



PARK PLACE

2911TURTLECREEK.COM

Jones Lang LaSalle Brokerage, Inc

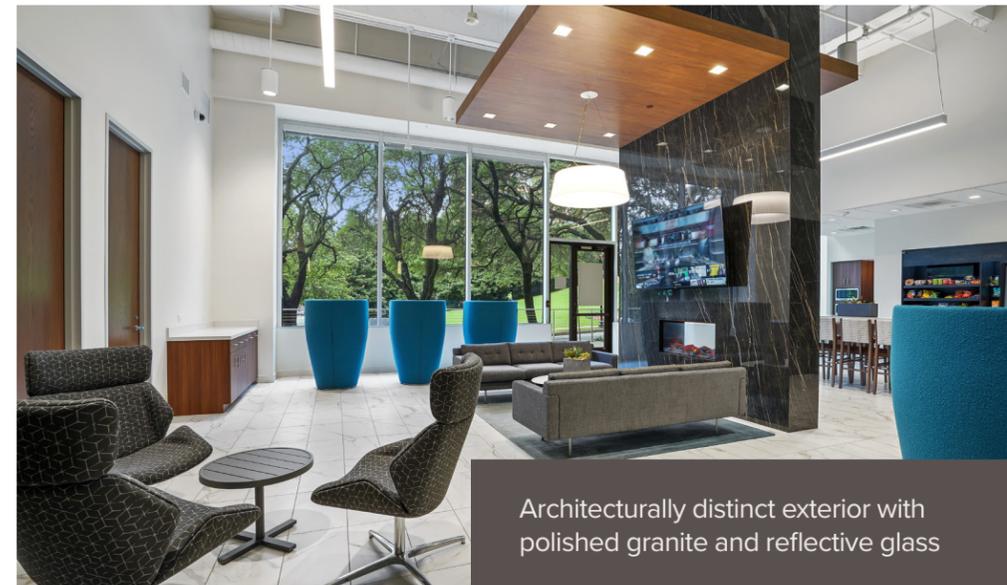
ABOUT PARK PLACE ON TURTLE CREEK



Impeccable drive-up appeal with well manicured and landscaped grounds



Two-story lobby with dark granite walls and white marble floors



Architecturally distinct exterior with polished granite and reflective glass



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



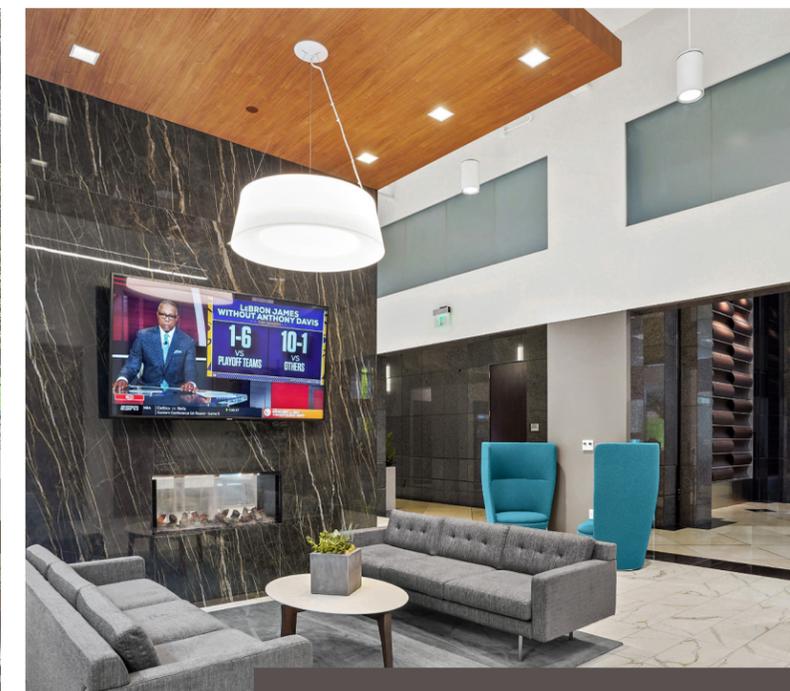
3:1,000 RSF PARKING
498 STALL GARAGE



PARKS PANTRY
MICRO MARKET



Floor-to-ceiling windows with views of Turtle Creek Park, Victory Park, and downtown Dallas



