



# CHALK HILL



INSPIRED BY NATURE

# DISTINGUISHED BY DESIGN

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Chalk Hill, sitting proudly atop the Austin Chalk formation, will stand as a testament to the seamless fusion of nature and sophistication.

Embracing its name derived from the very bedrock it will sit on, this captivating destination serves as the gateway to Uptown, inviting residents and businesses alike to experience a world where the allure of nature and design intersect.

This site will include KERA's new headquarters, 200 key luxury hotel, 400,000 square feet of premier office space, and a curated restaurant offering.





# THE GATEWAY TO UPTOWN

Nestled between the entrance and exit of Uptown, Chalk Hill serves as a gateway to the heart of Uptown, providing immediate access to Katy Trail and Dallas North Tollway.

UPTOWN

VICTORY  
PARK

WOLF ST

HARRY HINES BLVD

MCKINNON ST

KATY TRAIL

KATY TRAIL





## EMBRACE SEAMLESS ACCESS

Cut minutes off your commute as you navigate in and out of Chalk Hill effortlessly. With a prime location at Dallas North Tollway's entrance and exit, tenants will escape the bustle of Uptown traffic for a smoother way of life.

- 400,000 SF OFFICE SPACE
- 200 ROOM LUXURY HOTEL
- 68 UNITS LUXURY CONDO
- 50,000 SF RETAIL SPACE



400,000 RSF

BUILDING SIZE

3:1000

PARKING RATIO

25K-26K RSF

TYPICAL FLOORPLATE

22

STORIES

16

OFFICE FLOORS

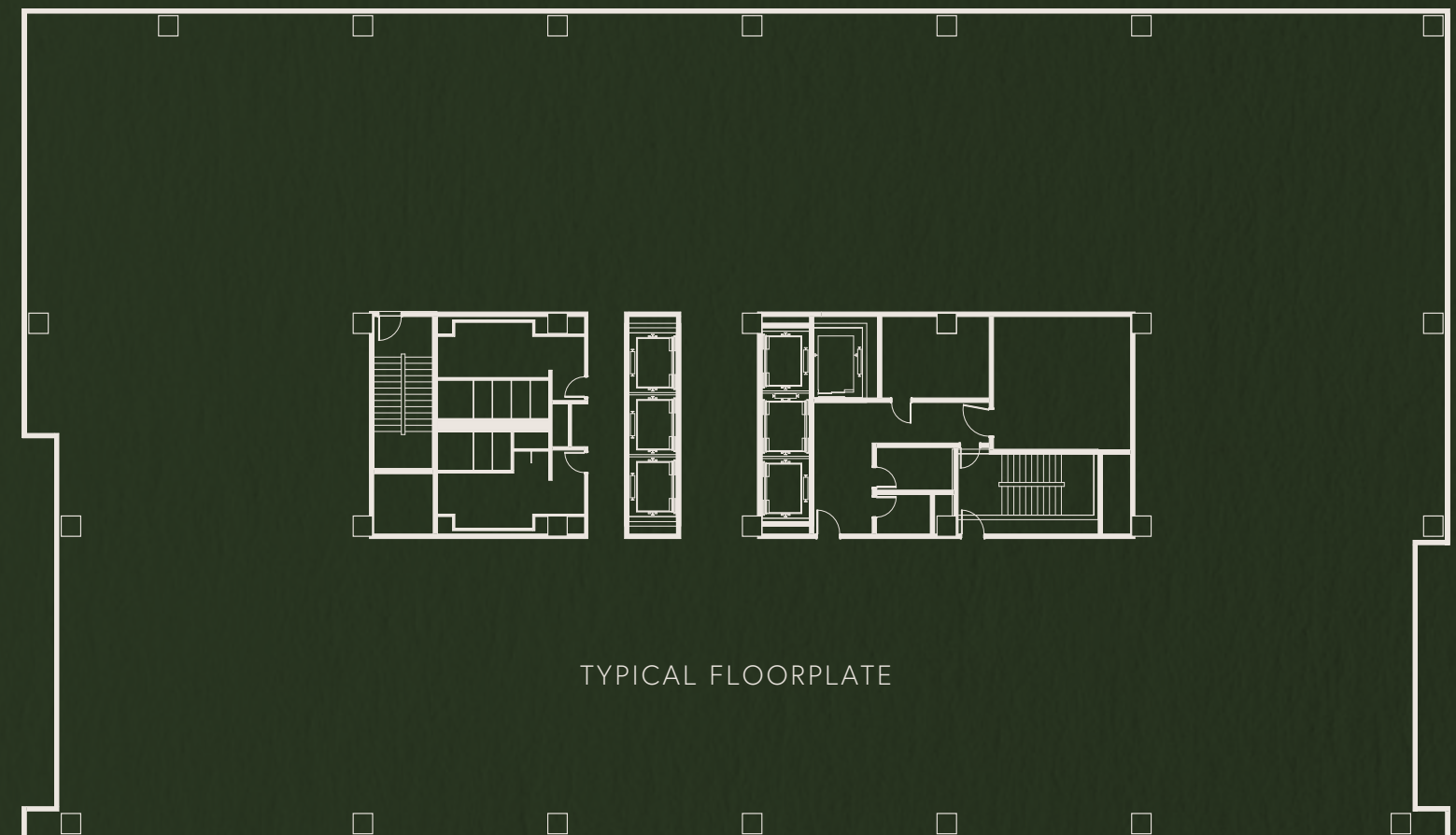
High traffic signage  
location opportunity

