire concept of the workplace.

In this new era, agility and innovation are absolutely necessary to rise above present challenges and prepare for an indefinite future. Bank of America Tower at Parkside's revolutionary design allows your business to achieve optimal right-sized operational efficiencies at any stage. An offset core and expansive floor-to-ceiling windows accommodate spacious open floorplans – properly distancing workspaces and setting a bold tone for your creative enterprise. Raised floor access also provides for flexible planning and minimally disruptive reconfigurations as your needs change.

Reimagines the entire concept of the workplace.

flexible. resourceful. efficient.

The new office: fashioned to enable
growth and empower success



- **Expansive floorplates support socially distanced workspaces**

- **Raised-floor access makes adapting to future growth easy**

- **Level 28**
- **18,743 RSF**



**practical.
mindful.
cutting edge.**

**Engineered with a heightened
sense of responsibility**

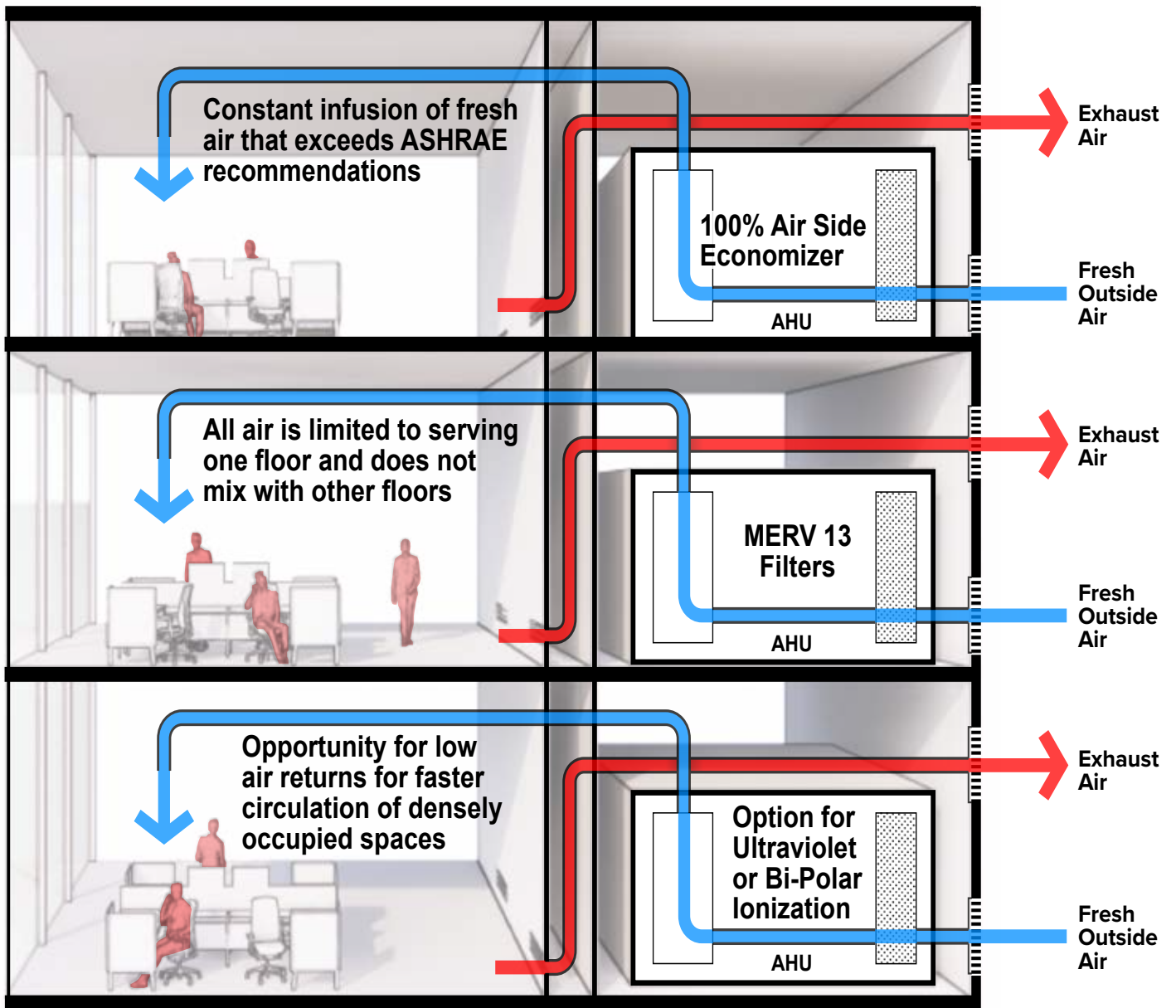
Healthy, Sustainable, Green.