Refined tenant finishes reflecting discerning tenancy and long-term commitment

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



ROSEWOOD MANSION ON TURTLE CREEK DALLAS



NICK & SAM'S

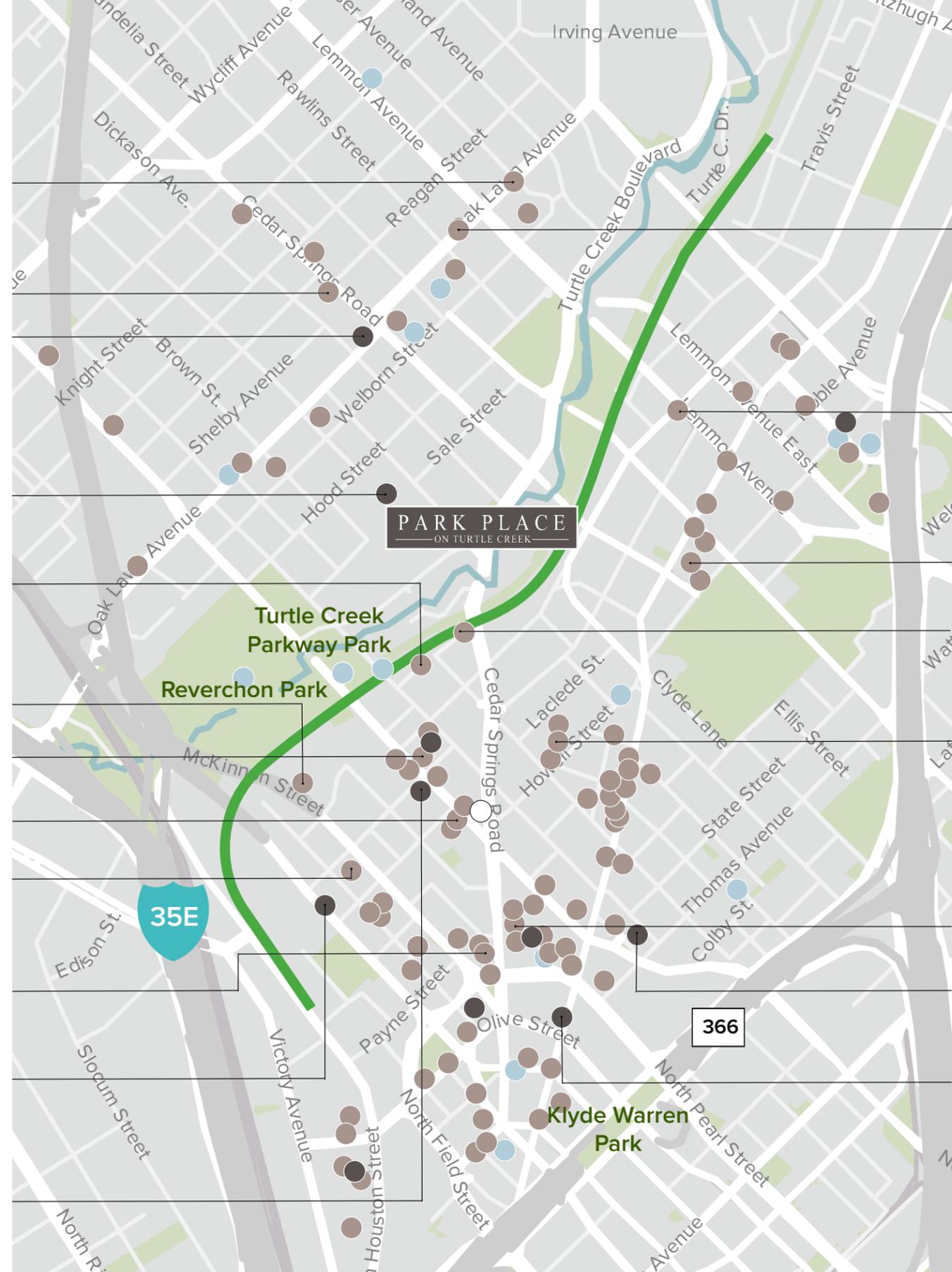


OCEAN PRIME SEAFOOD • STEAKS • COCKTAILS



HYATT house

Le MERIDIEN DALLAS, THE STONELEIGH



GLORIA'S LATIN CUISINE



