

PARK PLACE

— ON TURTLE CREEK —

2911turtlecreek.com



CLASSIC &
TIMELESS DESIGN

SUPERB UPTOWN/
TURTLE CREEK
LOCATION

DIRECT ACCESS
TO KATY TRAIL

NEW LOCKERS
AND SHOWERS
ON-SITE



New Amenities Coming

DISTINCTIVE
DESIGN

HIGHLY
FUNCTIONAL

Park Place on Turtle Creek is institutionally owned and managed by Piedmont Office Realty Trust, and features a classic, timeless design with some of the market's most distinguished office space. The Property has impeccable drive-up appeal with its well manicured and landscaped grounds. Its architecturally distinct exterior is comprised of polished granite and reflective glass while the two-story lobby welcomes tenants and visitors with a stunning combination of dark granite walls and white marble floors. The refined tenant finishes are reflective of Park Place on Turtle Creek's discerning tenancy and the long-term commitment many have made to the Property.

Along with its quality finishes, Park Place on Turtle Creek boasts a unique and efficient design. With floorplates averaging just under 15,000 square feet, the Property offers Uptown's mid-sized tenants the benefits of full floor tenancy and provides efficiently demised suites for the market's smaller tenants. Featuring floor-to-ceiling windows throughout, tenant spaces provide tremendous, unobstructed views of Turtle Creek Park, Victory Park and downtown Dallas.

Property address:

2911 Turtle Creek Blvd.
Dallas, Texas 75219

Net rentable area:

177,169 RSF

Tenant lounge:

Coming soon in 2019

Typical floor size:

14,800 RSF

Year built:

1987

Years renovated:

2012 & 2019

Parking/ratio:

498 stall parking garage
3:1,000 RSF

Break room provisions:

Parks Pantry Micro Market

Fiber/Telcom providers:

Century Link, AT&T,
Spectrum/Charter/Time
Warner

ing 2019!

Views from Penthouse

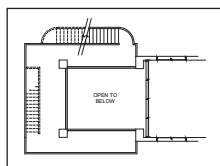
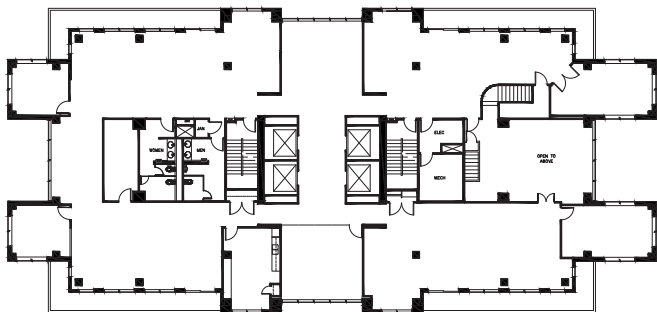
FEATURED SPACE

Penthouse Suite

Stunning double-height windows with spectacular views

14th floor

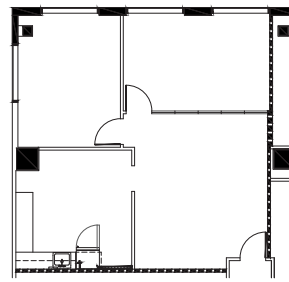
9,869 SF



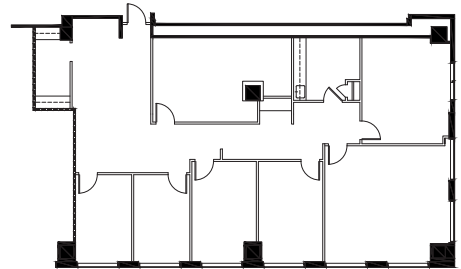
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AVAILABLE SPACE