State-of-the-art technology helps Bank of America Tower at Parkside achieve a new level of safety and security. Touchless controls on primary doors, plumbing fixtures and elevator panels create a more hygienic environment. To encourage social distancing, destination elevators optimize the number of passengers per trip and limit lobby wait times.

For even greater peace of mind, advanced air circulation and filtration methods ensure the highest possible air quality. Each floor employs its own 100% outside air economizer to provide a constant infusion of fresh air that exceeds ASHRAE recommendations. Further, all air recirculation occurs on a floor-by-floor basis resulting in no possible cross-contamination of air between floors. Meanwhile, airborne bacteria and allergens are efficiently removed by the same MERV 13 filters trusted by hospitals. Tenants are also afforded an infection control mode of operation, which accelerates room air changes to every few minutes.

You may even choose to add low air returns to hasten particulate removal from densely occupied spaces and upgrade to an ultraviolet or bipolar ionization air filtration system. It's all part of Bank of America Tower at Parkside's commitment to wellness.

**part of Parkside's
commitment
to wellness**

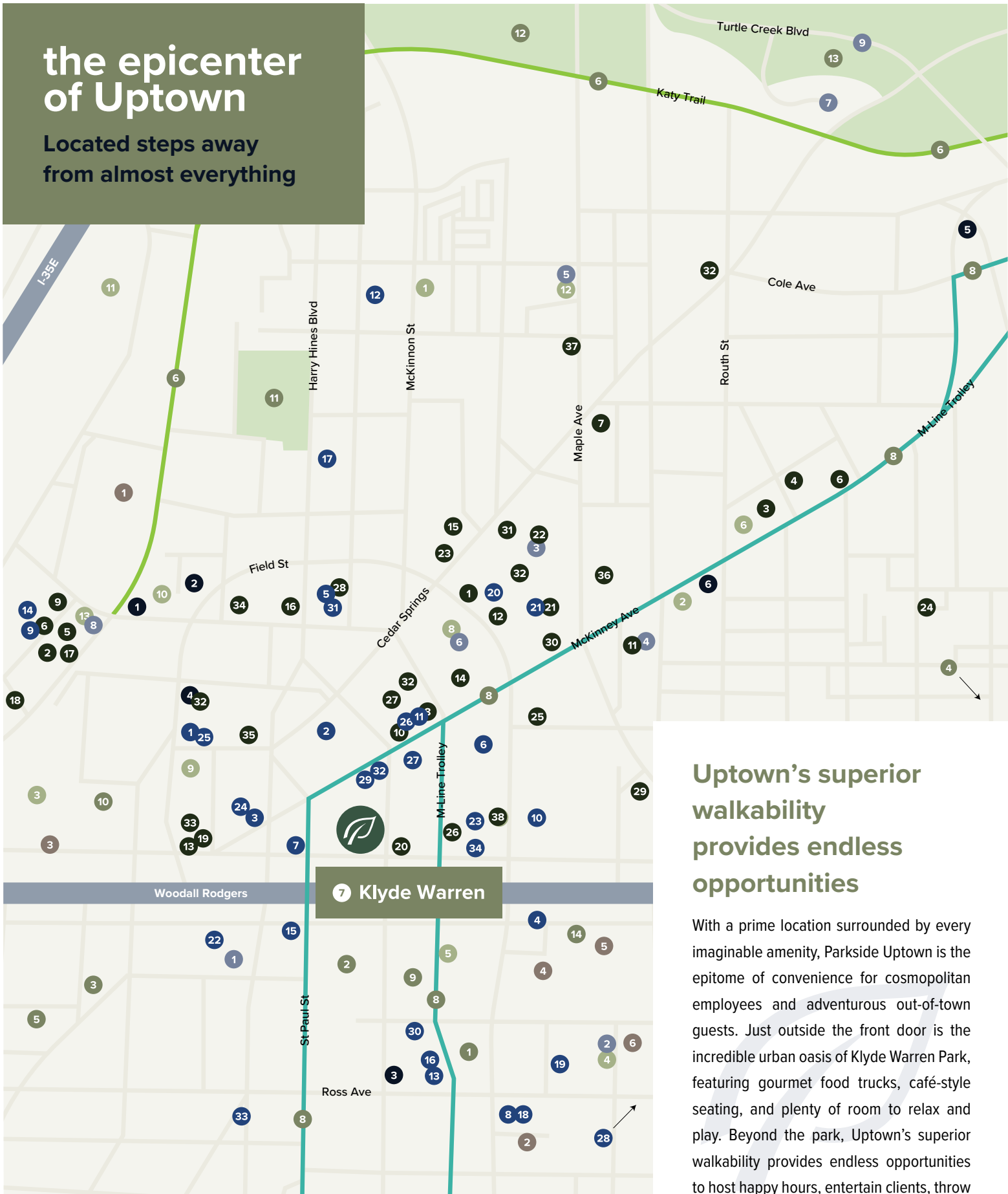


Peace of Mind



the epicenter of Uptown

Located steps away from almost everything



Uptown's superior walkability provides endless opportunities