TEXAS de BRAZIL



SIXTY VINES

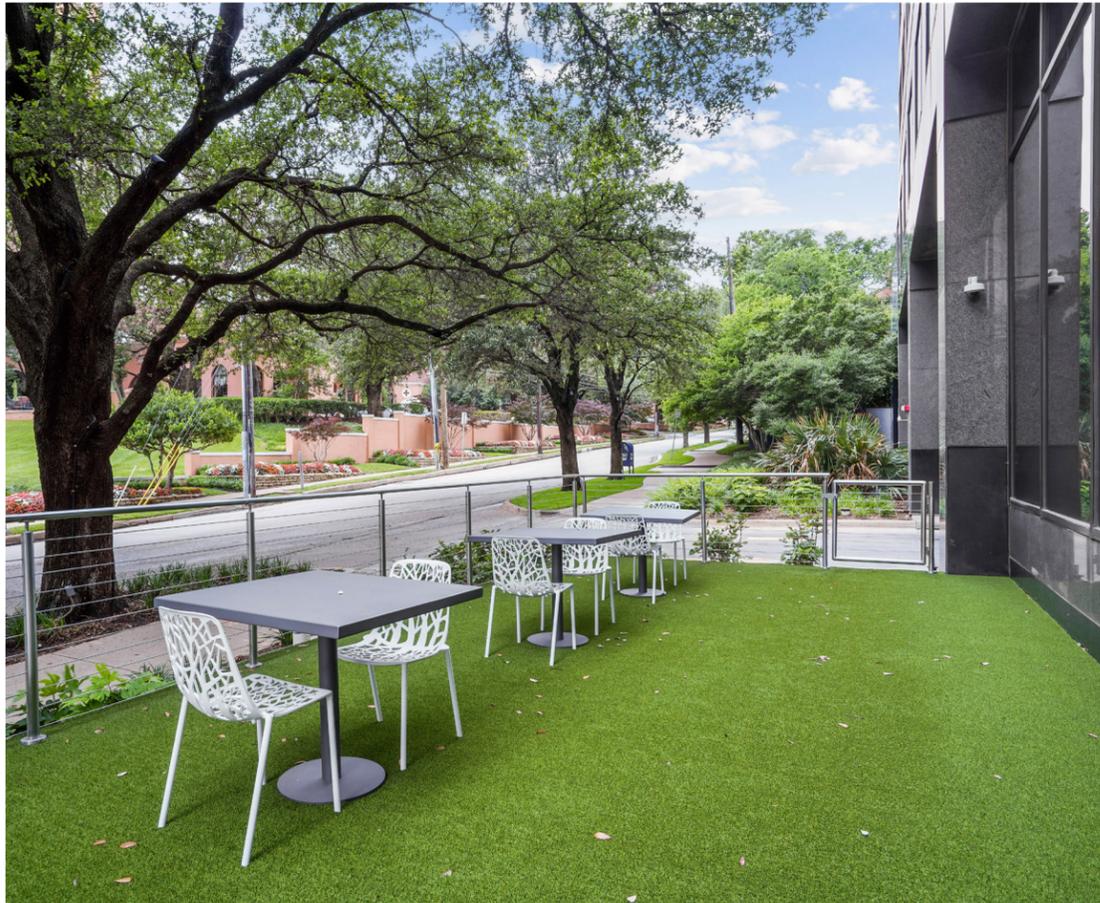


HOTEL ZAZA



THE RITZ-CARLTON DALLAS

● RESTAURANTS ● HOTEL ● FITNESS

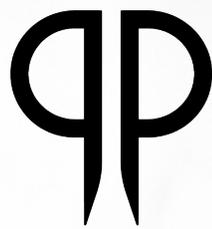


HOSPITALITY- INFUSED SPACES WITH AMENITY RICH OFFERINGS

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.



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