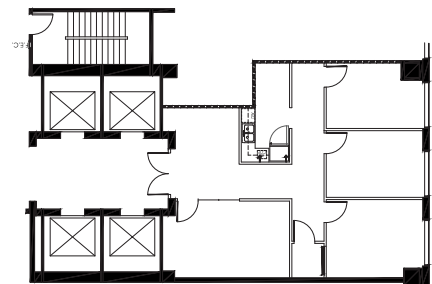
Suite 200 | 1,092 SF



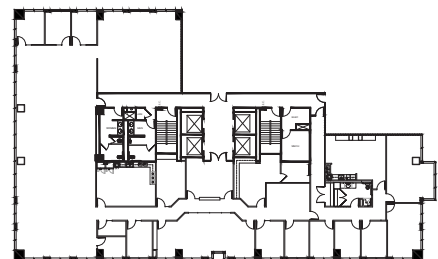
Suite 250 | 2,761 SF



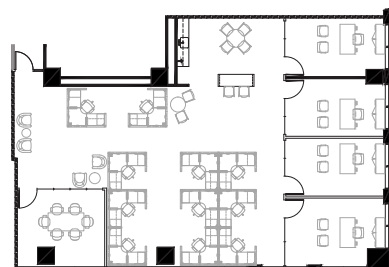
Suite 275 | 1,280 SF



Suite 500 | 11,071 SF



Suite 880 | 2,771 SF



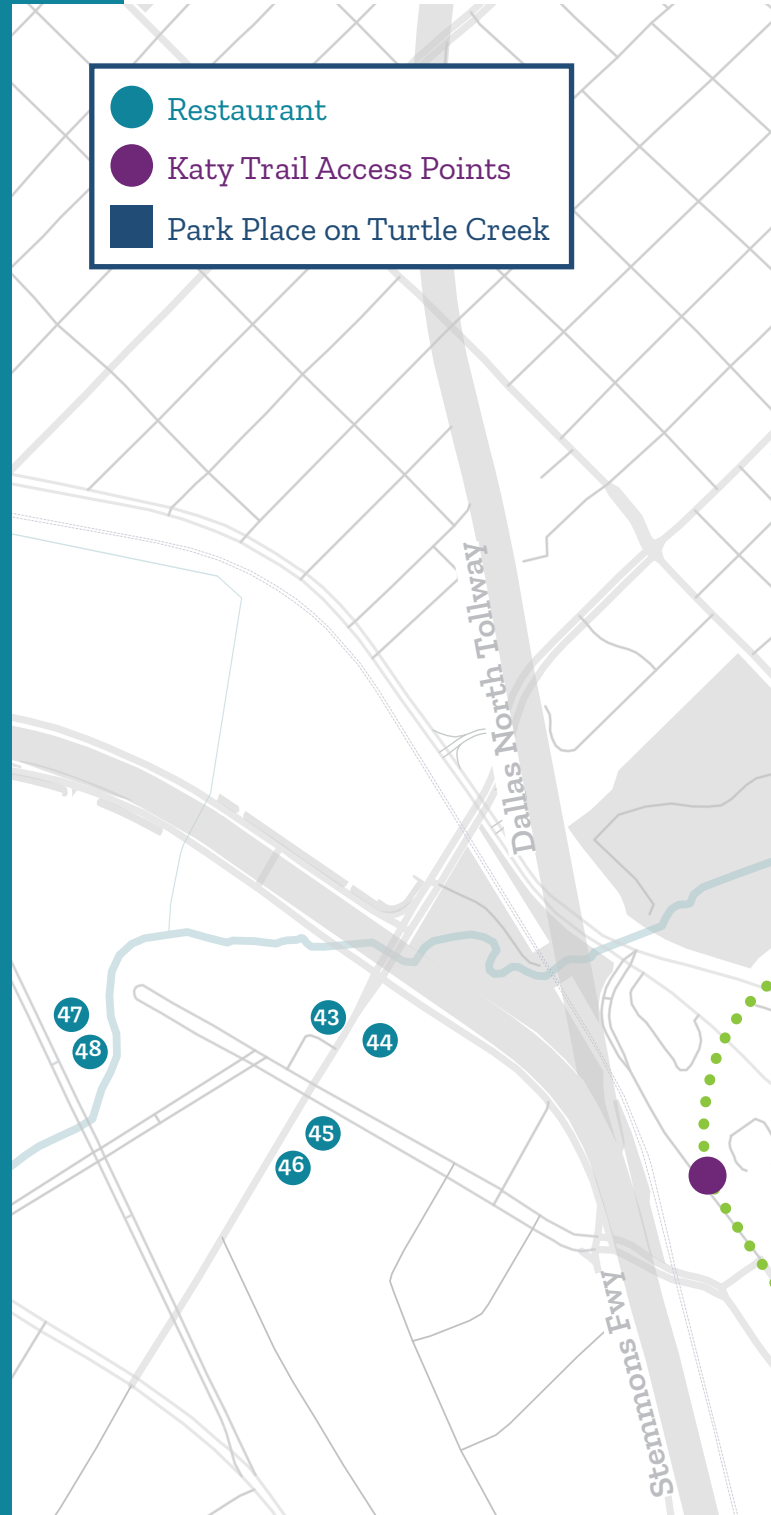
SUPERB LOCATION

With its Uptown/Turtle Creek address, Park Place on Turtle Creek boasts convenient access to the very best in class with respect to Dallas dining and entertainment. The Property is adjacent to the widely renowned, 5-star Rosewood Mansion on Turtle Creek and The Mansion Residences.

