



6031 CONNECTION DRIVE  
ORACLE  
CALIBER FUNDING

LC | C

LAS COLINAS  
CONNECTION



WORK. LIFE.  
CONNECTED.



# THE CAMPUS

630,000 SF Class A  
Office Campus

On-Site Property  
Management with 24/7  
Security

Curated Tenant Events

High-Exposure Signage  
Available

100-Person Conference  
Center

5.0 per 1,000 Structured  
Parking

Wifi Enabled  
Tenant Lounge &  
Outdoor Patio

1-Mile Walking Trail

Ready-to-Lease Spec  
Suites

Three Campus  
Fitness Centers

Robust Multi-Station  
Food Hall by Compass

FOOD HALL OPERATED BY COMPASS



GRAB N' GO HOSPITALITY-INSPIRED COFFEE LOUNGE





BOARDROOM



CONFERENCE CENTER





FITNESS CENTER



FITNESS CENTER

# LOCAL AMENITIES

74+

RESTAURANTS

10+

BANKS

21+

HOTELS

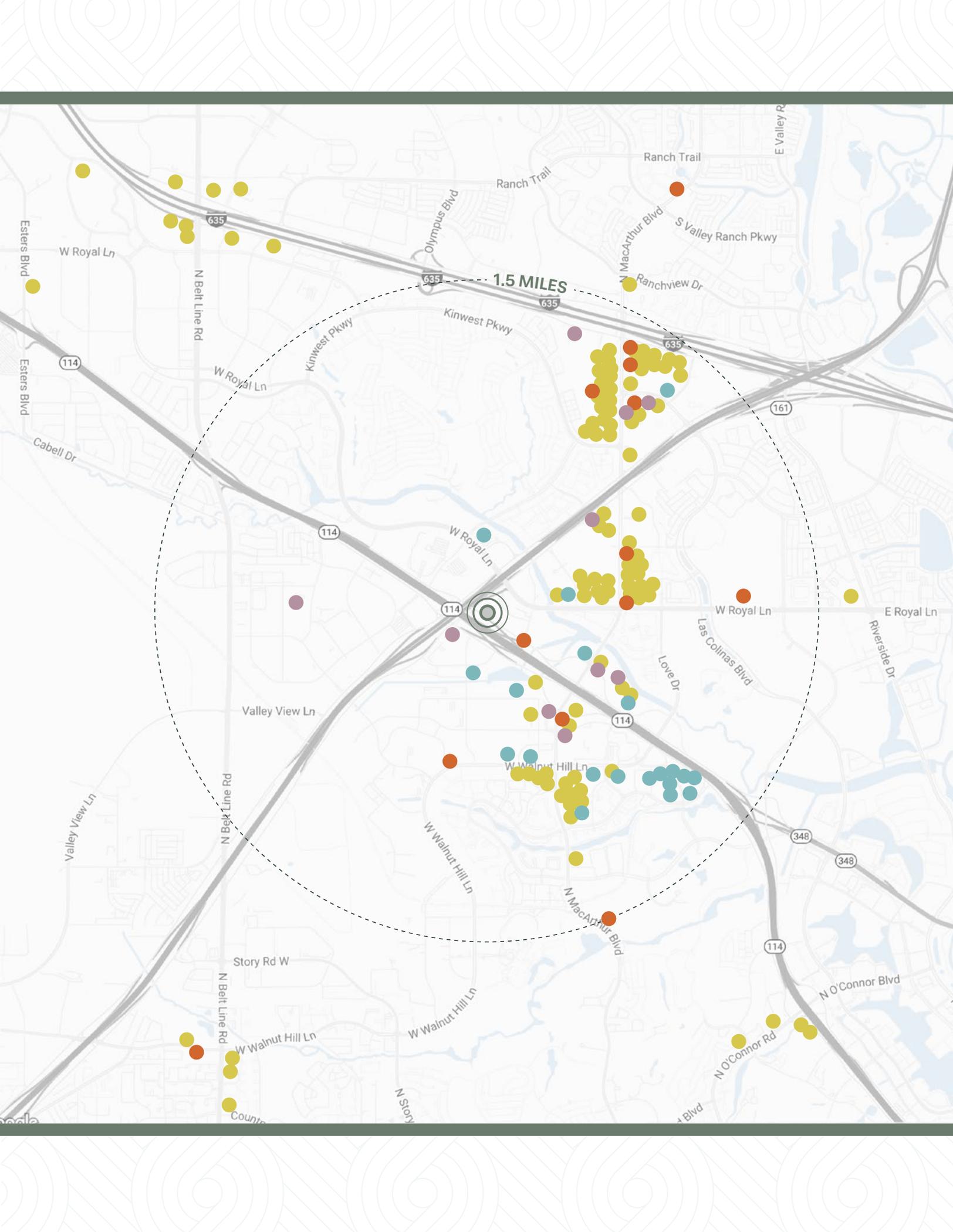
10+

FITNESS CENTERS



Complimentary Piedmont Shuttle Service

