

The background of the entire page is a high-resolution image of a light-colored marble surface with intricate, flowing grey and white veins.

# PARK PLACE

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## — ON TURTLE CREEK —

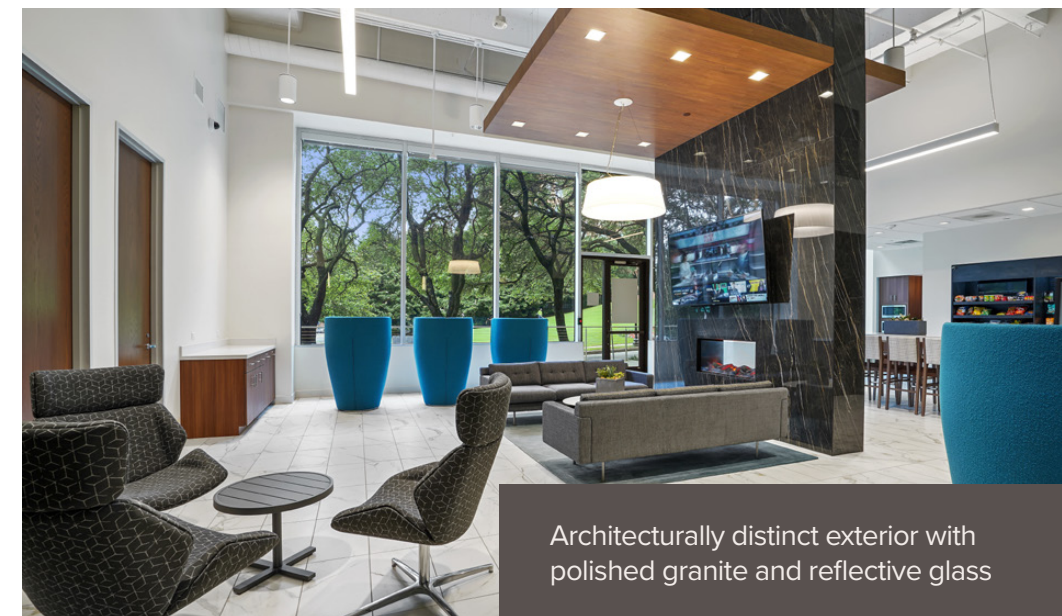
THE PREMIER TURTLE CREEK BUSINESS ADDRESS

[2911TURTLECREEK.COM](http://2911TURTLECREEK.COM)

Jones Lang LaSalle Brokerage, Inc



# ABOUT PARK PLACE ON TURTLE CREEK



NET RENTABLE AREA  
177,169 RSF



CLASSIC &  
TIMELESS DESIGN



SUPERB UPTOWN/TURTLE  
CREEK LOCATION



DIRECT ACCESS  
TO KATY TRAIL



UPGRADED  
AMENITIES



INDOOR/OUTDOOR  
HIGH-END TENANT LOUNGE



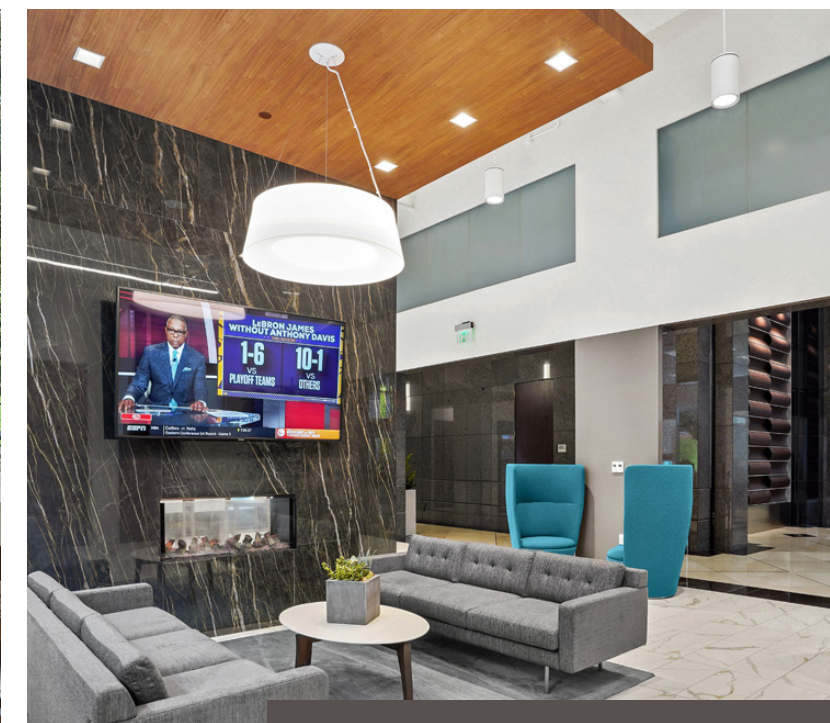
FLOORPLATES AVERAGING  
JUST UNDER 15,000 RSF



