



6011 CONNECTION DR

6021 CONNECTION DR

6031 CONNECTION DR

LC | C

LAS COLINAS CONNECTION





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).



LAS COLINAS CONNECTION

600,000 SQFT

Class A+ 3 tower office campus

110,000 SF RSF Available

Offering:

Identity + Visibility

Efficiency

Easy Access

Amenities

Corporate Culture

Ideal for Corporate Headquarters

OUTDOOR SEATING AREA



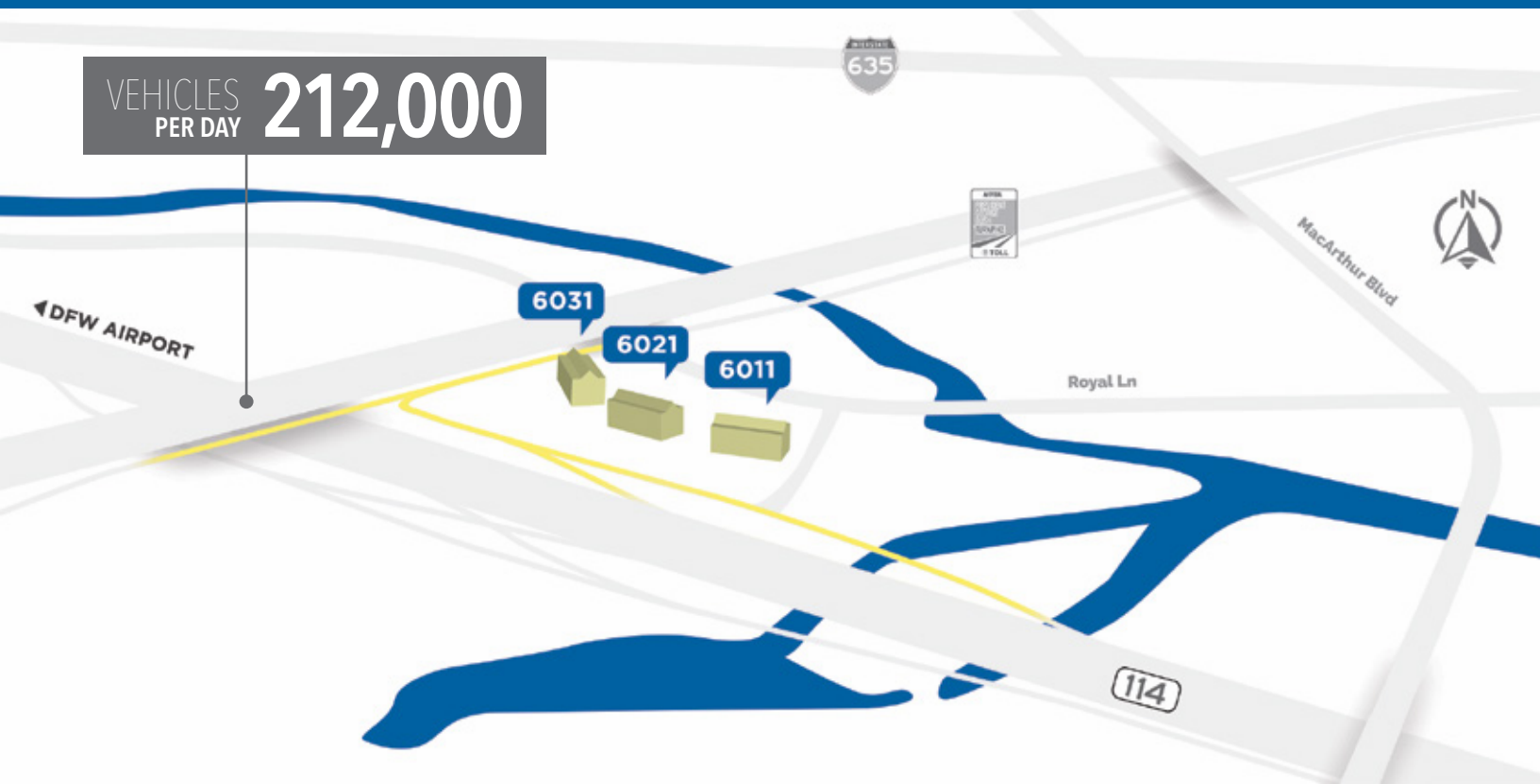
FITNESS CENTER



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.