With a prime location surrounded by every imaginable amenity, Parkside Uptown is the epitome of convenience for cosmopolitan employees and adventurous out-of-town guests. Just outside the front door is the incredible urban oasis of Klyde Warren Park, featuring gourmet food trucks, café-style seating, and plenty of room to relax and play. Beyond the park, Uptown's superior walkability provides endless opportunities to host happy hours, entertain clients, throw team building events, and explore the heart of Dallas' cultural community.

culture / parks

- 1 Belo Mansion
- 2 Dallas Museum of Art
- 3 Dallas World Aquarium
- 4 Griggs Park
- 5 Holocaust Museum
- 6 Katy Trail
- 7 Klyde Warren Park
- 8 M-Line Trolley
- 9 Nasher Sculpture Center
- 10 Perot Museum of Nature and Science
- 11 Pike Park
- 12 Reverchon Park
- 13 Turtle Creek Park
- 14 Winspear Opera House

events

- 1 American Airlines Center
- 2 AT&T Performing Arts Center
- 3 House of Blues Dallas
- 4 Meyerson Symphony Center
- 5 Winspear Opera House
- 6 Wylie Theater

dining

- 1 Ascension
- 2 Billy Can Can
- 3 Blackfriar Pub
- 4 Bowen House
- 5 Café Victoria
- 6 Chipotle Mexican Grill
- 7 Coal Vines
- 8 Del Frisco's Double Eagle Steakhouse
- 9 Dibs on Victory
- 10 Doc B's Restaurant & Bar
- 11 Dragonfly
- 12 East Hampton Sandwich Co.
- 13 El Fenix
- 14 Fearing's Restaurant
- 15 Flower Child
- 16 Happiest Hour
- 17 Jimmy John's
- 18 Jinya Ramen Bar
- 19 Meso Maya
- 20 Miriam Cocina Latina
- 21 Moxie's
- 22 Nobu
- 23 Ocean Prime
- 24 Parliament
- 25 Pei Wei Asian Diner
- 26 Perry's Steakhouse & Grill
- 27 Roti Modern Mediterranean
- 28 Saint Ann Restaurant and Bar
- 29 Sammy's Bar-B-Q
- 30 Shake Shack
- 31 Sixty Vines
- 32 Starbucks
- 33 Taqueria La Ventana
- 34 Te Deseo
- 35 The Henry
- 36 Trulucks
- 37 Uchi
- 38 Yardbird Southern Table & Bar