First access to and from the  
Dallas North Tollway

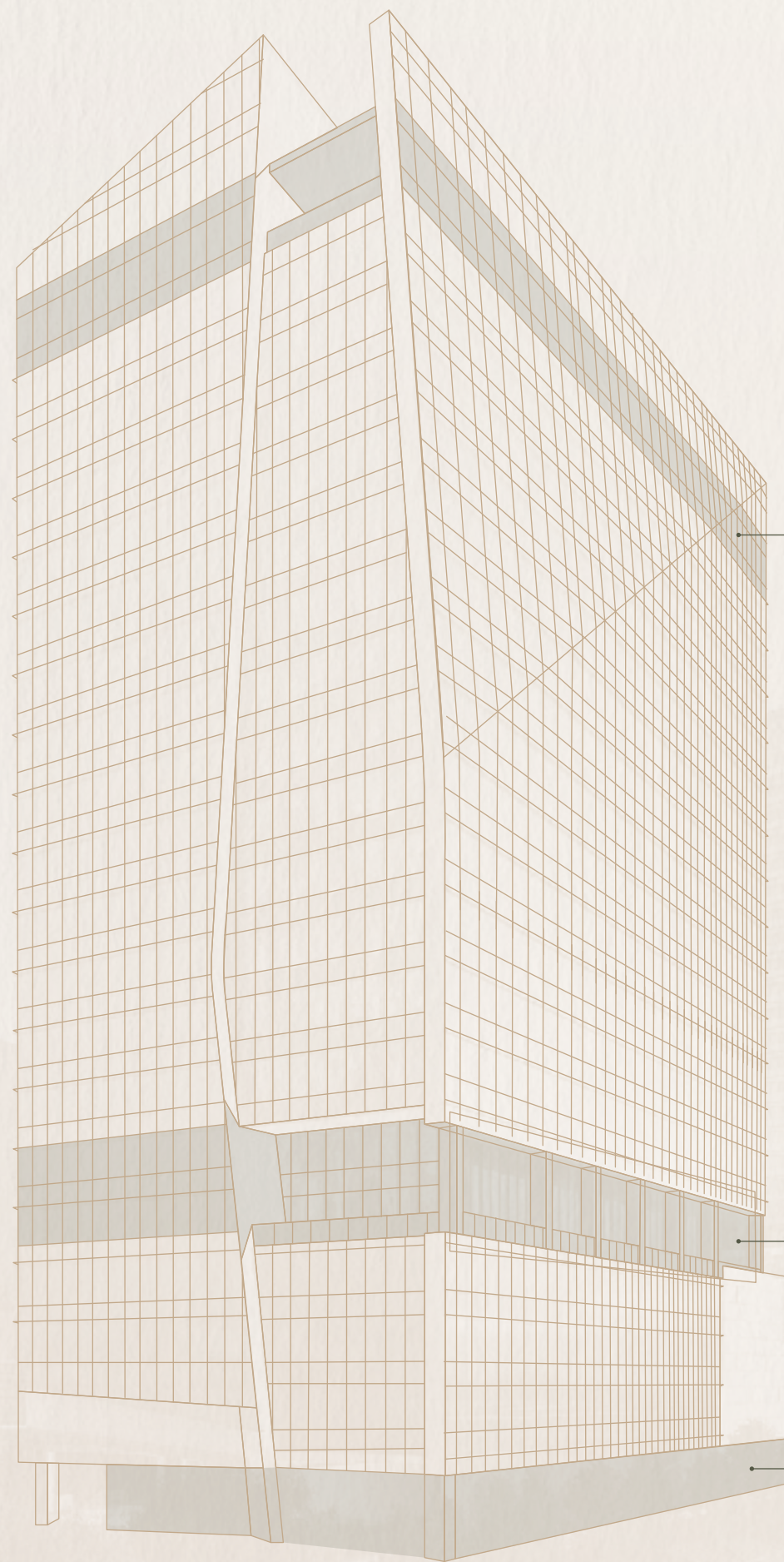
Amenities located in  
lobby, 6<sup>th</sup> & 22<sup>nd</sup> floors



