



6011 CONNECTION DR

6021 CONNECTION DR

6031 CONNECTION DR

LC | C

LAS COLINAS CONNECTION



EXIT





Piedmont Office Realty Trust, Inc. (NYSE: PDM) is an owner, manager, developer, and operator of high-quality, Class A office properties located in select sub-markets of major U.S. cities. Its geographically-diversified, over \$5 billion portfolio is comprised of more than 18 million square feet. 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).



# LC|C

LAS COLINAS CONNECTION

**600,000 SQFT**

**Class A+ 3 tower office campus**

**150,000 SF RSF Available**

**Offering:**

Identity + Visibility

Efficiency

Easy Access

Amenities

Corporate Culture

*Ideal for Corporate Headquarters*

OUTDOOR SEATING AREA



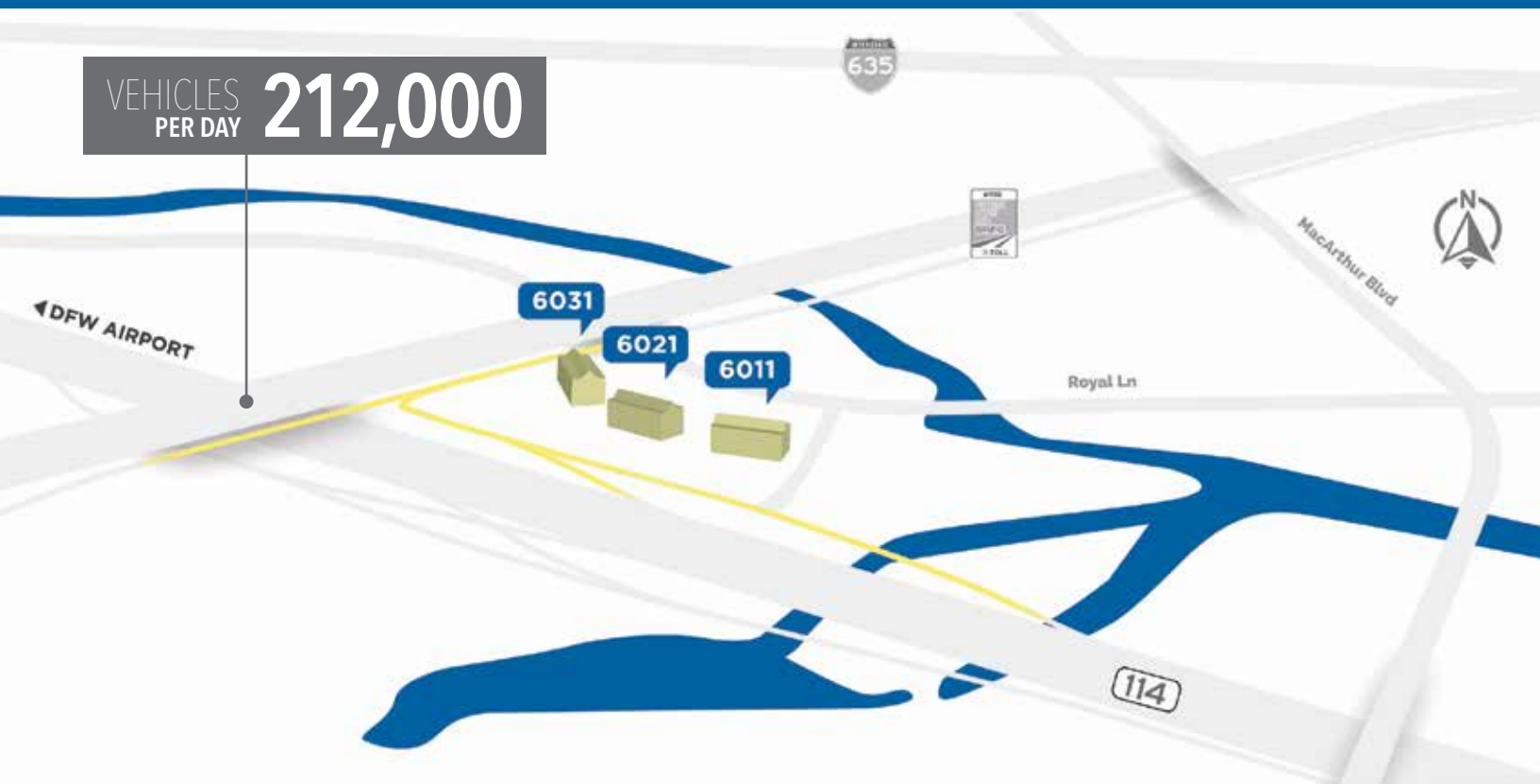
FITNESS CENTER



## Access

Las Colinas Connection is strategically positioned on the Northeast side of Highway 114 and 161 George Bush Freeway making it the connecting point to all of DFW's influential business and residential communities and one stoplight away from DFW Airport. The ingress and egress is one of the office campus's most attractive qualities and can be easily accessible from 114, 183, 161/190, NW Highway, and 635. Las Colinas Connection is minutes away from:

Destination	Distance	Travel Time
DFW Airport	6 Miles	7 Minutes
Dallas Love Field	11 Miles	15 Minutes
Downtown Dallas	13 Miles	20 Minutes
Downtown Fort Worth	27 Miles	30 Minutes
Music Factory	1.8 Miles	2 Minutes
Irving Convention Center with Westin Hotel	2 Miles	3 Minutes
NYLO Hotel	.2 Miles	Walkable



## *Amenity-Rich Environment*

Dining and entertainment options encompass Las Colinas Connection from all directions. With over 60 restaurants within a mile and a half of Las Colinas Connection, tenants will enjoy endless dining options at a variety of price points.



RESTAURANTS  
WITHIN 1.5 MILES

**60+**

AREA HOTELS

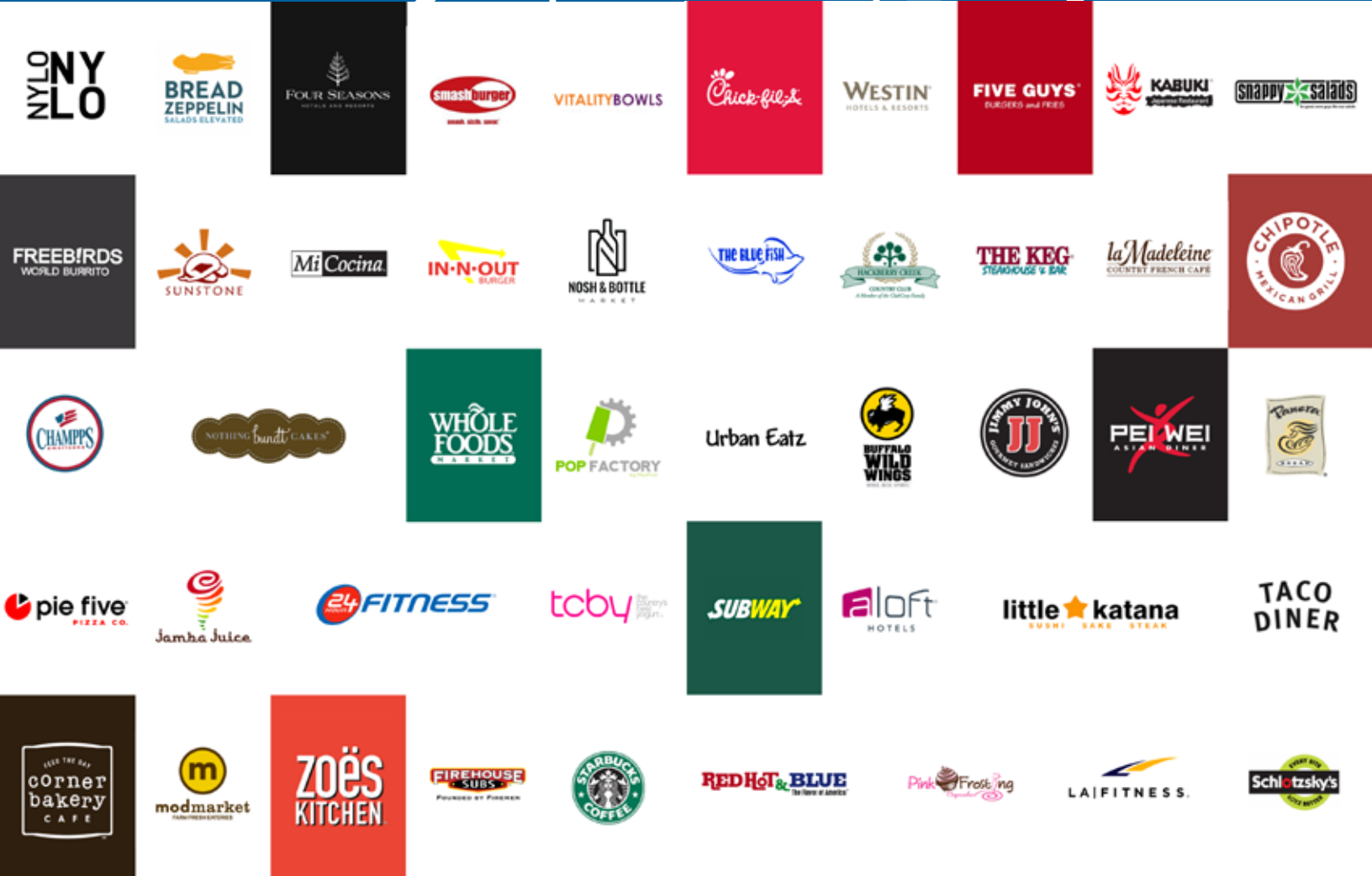
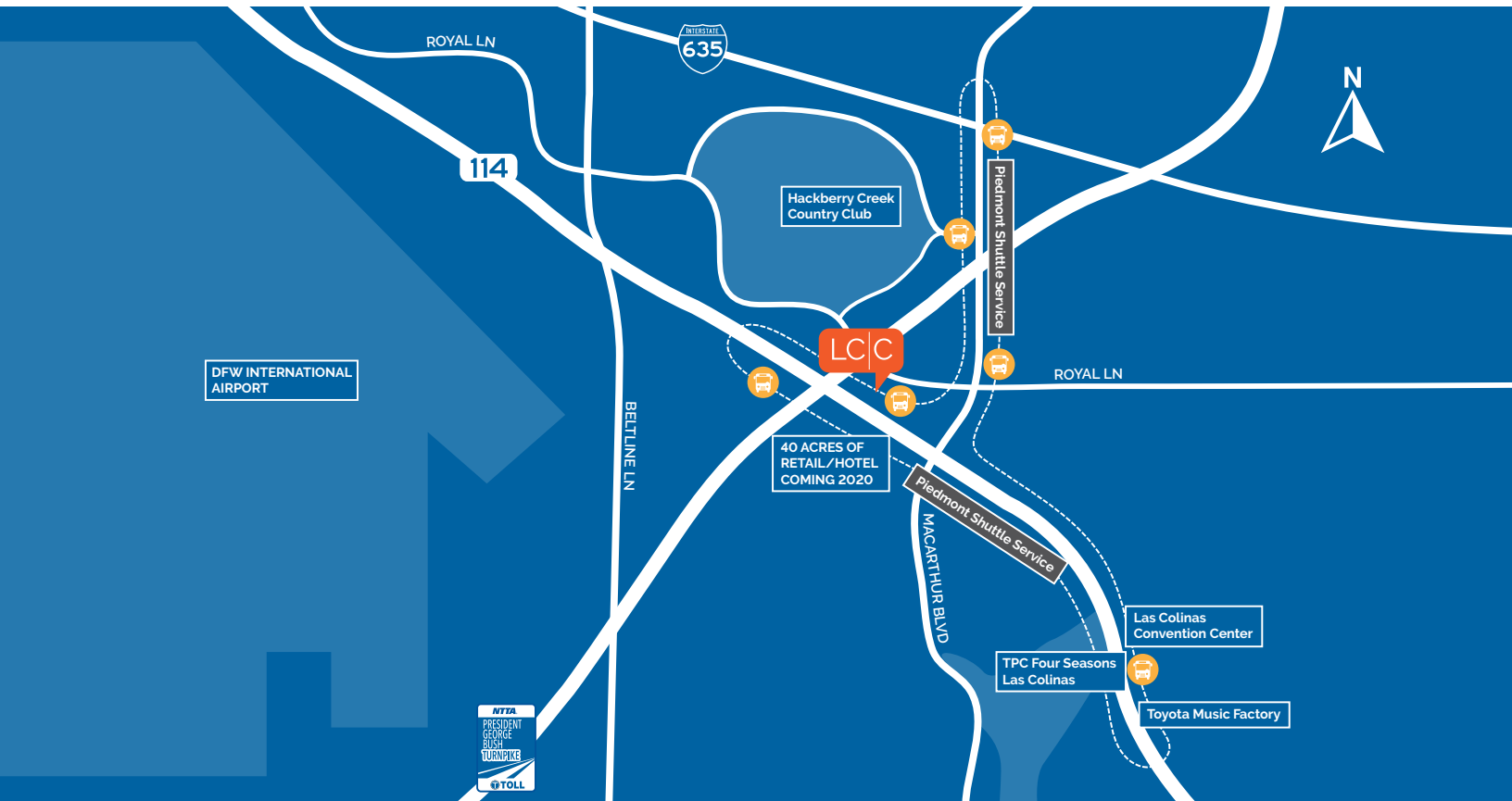
**6**

FITNESS

**9**

AIRPORT

**5.4**  
MILES







# *Beauty*

The campus boasts a stunning modern design with unparalleled efficiency. The class A campus is a tranquil environment overlooking Hackberry Creek. Walking trails and outdoor areas make Las Colinas Connection a unique opportunity in the Las Colinas market.



