



**WORK,
WITH
PLENTY**



of room to play.



GRANDSCAPE WILL BE ONE OF THE *largest* AND MOST *unique* MIXED-USE REAL ESTATE DEVELOPMENTS IN THE COUNTRY UPON COMPLETION.

Located in the Dallas, Texas, metropolitan area and being developed by Nebraska Furniture Mart, a Berkshire Hathaway company, the project will stretch across more than 400 acres and feature more than 3.9 million square feet of retail, entertainment, residential, dining and attractions.

The Nebraska Furniture Mart store, just under 1.9 million square feet, along with a 331,000-square-foot Scheels sporting goods store are two of the first-in-Texas super regional destination retailers along with Galaxy Theatres and Andretti Indoor Karting & Games.

OUR GRAND PLANS FOR GRANDSCAPE INCLUDE MORE THAN JUST ONE-OF-A-KIND DESTINATIONS:

- Hotel and spa
- Multiple entertainment venues
- High-rise luxury apartments
- First-in-market dining
- An outdoor lawn and stage
- And much more

From our perfect location in The Colony, Texas, with more than a mile of frontage on the Sam Rayburn Tollway (SH 121) and three interchanges, it will be easy to see the grandeur of Grandscape - and easy to get here.

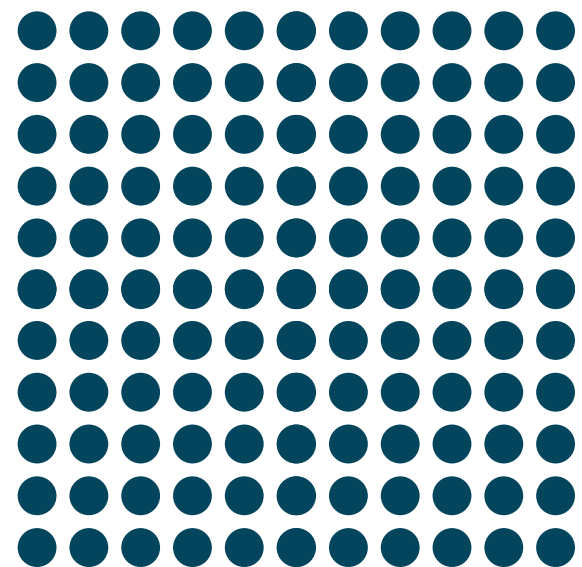
That's good, because we're laying out the welcome mat for millions of visitors a year, from near and far - up to hundreds of miles away.





**WORK GRANDSCAPE IS A NEW
KIND OF OFFICE DESTINATION
FOR *high-performing* COMPANIES
LOOKING TO ATTRACT AND RETAIN
THE BEST *talent*.**

Less of an “office park,” more of a “play-ground for professionals,” Grandscape was made to entertain your employees with the most unique experiences around.





WORK *life.*

BUILDING SPECS

3 Class AA high-rise office towers,
each containing 500,000 square feet

Phase I - 23 Stories

Phase II - 18 Stories

Phase III - 18 Stories

30,000 SF Typical Floor Plates

4:1000 Structured Parking

BUILDING AMENITIES

Sky-Level Balconies

Professional Conferencing Facilities

Collaborative Lounges

Private Fitness

Coffee Bar

Garage-Deck Greenspace

CLEANING INITIATIVES

Enhanced HVAC systems
with highest HEPA & MERV
filtration ratings

Reverse osmosis water filtration

Integrated UV lighting for
anti-viral/anti-microbial cleaning

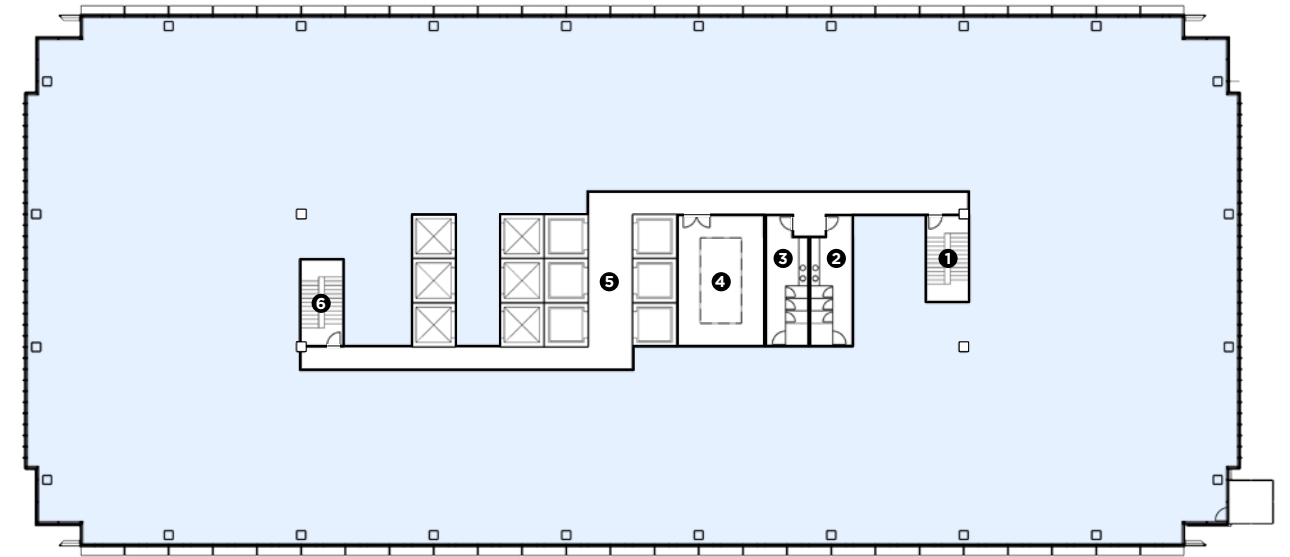
Morning coffee to late-night laps at Andretti's, we have all the amenities the modern workforce could ever want (and some they didn't know they needed). Destination dining, entertainment and shopping aside, Grandscape has plenty of outdoor spaces perfect for team and networking events. Grandscape is work and life at its most balanced - keeping everyone connected and coming back for more.

