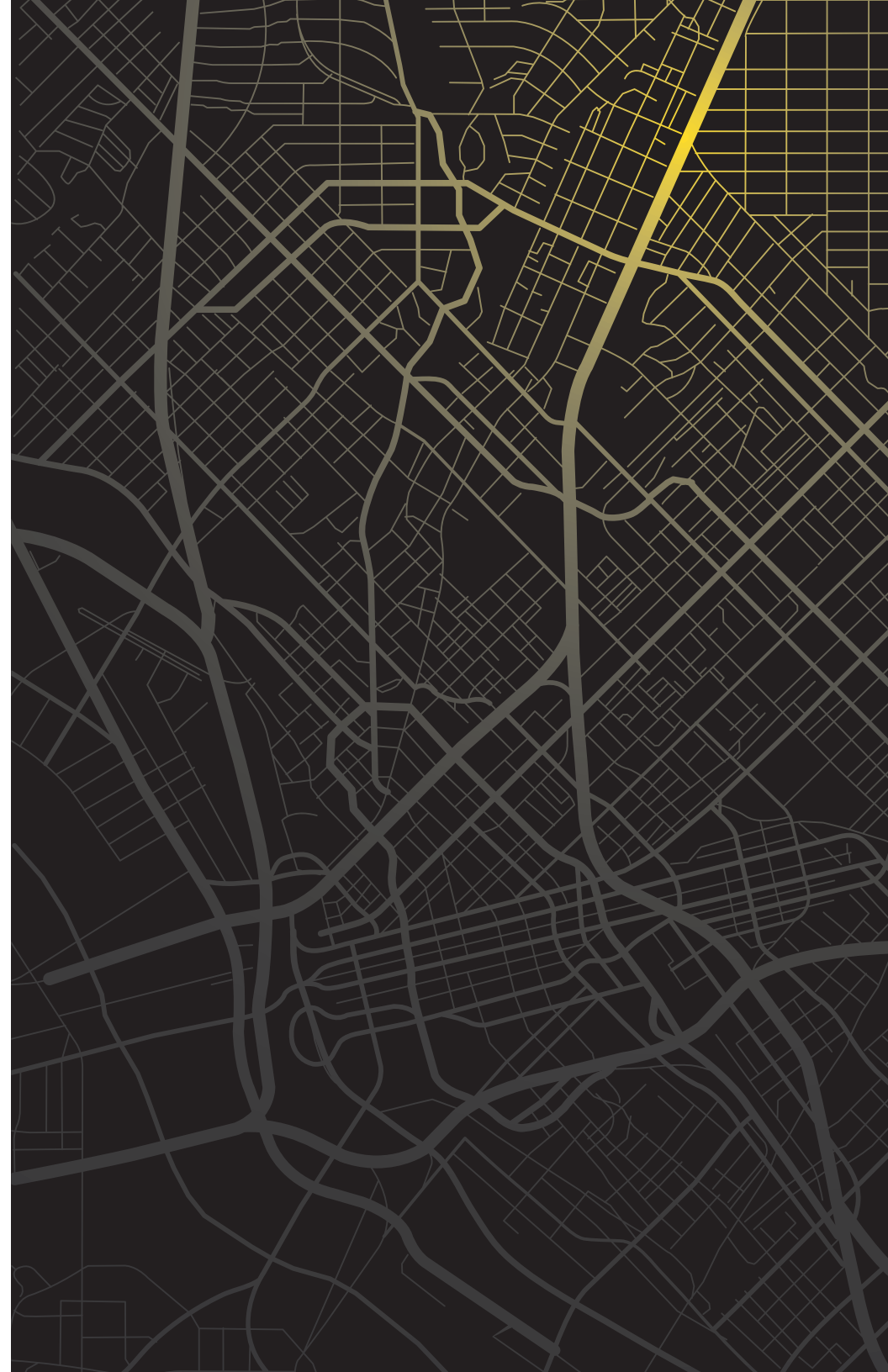




4514 COLE AVENUE

HIGHLAND
PARK PLACE

DALLAS, TEXAS



**Located in the vibrant
Knox Henderson District,
Highland Park Place is Dallas'
premier business address.**

THE WORLD AT YOUR

Fingertips

JUST A FEW BLOCKS AWAY





OFFERING A NEW

Perspective

ON BUSINESS



Work, Play, Live.