3:1,000 RSF PARKING  
498 STALL GARAGE



PARKS PANTRY  
MICRO MARKET





SUPERB LOCATION



Adjacent to 5-star Rosewood Mansion on Turtle Creek and The Mansion Residences



Future site of the Dallas Four Seasons Hotel and Private Residences



Convenient to West Village and Victory Park, home to the American Airlines Center

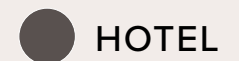
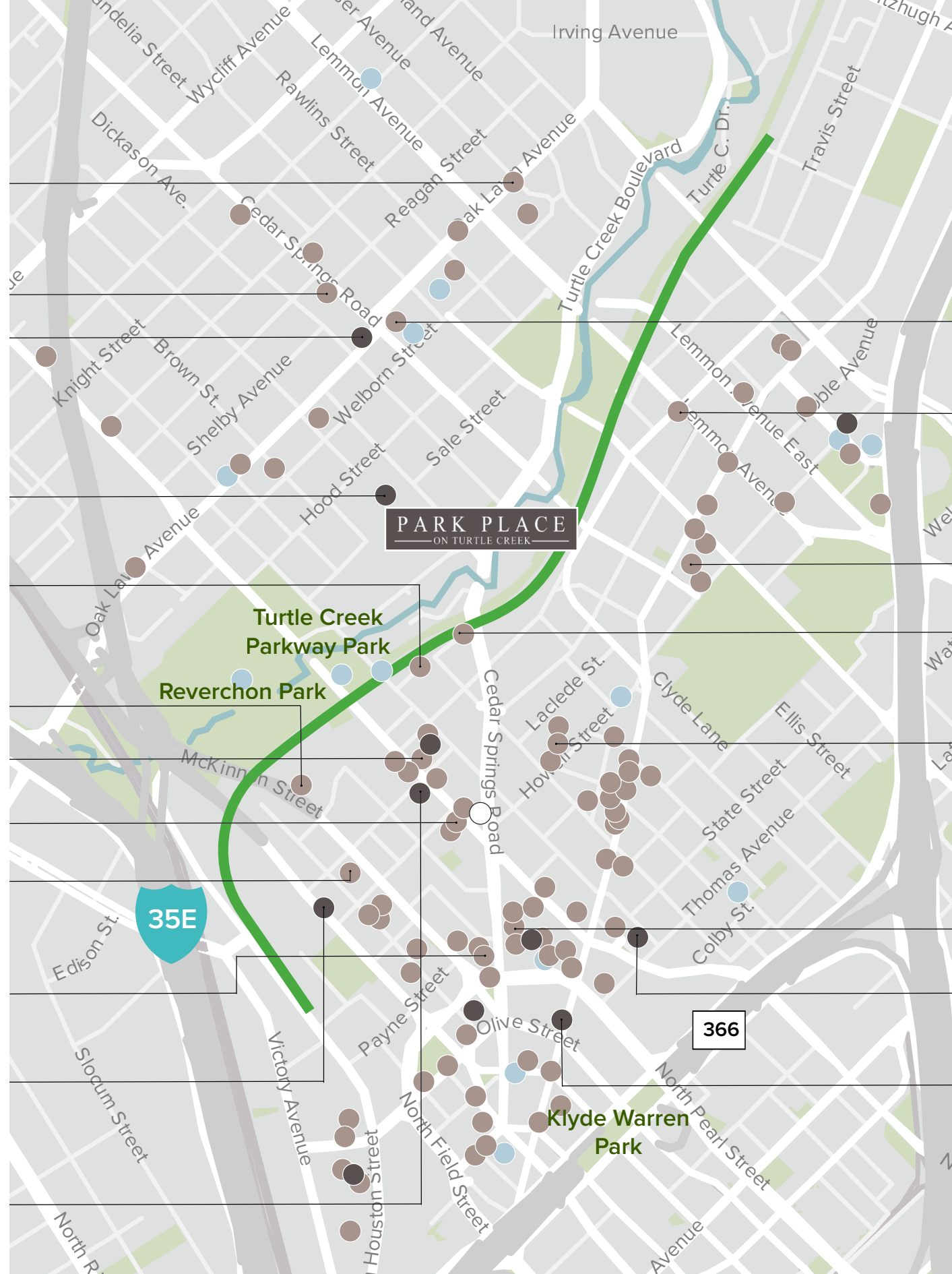
WITHIN 1 MILE

