



CHALK HILL

INSPIRED BY NATURE
DISTINGUISHED BY
DESIGN

Chalk Hill, sitting proudly atop the Austin Chalk formation, will stand as a testament to the seamless fusion of nature and sophistication.

Embracing its name derived from the very bedrock it will sit on, this captivating destination serves as the gateway to Uptown, inviting residents and businesses alike to experience a world where the allure of nature and design intersect.

This site will include KERA's new headquarters, 215 key luxury hotel, 400,000 square feet of premier office space, and a curated restaurant offering.



An aerial photograph of a city at dusk. The scene is dominated by a dense cluster of modern skyscrapers and mid-rise buildings, many of which are illuminated from within, casting a warm glow. A prominent multi-lane highway interchange with several overpasses is visible in the lower-left and bottom-center. The city is interspersed with green spaces and trees. In the background, a large, white, curved structure, possibly a stadium or arena, is visible. The overall atmosphere is one of a vibrant, modern urban environment.

THE GATEWAY TO UPTOWN

Nestled between the entrance and exit of Uptown, Chalk Hill serves as a gateway to the heart of Uptown, providing immediate access to Katy Trail and Dallas North Tollway.



EMBRACE SEAMLESS ACCESS

Cut minutes off your commute as you navigate in and out of Chalk Hill effortlessly. With a prime location at Dallas North Tollway's entrance and exit, tenants will escape the bustle of Uptown traffic for a smoother way of life.

- 400,000 SF OFFICE SPACE
- 214 ROOM LUXURY HOTEL
- 60 UNITS LUXURY CONDO
- 20,000 SF F&B OFFERING



400,000 RSF

BUILDING SIZE

3:1000

PARKING RATIO

25K-26K RSF

TYPICAL FLOORPLATE

22

STORIES

16

OFFICE FLOORS

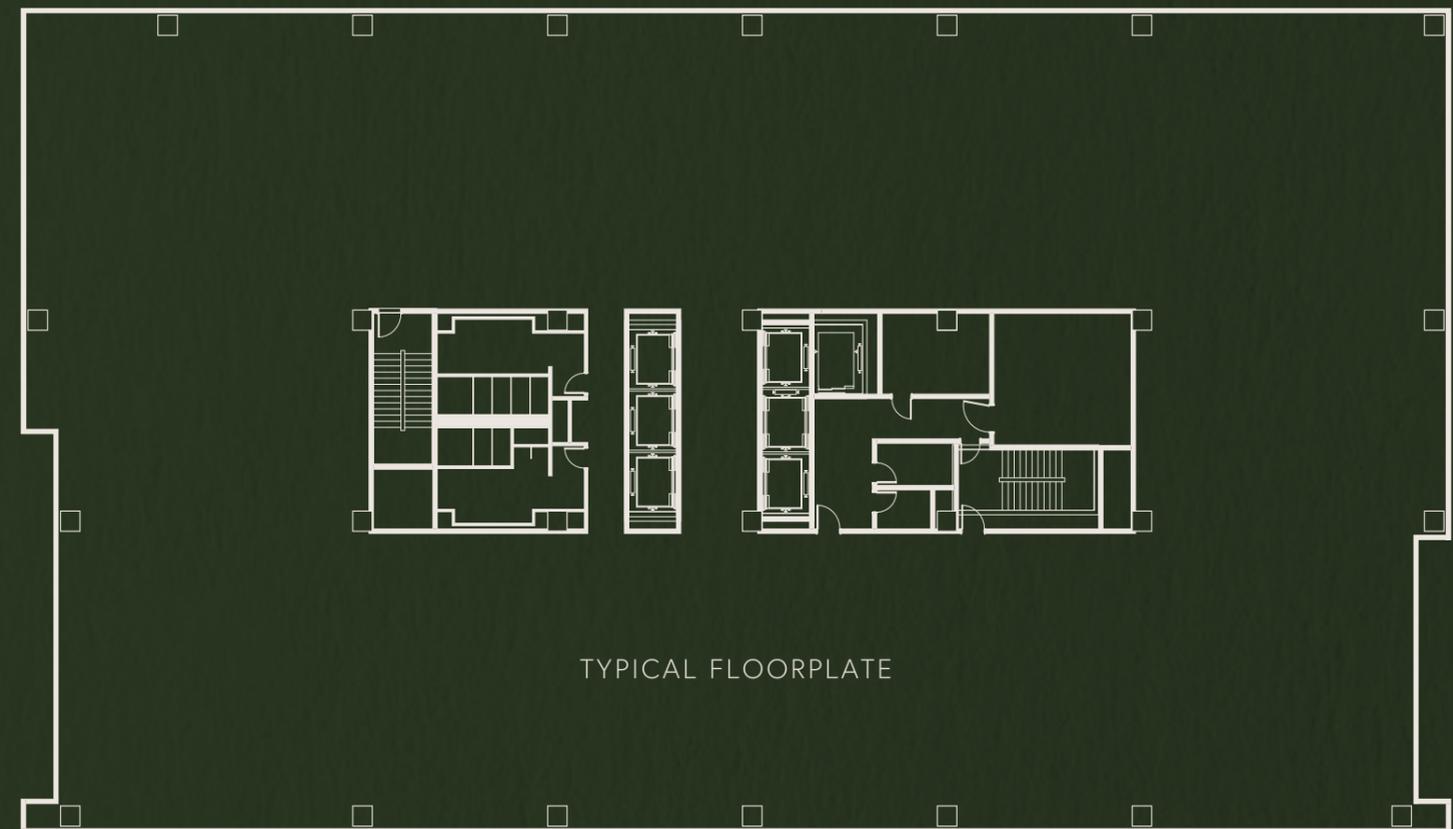
High traffic signage
location opportunity