The Knox Henderson District offers tenants at Highland Park Place access to an eclectic mix of food, fashion, fitness, furniture and fun, all within walking distance of the building. The district offers a cultured and distinctive blend of both new and old, which provides an environment unlike any other in Dallas.

Everything you need, on and off the clock.

At Highland Park Place, everything you need is at your fingertips. You can work, eat, shop, and relax, all within the neighborhood. Here's what your average weekday might look like.

8:00a



COFFEE AT STARBUCKS
Right around the corner from Highland Park Place, Starbucks is conveniently located so you can grab your morning cup on the way into work.



8:30a



HIGHLAND PARK PLACE
The on-site conference center is ideal for hosting the quintessential client meeting.

10:30a



THE APPLE STORE
When you need hands-on tech support, the Apple store's Genius Bar is just around the corner.

12:30p

LUNCH AT TOULOUSE
Just two blocks away from Highland Park Place, Toulouse makes an excellent place to meet a client for a quick bite in the middle of the day.

5:30p



JOG ON THE KATY TRAIL
Highland Park Place is only 3 blocks from the Katy Trail, giving tenants access to the extensive trail network.
Image courtesy of Friends of the Katy Trail.

7:00p



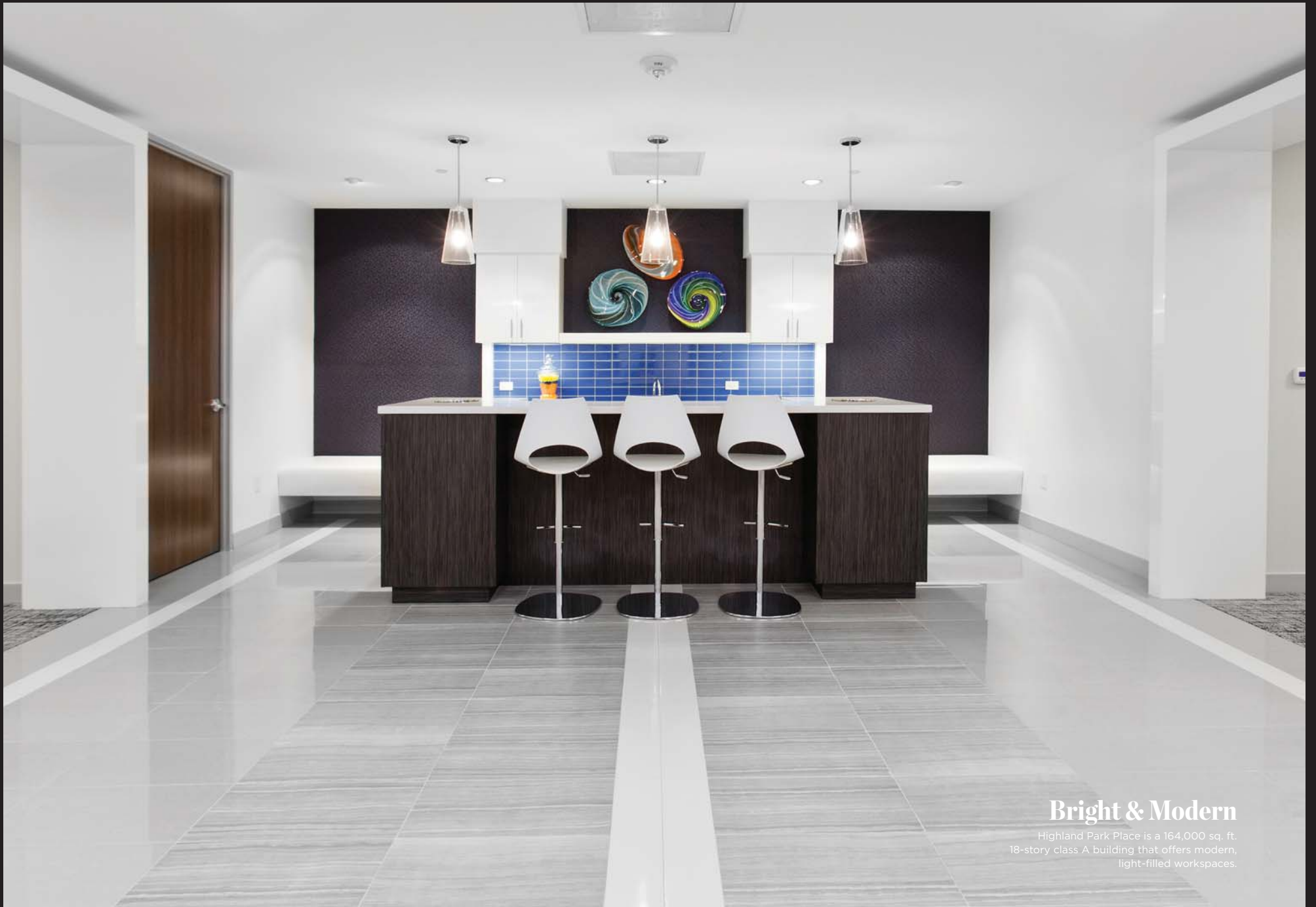
TRADER JOES
Needing to pick up flowers or a bottle of wine on your way to dinner? Trader Joe's is right across the street and has you covered.