100  
RESTAURANTS

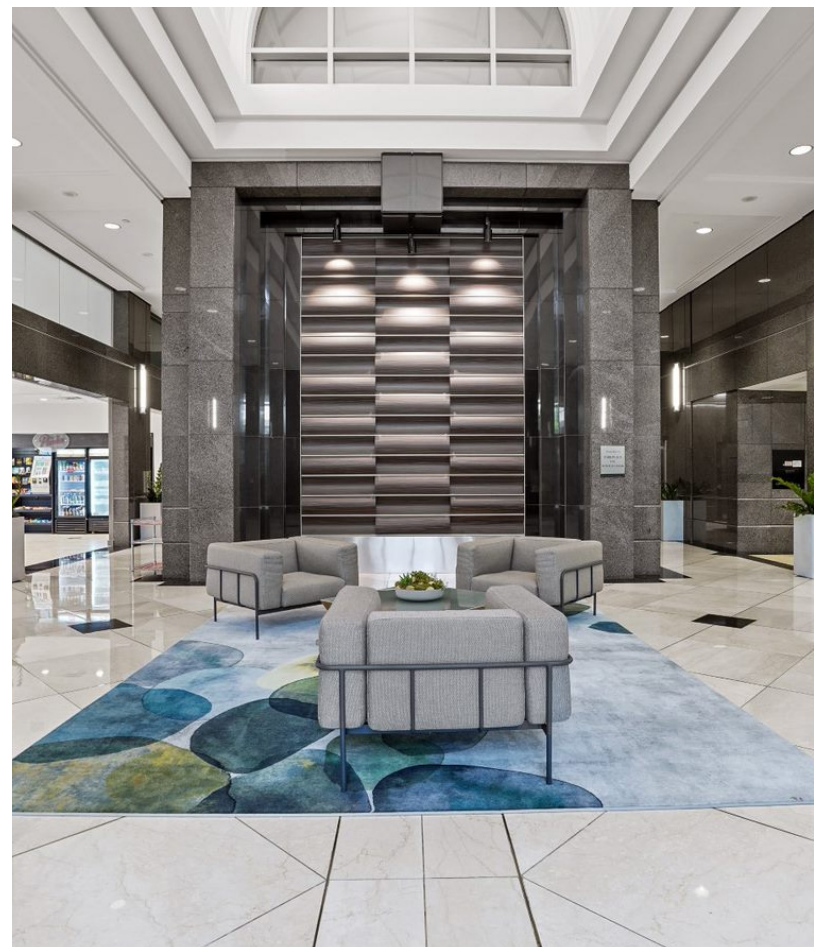
10  
HOTELS

20  
GYMS/FITNESS

15 MINS  
DALLAS LOVE FIELD AIRPORT







# HOSPITALITY- INFUSED SPACES WITH AMENITY RICH OFFERINGS

## PRESTIGIOUS OWNERSHIP

Piedmont Realty Trust, Inc. (NYSE: PDM) is an owner, manager, developer, redeveloper, and operator of high-quality, Class A office properties located primarily in major U.S. Sunbelt markets. Its approximately \$5 billion portfolio is currently comprised of approximately 17 million square feet. The Company is a fully integrated, selfmanaged real estate investment trust (REIT) with local management offices in each of its markets and is investment-grade rated by S&P Global Ratings (BBB-) and Moody's (Baa3).

Piedmont has been prioritizing energy efficiency and pursuing third party certifications for many years, and we consider sustainability to be a long-term commitment which we proudly undertake on behalf of all our tenants and our communities. Piedmont has empowered property teams with the data and tools they need to sustainably manage our buildings by leveraging industry partnerships with ENERGY STAR, BOMA, and U.S. Green Building Council, to confirm and advance the environmental performance of our assets. By implementing these processes, we will continue to improve our environmental performance year over year. We are deeply committed to the safety and wellbeing of our tenants and an extensive description of our efforts can be found within our ESG Report at: [piedmontreit.com](https://www.piedmontreit.com).



# PARK PLACE

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## — ON TURTLE CREEK —

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