First access to and from the
Dallas North Tollway

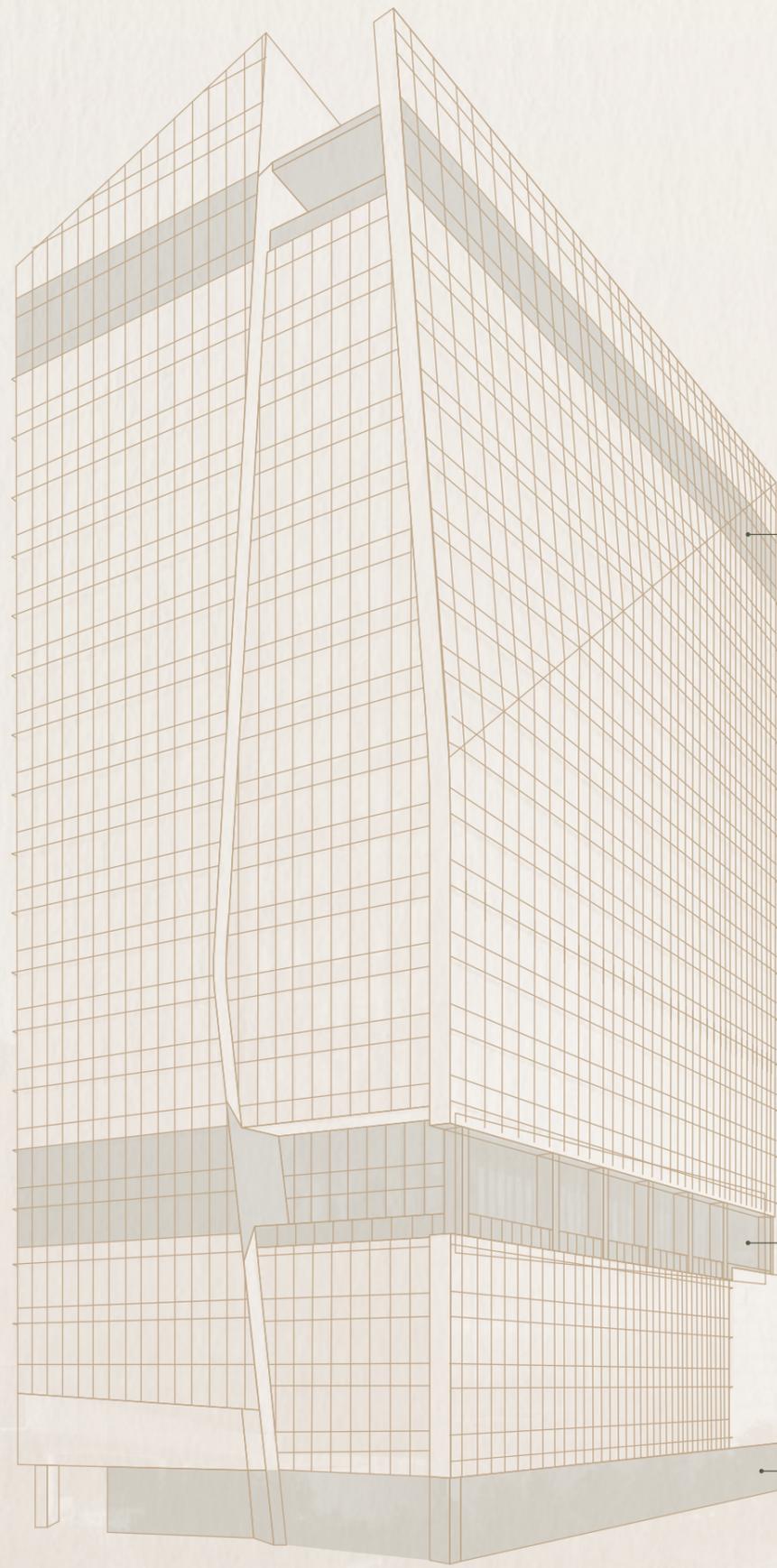
Amenities located in
lobby, 6th & 22nd floors