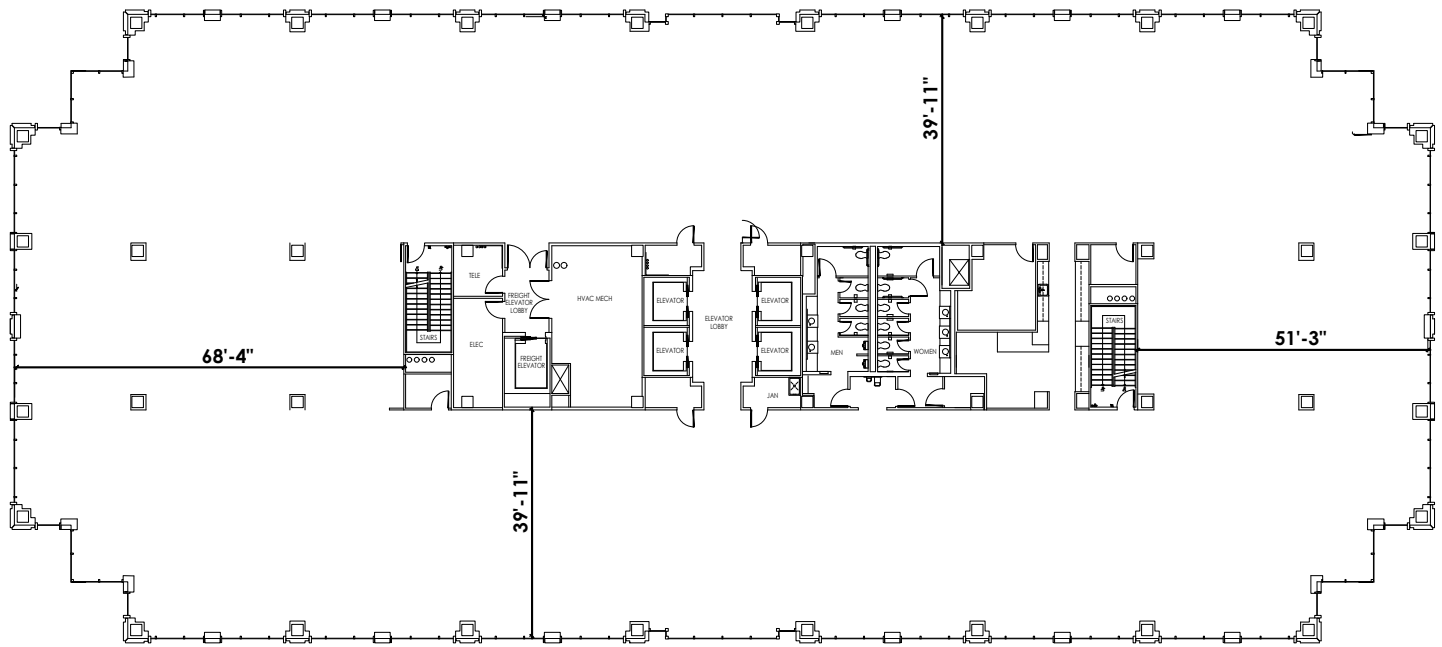
CONFERENCE CENTER



TENANT LOUNGE



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Typical Floorplan  
+/- 27,500

BUILDING SIZE **231,681 SF**

AVERAGE FLOOR SIZE **27,938 RSF**

FINISHED CEILING HEIGHT **9'6"**

STORIES **9**

AVAILABLE SIGNAGE **Monument & Eyebrow**

PARKING **4.3/1,000**  
Landlord has ability to expand parking garage to 5/1,000

SURFACE PARKING **525 spaces**

FIBER PROVIDER **AT&T**

SECURITY **24/7 On-site**

MANAGEMENT **On-site**

LC|C

LAS COLINAS CONNECTION



**PIEDMONT**  
OFFICE REALTY TRUST



**THIRTY-FOUR**  
COMMERCIAL



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