Easy Access to Highway 114, Highway 183, Highway 190, NW Highway and I-635



# A CENTER FOR TALENT

## WITHIN 10 MINUTES:

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**10,200+**

Business / Finance Workers

**16,100+**

Tech Workers

**2,700+**

Architects / Engineers

## WITHIN 30 MINUTES:

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**3.4M Adults**

over 54% of all adults in DFW

**320K+ Managers & Executives**

over 55% of all Managers & Executives in DFW

**206K+ Business/Finance Workers**

over 61% of all Business/Finance Workers living in DFW

**153K Tech Workers**

over 61% of all Tech Workers living in DFW

**32K+ Legal Workers**

over 66% of all Legal Workers living in DFW

**50K+ Arts/Entertainment/Media Workers**

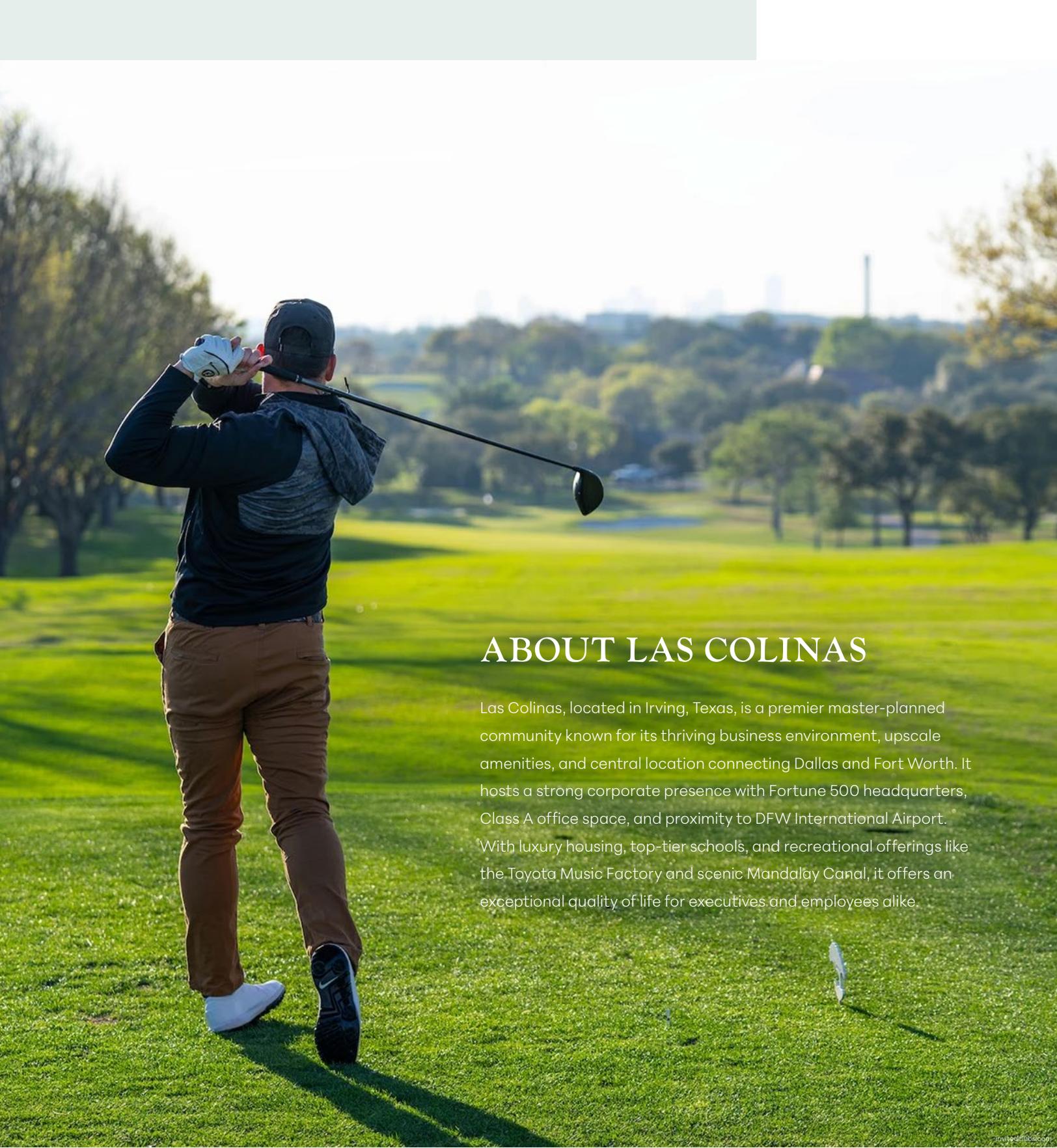
over 66% of all Arts/Entertainment/Media Workers living in DFW