DESIGNED WITH
your safety **IN MIND**

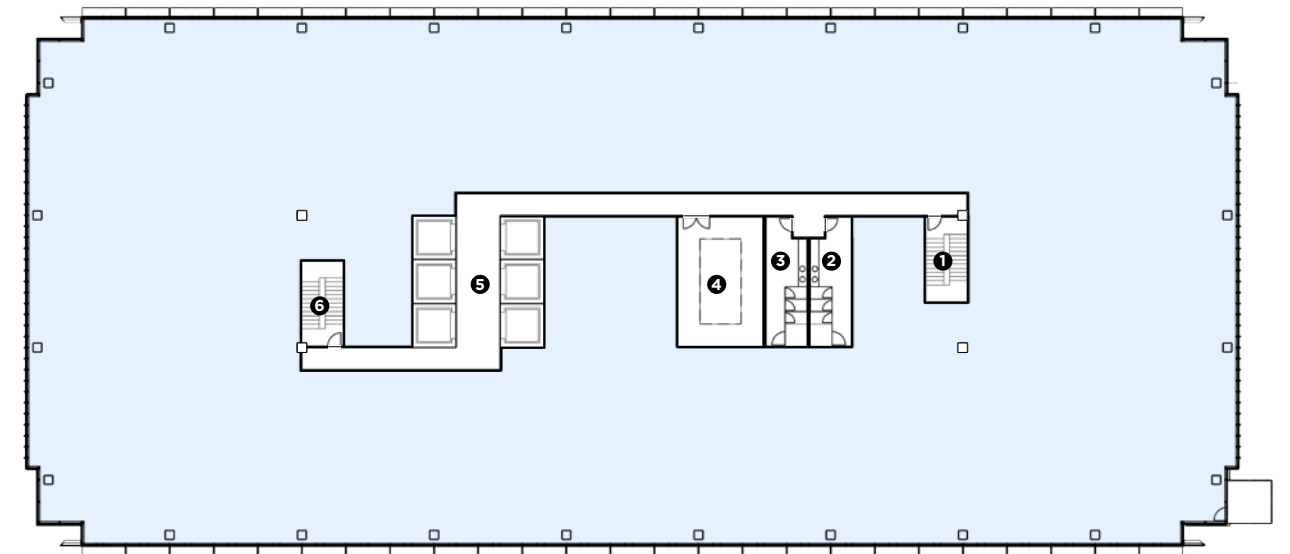


EXAMPLE *floorplans*

LOWER FLOOR PLAN +/- 30,000 GSF



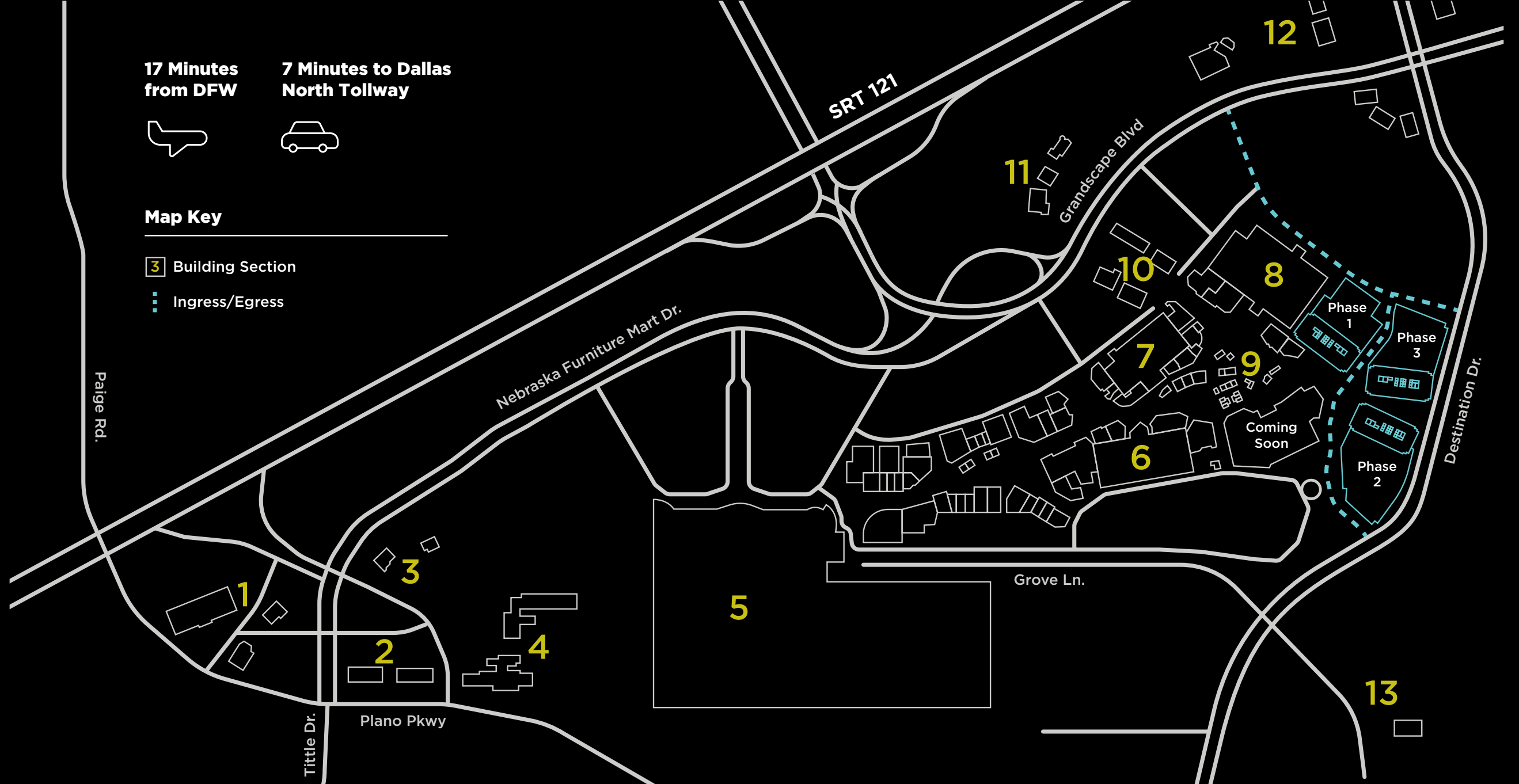
UPPER FLOORPLAN +/- 30,000 GSF



- ① Stair 1 ② Mens Restroom ③ Womens Restroom ④ Fan Room ⑤ Elevator Lobby ⑥ Stair 2



**CAN'T
WAIT**
*to stay
late.*



FOOD & DRINK

- 11 Akira Back
- 2 Another Broken Egg Cafe
- 7 Barley & Board
- 13 Beard Science
- 2 Bread Zeppelin
- 3 Cheddar's Scratch Kitchen
- 7 Curry Up Now
- 8 Davio's
- 1 Hard Eight BBQ
- 2 Heritage Pizza
- 9 Julie's Sweets
- 7 Kilwins
- 12 Lava Cantina
- 7 Liberation Coffee Co.
- 12 LSA Burger
- 3 Mi Cocina
- 7 P.F. Chang's
- 7 Parry's Pizzeria & Taphouse
- 10 Quartino Ristorante
- 10 Red Phone Booth
- 1 Rock & Brews
- 10 Seven Doors Kitchen & Cocktails
- 7 The Baked Bear
- 9 The Colony Wine Bar & Bottle Shop
- 9 The Colony Wine Bar Patio

- 2 The Great Greek
- 10 Thirsty Lion Gastropub & Grill
- 9 Triple T's Popcorn
- 13 Truck Yard
- 6 Twigs American Kitchen