CHALK HILL offers technologies such as: WiredScore Platinum, destination dispatch elevators, enVerid HVAC load reducing (HLR) and air quality technology, frictionless vehicular access at garage, building security access control systems, smart phone enabled access control systems, and EV charging infrastructure.



TYPICAL FLOORPLATE

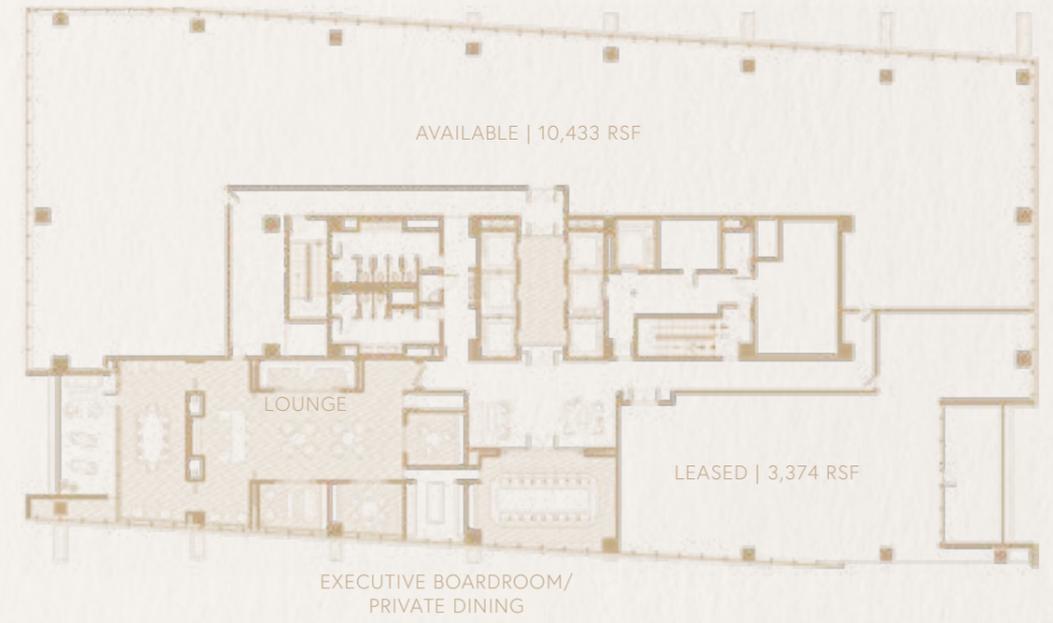


- 22nd Floor**
- Private Lounge
- Executive Boardroom
- Private Dining
- Outdoor Terrace