Within a five-minute drive of the Property are The Ritz-Carlton Dallas hotel and residences, the Rosewood Crescent Hotel, a W Hotel, and the historic Stoneleigh and Warwick Melrose hotels.

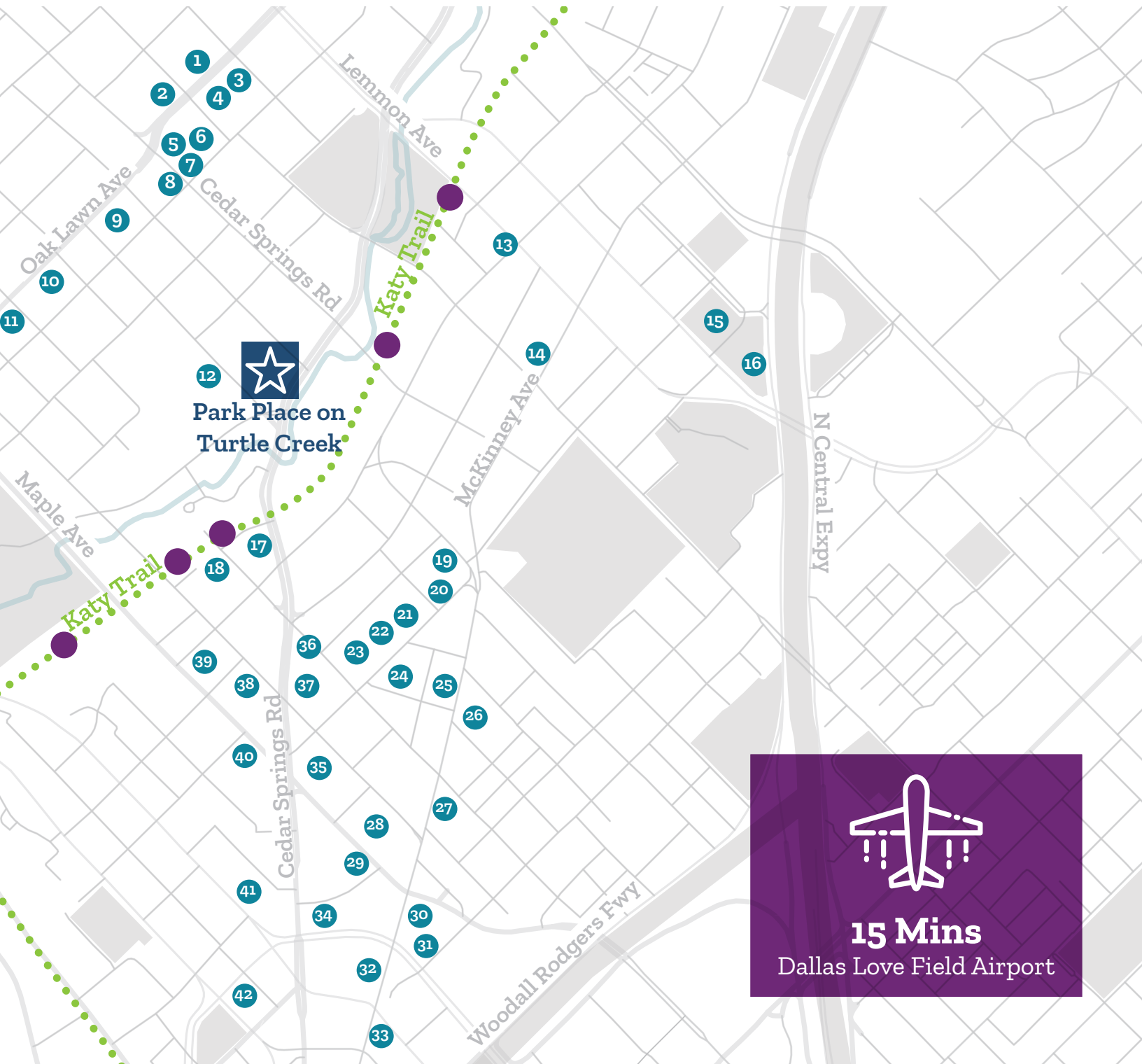
Other top attractions include upscale restaurants such as Al Biernats, Capital Grille, Dragonfly and Nobu. Park Place on Turtle Creek is also convenient to the dynamic mixed-use developments of West Village and Victory Park, home to the American Airlines Center.