**176K+ Healthcare Workers**

over 53% of all Healthcare Workers living in DFW



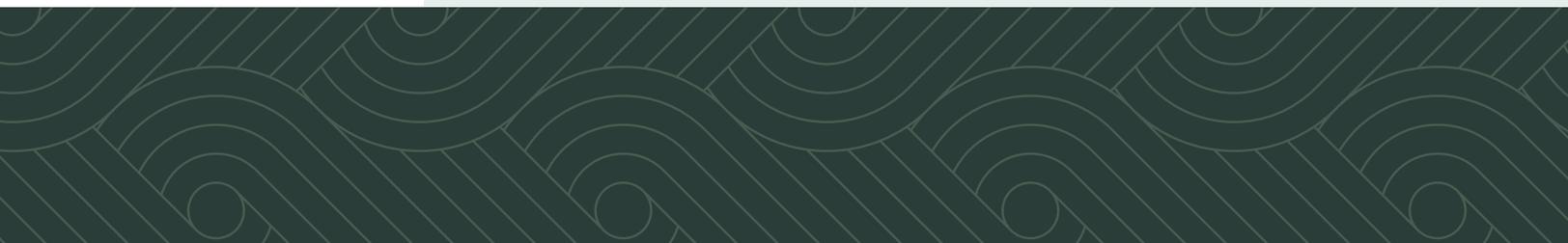
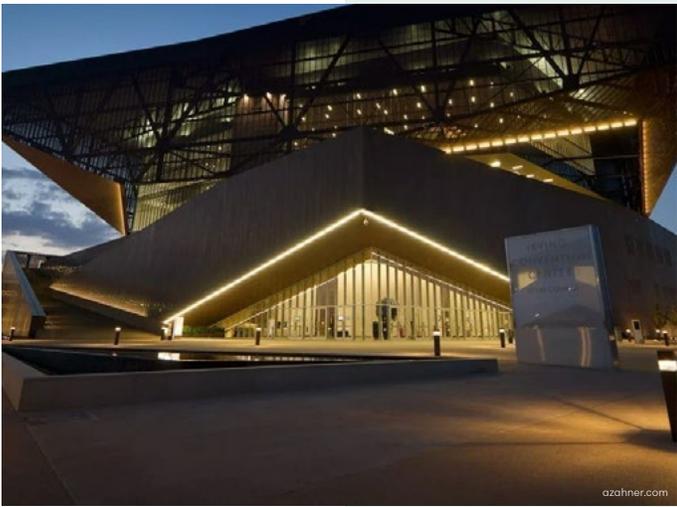




## ABOUT LAS COLINAS

Las Colinas, located in Irving, Texas, is a premier master-planned community known for its thriving business environment, upscale amenities, and central location connecting Dallas and Fort Worth. It hosts a strong corporate presence with Fortune 500 headquarters, Class A office space, and proximity to DFW International Airport. With luxury housing, top-tier schools, and recreational offerings like the Toyota Music Factory and scenic Mandalay Canal, it offers an exceptional quality of life for executives and employees alike.