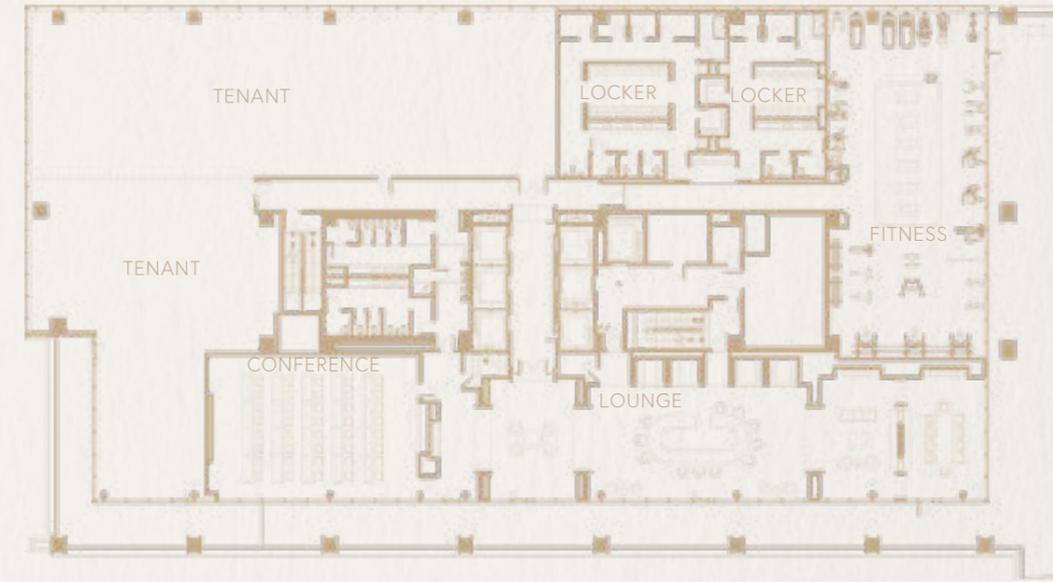
- 6th Floor**
- Indoor/Outdoor Fitness Center
- Tenant Lounge
- Conference Center
- Outdoor Terrace