- | | |
|----------------------------|--|
| 1. Parigi | 27. Whole Foods |
| 2. Green Papaya | 28. Truluck's |
| 3. Starbucks | 29. Moxie's Grill & Bar |
| 4. Si Lom | 30. Morton's Steakhouse |
| 5. Mattito's | 31. Pei Wei |
| 6. Steel Sushi | 32. Fearing's |
| 7. Pints & Quarts | 33. Del Frisco's Double Eagle Steakhouse |
| 8. Union Coffee | 34. Shake Shack |
| 9. Cosmic Cafe | 35. Coal Vines |
| 10. Oak Lawn Coffee | 36. Concrete Cowboy |
| 11. Campuzano | 37. Kung Fu Saloon |
| 12. The Mansion | 38. The Common Table |
| 13. Gloria's Latin Cuisine | 39. Nick & Sam's |
| 14. Bread Winners | 40. Uchi & Uchiba |
| 15. West Village | 41. Ocean Prime |
| 16. The Rustic | 42. Saint Ann |
| 17. Texas de Brazil | 43. Ascension Coffee |
| 18. Katy Trail Ice House | 44. Pakpao Thai Food |
| 19. i Fratelli | 45. Sassetta |
| 20. Starbucks | 46. Wheelhouse |
| 21. Rocco's Uptown | 47. Rodeo Goat |
| 22. Crushcraft Thai | 48. Ferris Wheelers Backyard & BBQ |
| 23. Dream Cafe | |
| 24. The Ginger Man | |
| 25. Chipotle | |
| 26. Jake's Burgers | |