TPC FOUR SEASONS



NEW RETAIL CENTER OPENING 2020



HACKBERRY CREEK COUNTRY CLUB



WHOLE FOODS



IRVING CONVENTION CENTER



TOYOTA MUSIC FACTORY



RESTAURANTS
WITHIN 1.5 MILES

60+

AREA HOTELS

6

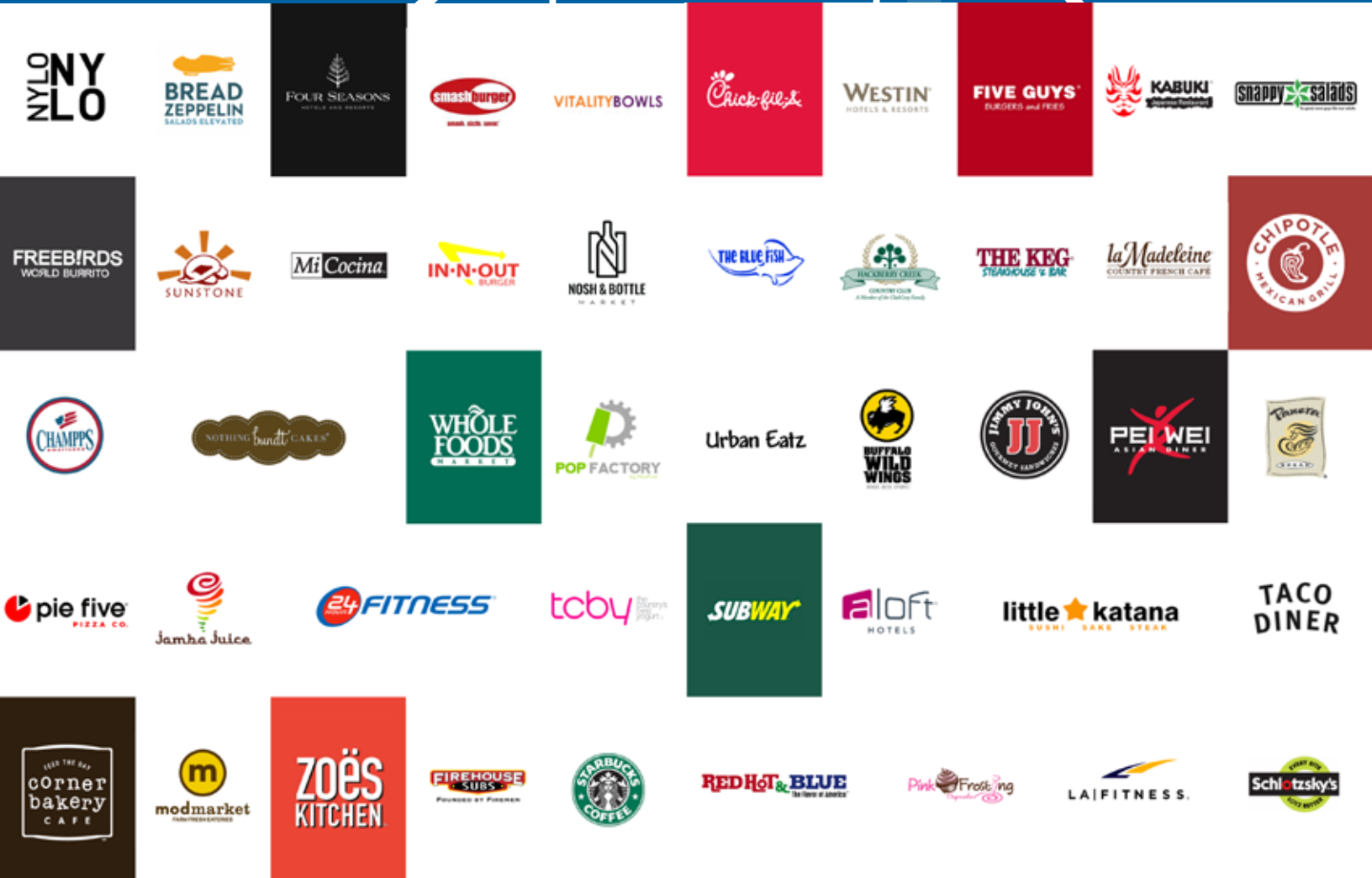
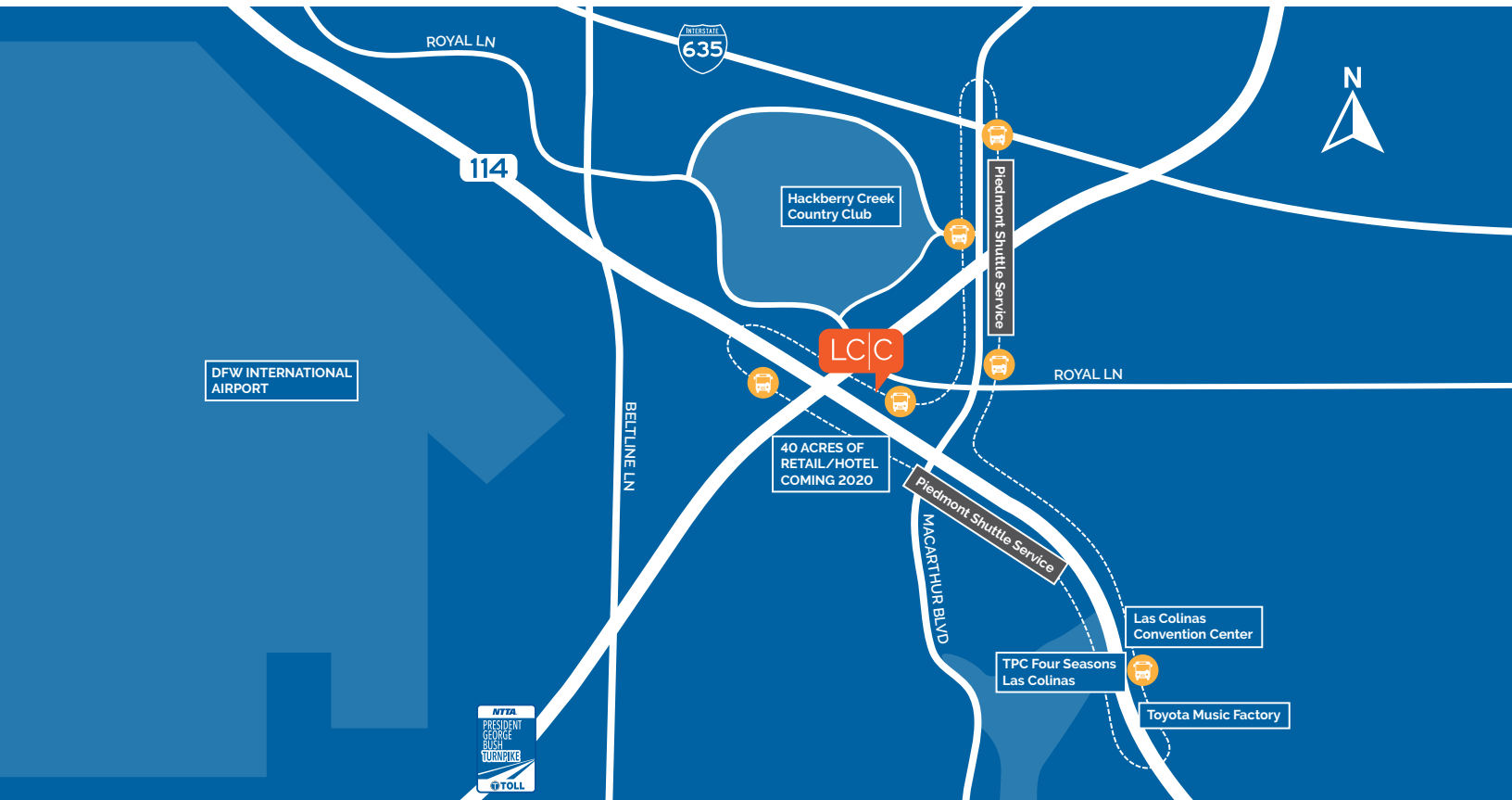
FITNESS

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.