CHALK HILL offers technologies such as: WiredScore Platinum, destination dispatch elevators, enVerid HVAC load reducing (HLR) and air quality technology, frictionless vehicular access at garage, building security access control systems, smart phone enabled access control systems, and EV charging infrastructure.







## 22<sup>nd</sup> Floor

Private Lounge  
Executive Boardroom  
Private Dining  
Outdoor Terrace

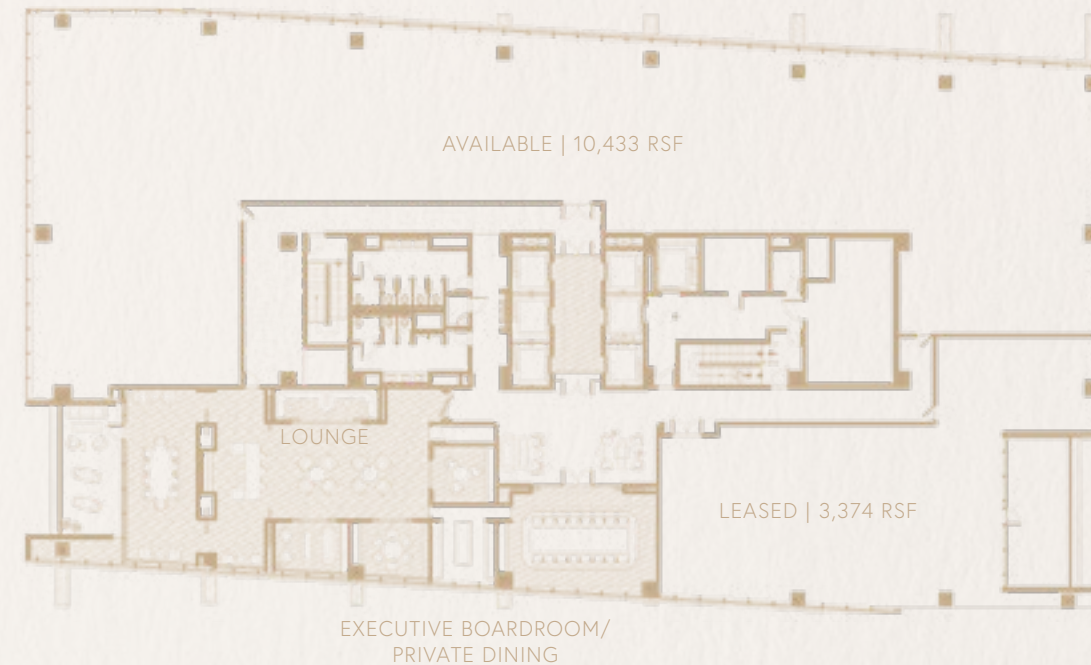
## 6<sup>th</sup> Floor

Indoor/Outdoor Fitness Center  
Tenant Lounge  
Conference Center  
Outdoor Terrace