- 10 Walk-On's Sports Bistreaux
- 11 Windmills
- 10 World of Beer

HOTEL

- 4 Hampton Inn & Suites
- 4 Homewood Suites

RETAIL

- 9 Bullzerk
- 1 Cigars International
- 9 Creteation
- 9 Dallas Silk Art
- 2 Frenchies Modern Nail Care
- 9 Gal Clothing Boutique
- 9 Landry Kate
- 5 Nebraska Furniture Mart
- 9 Odin Leather Goods & Provisions
- 8 Scheels
- 2 Sugaring NYC
- 9 The Colony Wine Bar & Bottle Shop

- 9 The Colony Wine Bar Patio
- 9 Tyler Kingston Mercantile
- 9 White Rock Soap Gallery
- 7 Willow House

ENTERTAINMENT

- 7 Andretti Indoor Karting & Games
- 7 Electric Gamebox
- 6 Galaxy Theatres
- 1 Hard Eight BBQ
- 12 Lava Cantina
- 12 LSA Burger
- 1 Rock & Brews

- 9 The Fountain at Grandscape
- 9 The Grandscape Studios
- 9 The Stage at Grandscape
- 7 The Stylon at Grandscape
- 13 Truck Yard
- 11 Windmills

RESIDENTIAL

- 9 Live Grandscape



work
GRANDSCAPE[®]

LET'S TALK *leasing.*

CONTACT INFO

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WORK AND LIFE
at its most balanced.