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LAS COLINAS CONNECTION



CONFERENCE CENTER



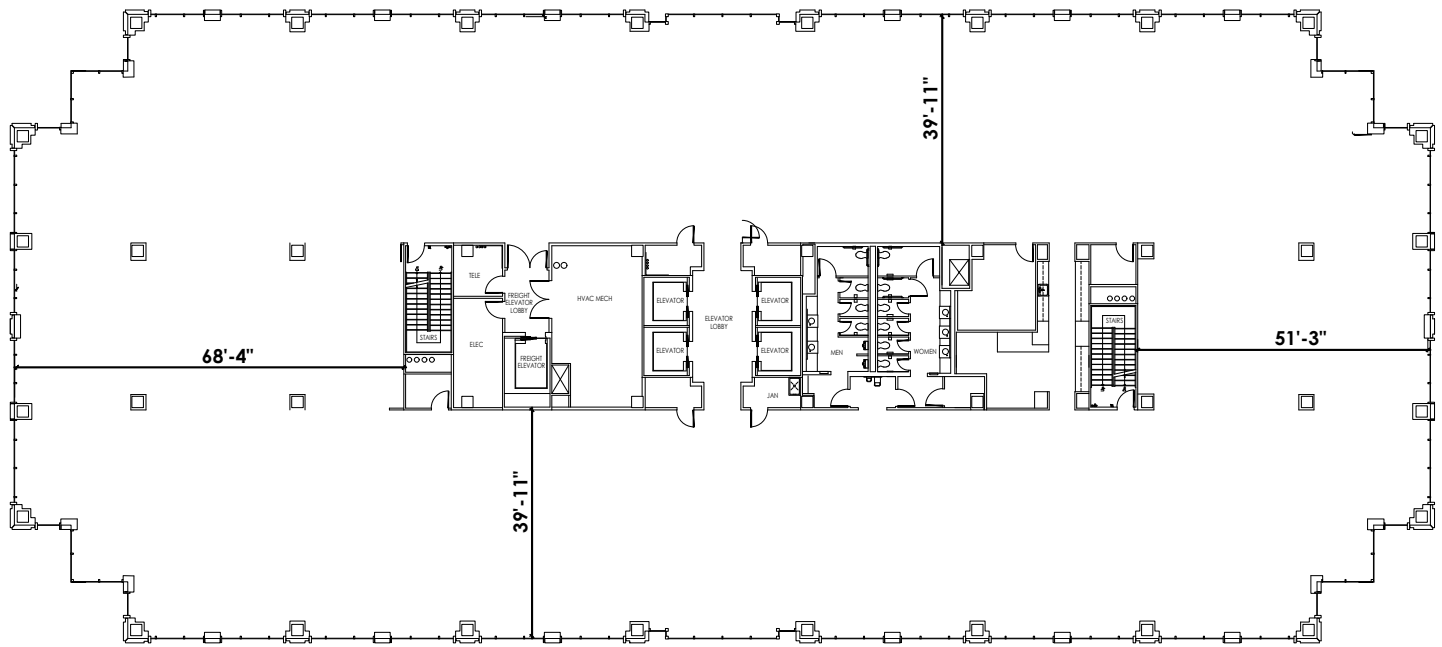
TENANT LOUNGE



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6031 Connection Dr
Multi-Tenant Opportunity

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LAS COLINAS CONNECTION



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



FOR LEASING INFO:

214 438 6100

JOEL PUSTMUELLER | SARAH HINKLEY KENNINGTON | BRYCE JACKSON



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 214 438 6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joel Pustmueller	309909	joel.pustmueller@jll.com	214-438-7474
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date