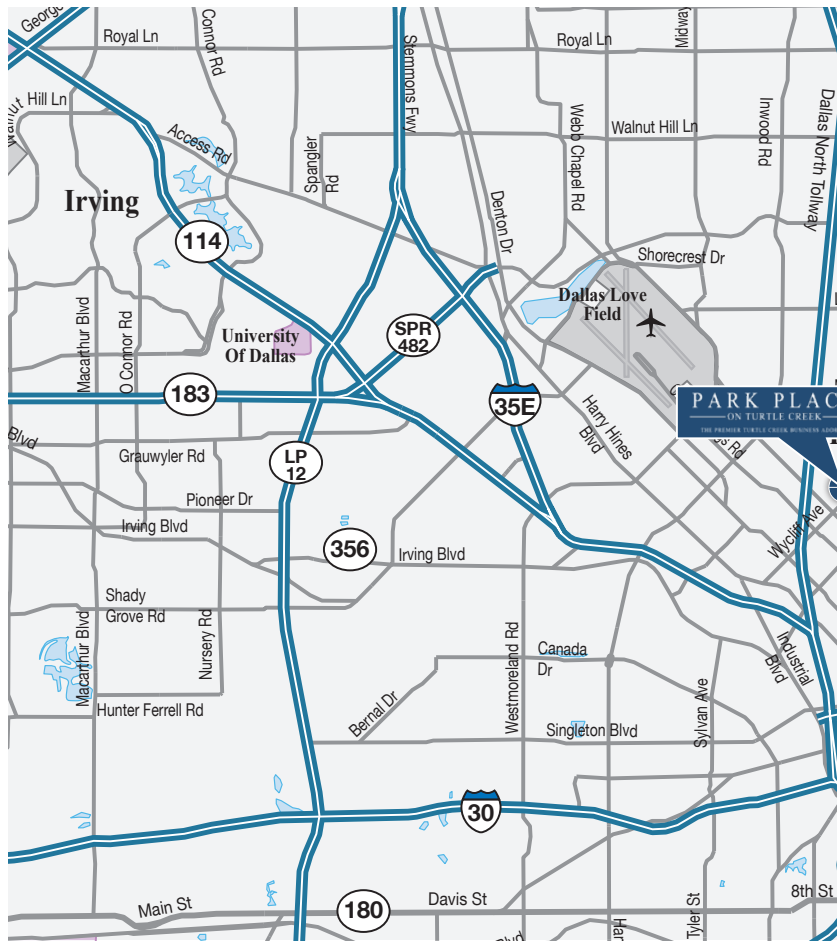


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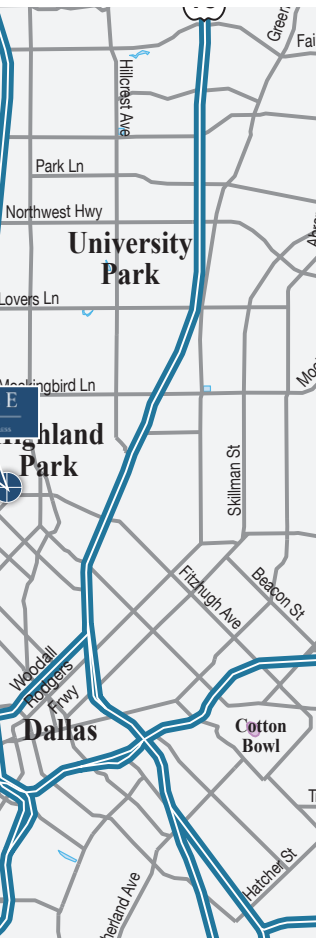
15 Mins
Dallas Love Field Airport





High-end Finishes & Superb Amenities

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PRESTIGIOUS OWNERSHIP

Piedmont Office Realty Trust, Inc. (NYSE: PDM) is an owner, manager, developer, and operator of high-quality, Class A office properties located in eight major cities in the eastern half of the U.S. The almost \$5 billion portfolio is comprised of approximately 17 million square feet of office space. The Company is a fully-integrated, self-managed real estate investment trust (REIT) with local management offices in each of its major markets and is investment-grade rated by Standard & Poor's (BBB) and Moody's (Baa2).

For more information, see www.piedmontreit.com.



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