## 1<sup>st</sup> Floor

Lobby  
Restaurant / Retail

FLOOR 22



FLOOR 06



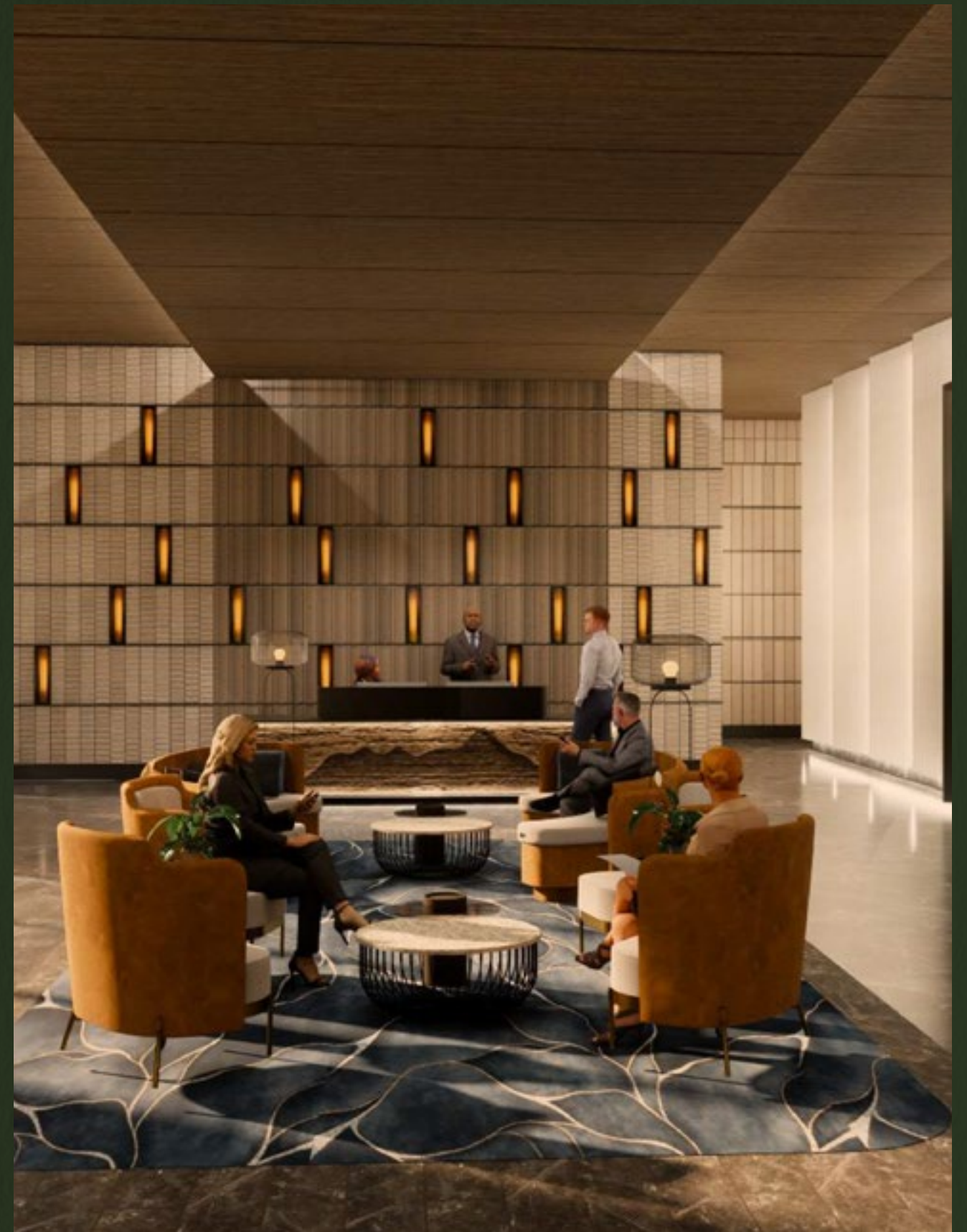
OUTDOOR  
AMENITY

FLOOR 01



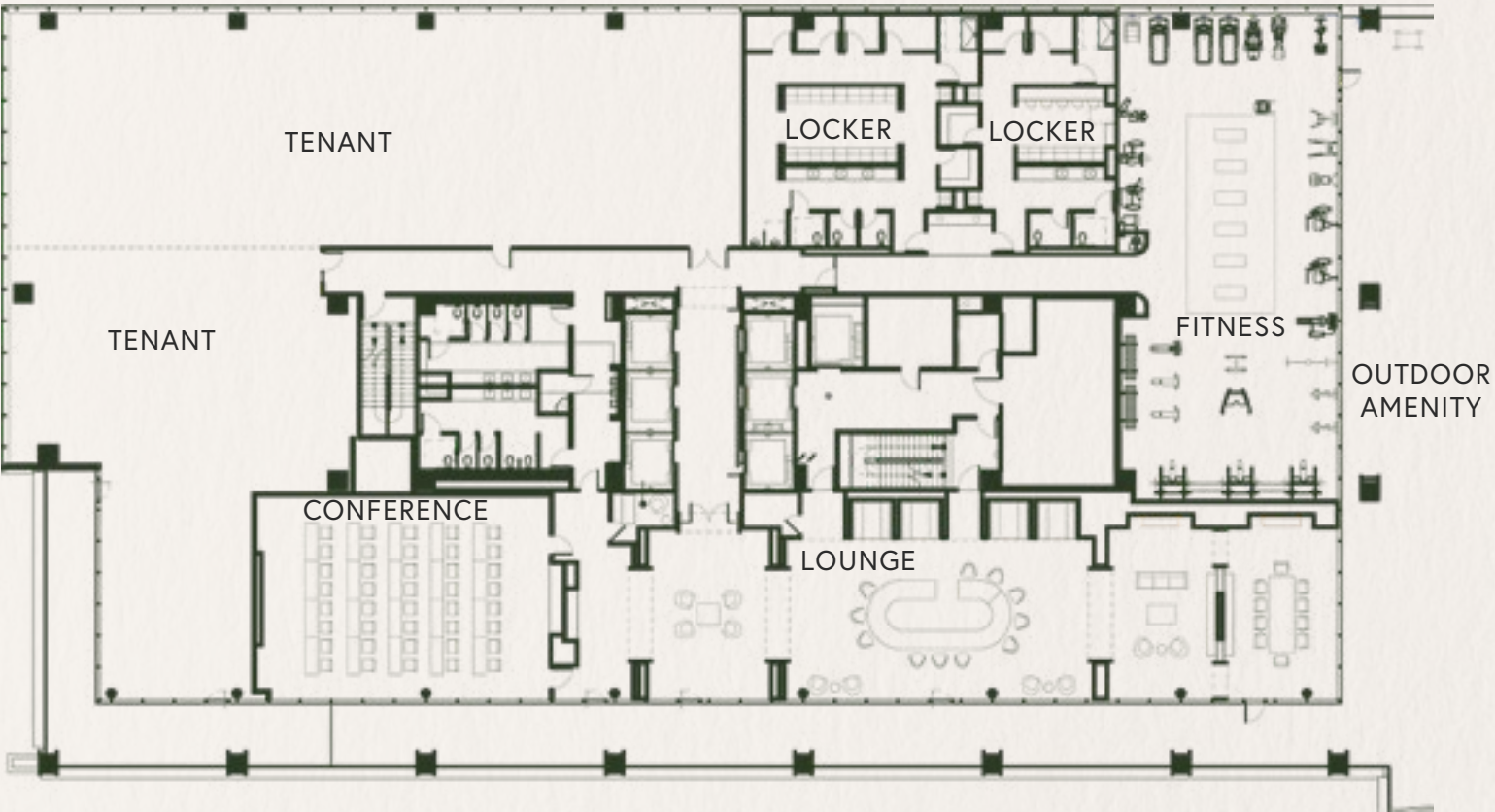


# Lobby





# 6<sup>th</sup> Floor



COLLABORATION SPACES