retail

- 1 7-Eleven
- 2 CVS
- 3 Royal Blue Grocery
- 4 Tom Thumb
- 5 Walgreens
- 6 Whole Foods

hotels

- 1 Fairmount
- 2 Hall Arts
- 3 Hotel Crescent Court
- 4 Hotel ZaZa
- 5 Le Meridian Dallas at The Stoneleigh
- 6 Ritz-Carlton
- 7 Rosewood Mansion on Turtle Creek
- 8 W Dallas
- 9 Warwick Melrose

residences

- 1 Azure
- 2 Gables McKinney Avenue
- 3 Gables Park 17
- 4 Hall Arts
- 5 Museum Tower
- 6 One Uptown
- 7 Park District
- 8 Ritz-Carlton
- 9 SkyHouse Dallas
- 10 The Cirque
- 11 The Katy Victory Park
- 12 The Stoneleigh
- 13 W Dallas

businesses

- 1 Akin Gump
- 2 Allison+Partners
- 3 Bain & Company
- 4 Baker & McKenzie
- 5 Boston Consulting Group
- 6 CBRE
- 7 CornerStone Staffing
- 8 Deloitte
- 9 Ernst and Young
- 10 Federal Reserve Bank
- 11 Foley & Lardner
- 12 Frost Bank
- 13 Goldman Sachs
- 14 Haynes and Boone
- 15 Hunt Consolidated, Inc.
- 16 Invesco
- 17 Jones Day
- 18 JPMC
- 19 KPMG
- 20 Morgan Stanley
- 21 Murray Resources
- 22 Oncor
- 23 PWC
- 24 Regions Bank
- 25 Salesforce
- 26 StackPath
- 27 Texas Capital Bank
- 28 Thompson and Knight
- 29 ThoughtWorks Dallas
- 30 Trammell Crow Company
- 31 Unisys
- 32 WeWork
- 33 Winstead
- 34 Winston & Strawn