- 1st Floor**
- Lobby
- Restaurant / Retail

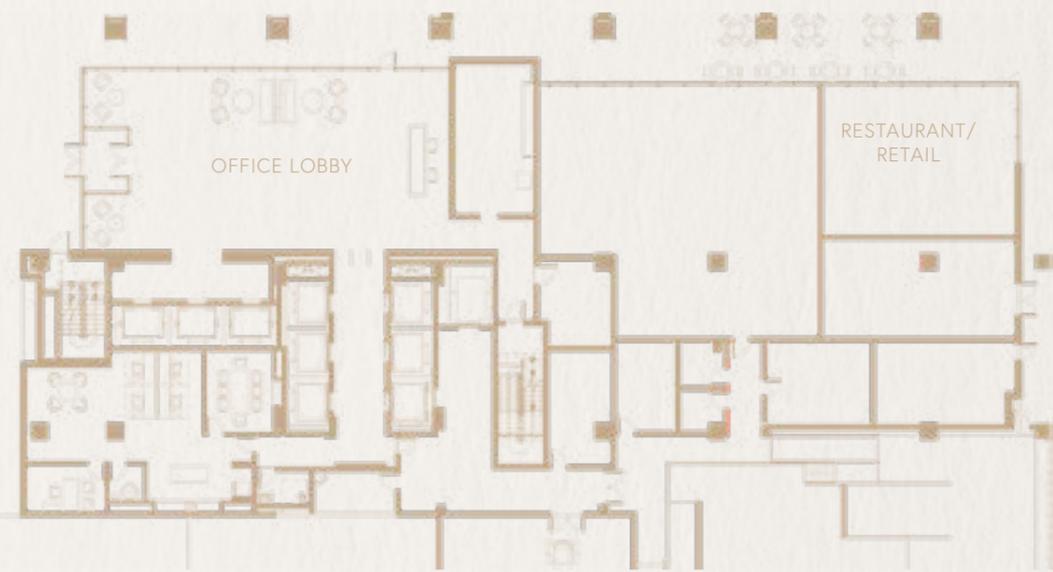
FLOOR 22



FLOOR 06



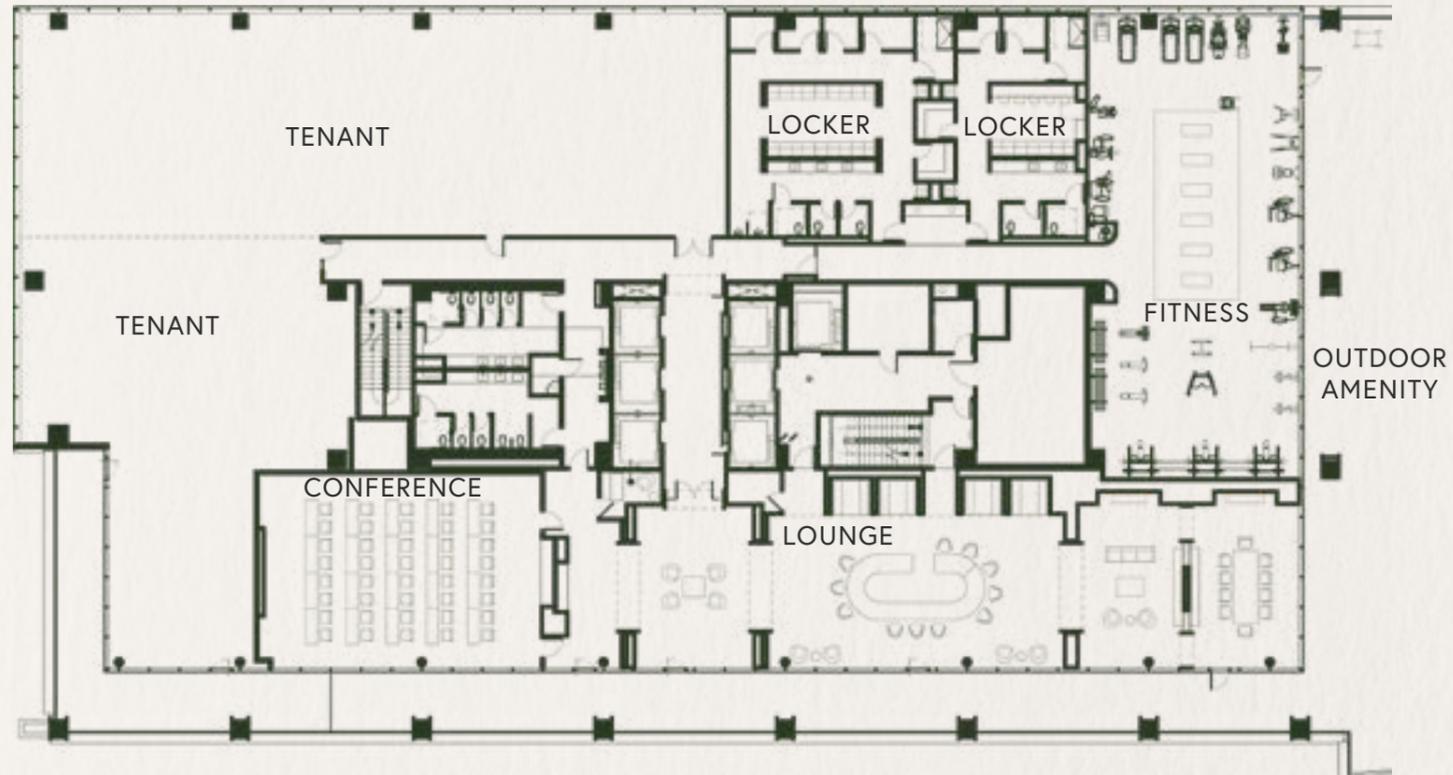
FLOOR 01



Lobby



6th Floor



22nd Floor

AVAILABLE | 10,433 RSF



EXECUTIVE BOARDROOM/
PRIVATE DINING



EDITION

5 STAR LUXURY HOTEL



215

KEY HOTEL

61

LUXURY BRANDED CONDOS



Amenities featuring

Lobby bar

Full-service restaurant

Full-service spa

Ballroom

Terrace and pooldeck

UNMATCHED

LOCATION

Experience the epitome of convenience at Chalk Hill. From fast casual eateries to fine dining restaurants, there's a full spectrum of walkable amenities right at your fingertips.



Within a 7
minute walk:

25
RESTAURANTS

92
WALK SCORE



RESTAURANTS

- Dolce Riviera
- Harwood Arms
- Magnolias Sous Le Pont
- Happiest Hour
- Tequila Social
- Poco Fiasco
- Fig & Favor
- Marie Gabrielle Restaurant & Gardens
- Stillwell's
- Mercat Bistro
- Te Deseo
- Uchi
- Sixty Vines
- Moxies Dallas Uptown Restaurant
- Katy Trail Ice House
- Nick & Sam's
- The Henry
- Hero by HG
- North Italia
- Mexican Sugar
- Ocean Prime
- Crushcraft Thai Eats
- Meso Maya Comida y Copas
- Black Tap Craft Burgers & Beer - Dallas
- Mesero - Victory Park
- Insomnia Cookies
- Chop Shop Victory Park
- Wagamama
- Royal 38

Doc B's Restaurant

- Haywire
- CAVA
- The Capital Grille
- Nobu Dallas
- Ascension Coffee - Crescent Court

PARKS & TRAILS

- Reverchon Park
- Turtle Creek Park
- Katy Trail Entrance
- Pike Park

HOTELS

- W Dallas - Victory
- Hotel ZaZa Dallas Uptown
- The Ritz-Carlton, Dallas
- Hôtel Swexan
- Le Méridien Dallas, The Stoneleigh
- Hyatt House Dallas/Uptown
- Hotel Crescent Court
- Marriott Dallas Uptown
- Rosewood Mansion on Turtle Creek