DINNER AT UP ON KNOX
Located steps away from Highland Park Place, Up on Knox is a neighborhood favorite and is the perfect place to enjoy seasonal dishes highlighting Californian cuisine at the end of the day.

7:30p





Bright & Modern

Highland Park Place is a 164,000 sq. ft. 18-story class A building that offers modern, light-filled workspaces.



Work from a **new perspective**. At Highland Park Place, your workday isn't limited by your workspace. **Stunning views** and top-flight amenities inside – dozens of shops, restaurants, and the **Katy Trail** just a few steps away. An address unlike any other in Dallas, Highland Park Place is the ideal place to **set your business apart**. Unique floor sizes and custom spec suites allow for workspaces of true **distinction**, while the exceptional building ownership and management ensure that **every detail is covered**.

2 36

BLOCKS

from the Katy Trail, a 3.5-mile jogging and biking trail.

RESTAURANTS WITHIN WALKING DISTANCE

ranging from casual cafes to high-end dining.

164,000

SQUARE FEET

of high-end boutique office space.

18 3

FLOORS

that provide sweeping views of the neighborhood and downtown Dallas.

PER THOUSAND PARKING

so you can park and walk to coffee, lunch, happy hour, shopping, and dinner.



Knox Henderson Area Map

■ RETAIL

1. **Trader Joe's**
 2. **Lululemon**
 3. **Restoration Hardware**
 4. **Apple**
 5. **Crate and Barrel**
- Bassett Home Furnishings
For Home Forty Five Ten
Jonathan Adler

- Mattress Firm
Paper Source
Pottery Barn
Sid Mashburn
Sur la Table
The Shade Store
Weir's Furniture
Z Gallerie

○ RESTAURANTS

1. **Toulouse**
2. **Taverna**
3. **Starbucks**
4. **Little Katana**
5. **On the Border**
6. **Chuy's**
7. **Mr. Mesero**
8. **Pei Wei**

- Abacus
Buda Juice
Café Madrid
Chipotle
Dickey's Barbecue
Fadi's Mediterranean
Fernando's Mexican
Jersey Mikes

- La Duni Latin Café
Potbelly
Roti Grill
The Porch
T Room
Velvet Taco
Wild About Harry's
Ziziki's

About the Ownership

KBS REALTY ADVISORS

Founded in 1992 by Peter Bren and Charles J. Schreiber, Jr., KBS Realty Advisors is one of the leading real estate investment advisors in the nation. We understand the complexities of managing and operating real estate, which is why we employ the most talented professionals in the industry. Our senior executives average thirty-years "hands-on" experience in real estate across the nation. We know it's

not only where you do business that matters, but how you do business. Our "hands-on" approach has led us to many successes, gaining us profound trust with our clients. At KBS, we believe our people are our greatest asset and our tireless efforts to conduct good business has not only earned us repeat investment opportunities, but also formed long lasting relationships.



222 Main
Salt Lake City, Utah



Union Bank Plaza
Los Angeles, California



500 West Madison
Chicago, Illinois



RBC Plaza
Minneapolis, Minnesota



Thames Street Wharf
Baltimore, Maryland



Providence Towers
Dallas, Texas

HIGHLAND PARK PLACE

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