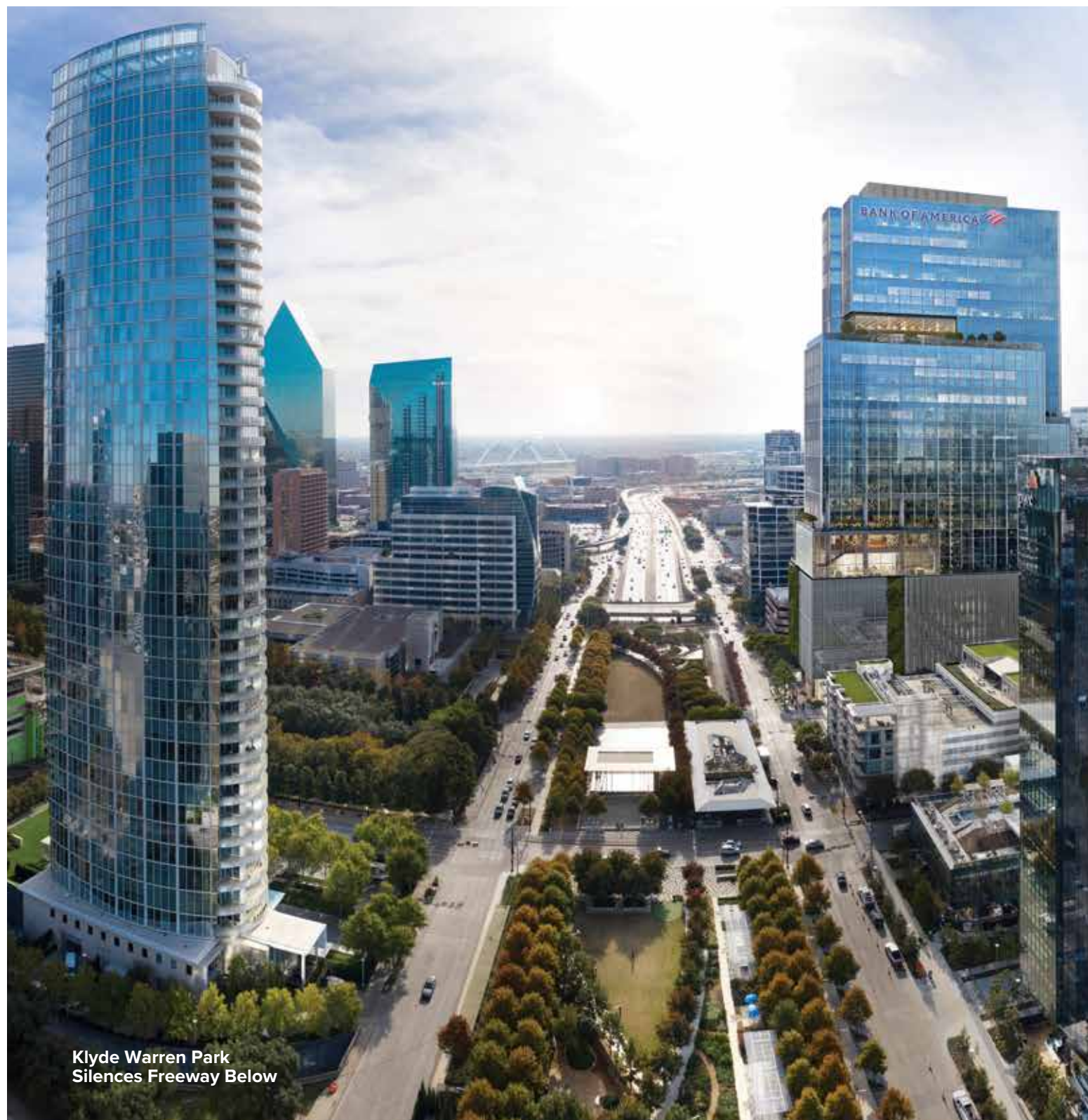
convenient.
central.
accessible.

Perfectly situated to take
advantage of existing infrastructure



M-Trolley Connects
to DART Light Rail





**Klyde Warren Park
Silences Freeway Below**

In addition to spectacular walkability, Bank of America Tower at Parkside offers easy access to a variety of transportation options. The free M Trolley runs just down the street, connecting to DART light rail and the rest of Uptown. For commuters traveling north, the Dallas North Tollway and Central Expressway are mere minutes away, and Woodall Rodgers Freeway emerges from beneath Klyde Warren Park for a direct route to Love Field, DFW Airport and beyond.

Half above grade and half below, the fully screened, secure garage features a generous three spaces per usable multi-tenant office square foot. Carefully designed to provide convenient access in any direction, garage entry and exit is available from both Woodall Rodgers and Harwood Avenue.

**easy access to
a variety of trans-
portation options**

creative.
collaborative.
focused.

The visionary design you demand,
delivered by names you trust

KDC Liberty Mutual
1.1 MM SF



KDC Toyota NAHQ
2.1 MM SF



KPF Hudson Yards
13.3 MM SF



To craft this signature development, KDC partnered with world-renowned architects Kohn Pedersen Fox and celebrated design firms Corgan and OJB Landscape Architecture. Together, the team successfully balanced modernity and timelessness, creating a true sense of place in effortless harmony with its surroundings.

a true sense of place in effortless harmony with its surroundings

KDC has developed more than 13 million square feet valued at over \$6 billion in just the last 5 years. Each new development has its own challenges, but our focus remains on sustainability, workforce diversity and jobsite safety. Upholding these values and delivering beyond expectations have been the hallmarks of KDC for the past 30 years.





PARKSIDE
UPTOWN

www.ParksideUptown.com



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