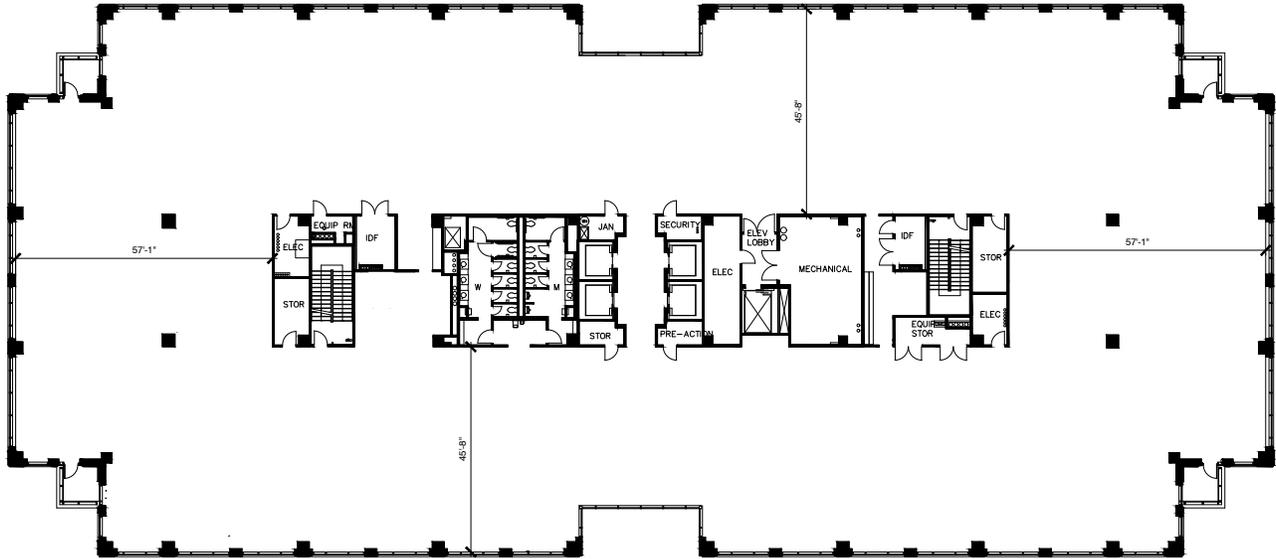




# TWO CONNECTION

6021 Connection Drive

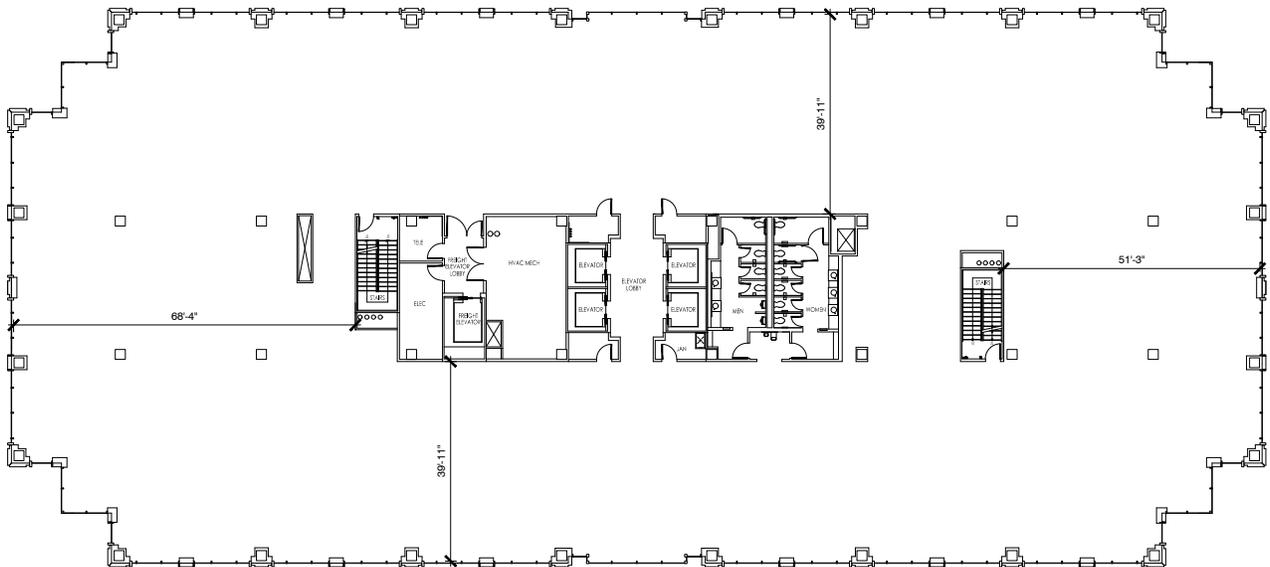
Typical Floorplate - 32,500 SF



# THREE CONNECTION

6031 Connection Drive

Typical Floorplate - 28,000 SF



**DOUG JONES**

doug.jones@streamrealty.com

214.267.0435

**PATRICK CRUZ**

patrick.cruz@streamrealty.com

214.210.1315

**MARISSA PARKIN**

marissa.parkin@streamrealty.com

214.560.2435



*Piedmont Realty Trust™ (NYSE: PDM) is a fully integrated, self-managed real estate investment company focused on delivering an exceptional office environment. As an owner, manager, developer, and operator of 16 MM SF of Class A properties across major U.S. Sunbelt markets, Piedmont Realty Trust™ is known for its hospitality-driven approach and commitment to transforming buildings into premier "Piedmont PLACEs" that enhance each client's workplace experience.*

Las Colinas Connection  
6011, 6021, 6031 Connection Drive  
Irving, Texas 75039

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