ENTERTAINMENT

- American Airlines Center
- Rosewood Mansion on Turtle Creek
- Klyde Warren Park
- Perot Museum of Nature and Science
- The Crescent

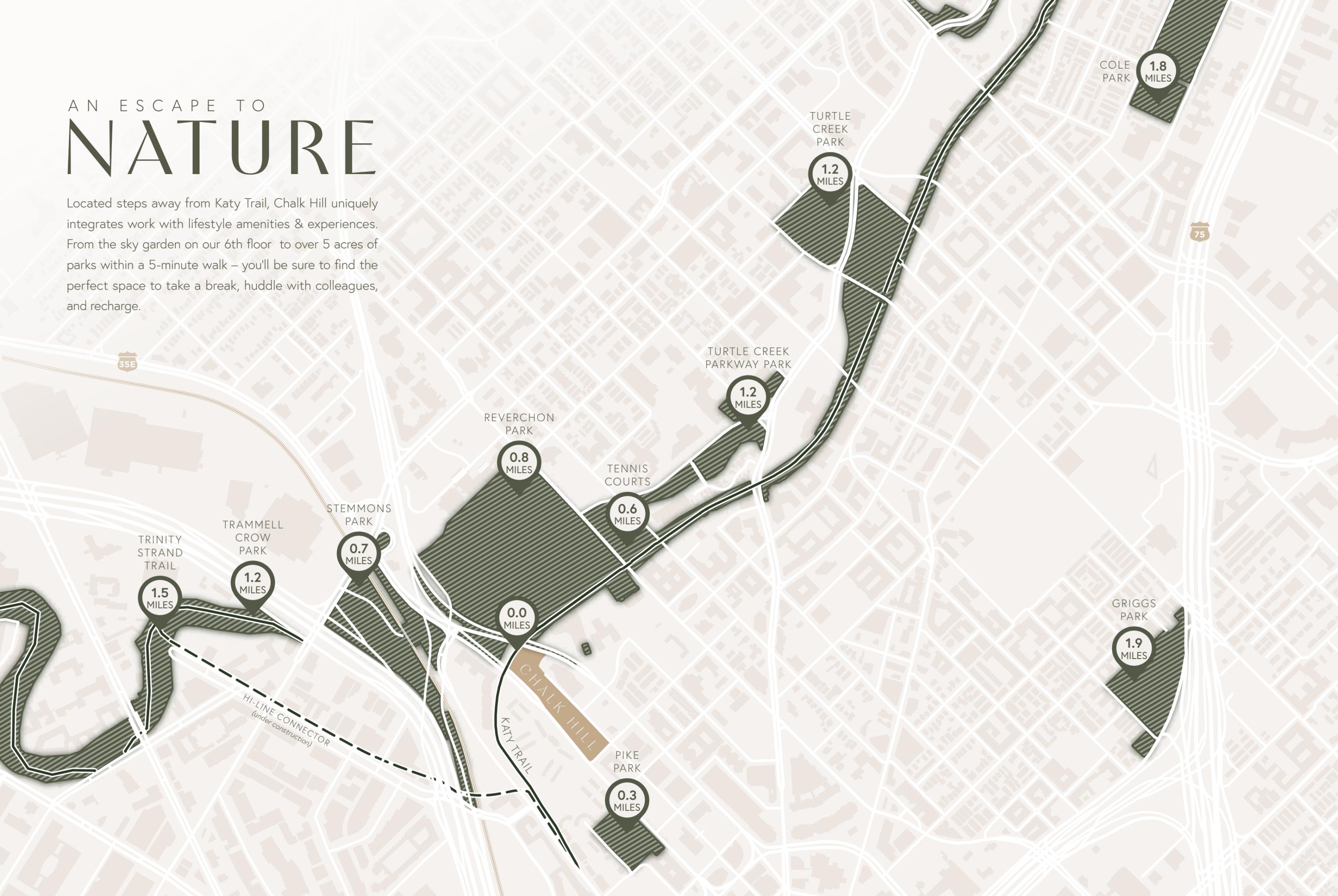
20 MINS DFW International Airport

10 MINS Dallas Love Field Airport



AN ESCAPE TO NATURE

Located steps away from Katy Trail, Chalk Hill uniquely integrates work with lifestyle amenities & experiences. From the sky garden on our 6th floor to over 5 acres of parks within a 5-minute walk – you'll be sure to find the perfect space to take a break, huddle with colleagues, and recharge.





CHALK HILL

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