PRE-FUNCTION SPACE



LOUNGE & PRE-FUNCTION SPACE



FLEXIBLE MEETING AND DINING SPACES



OUTDOOR TERRACE



# 22<sup>nd</sup> Floor

AVAILABLE | 10,433 RSF

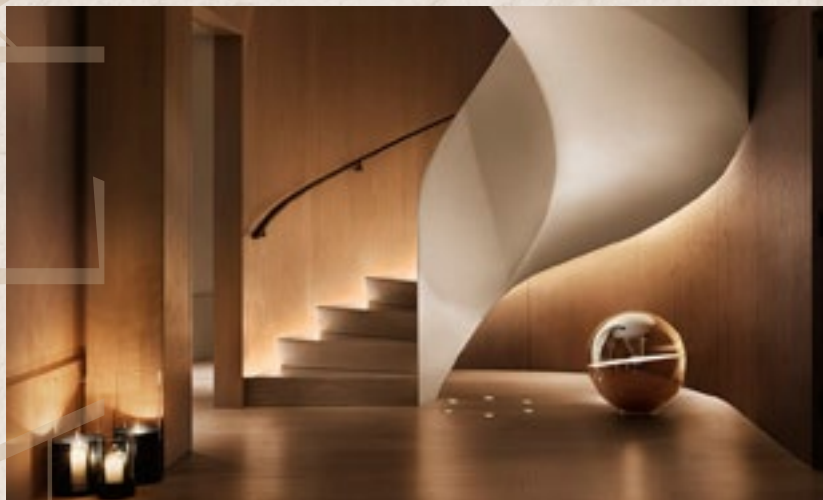


EXECUTIVE BOARDROOM/  
PRIVATE DINING



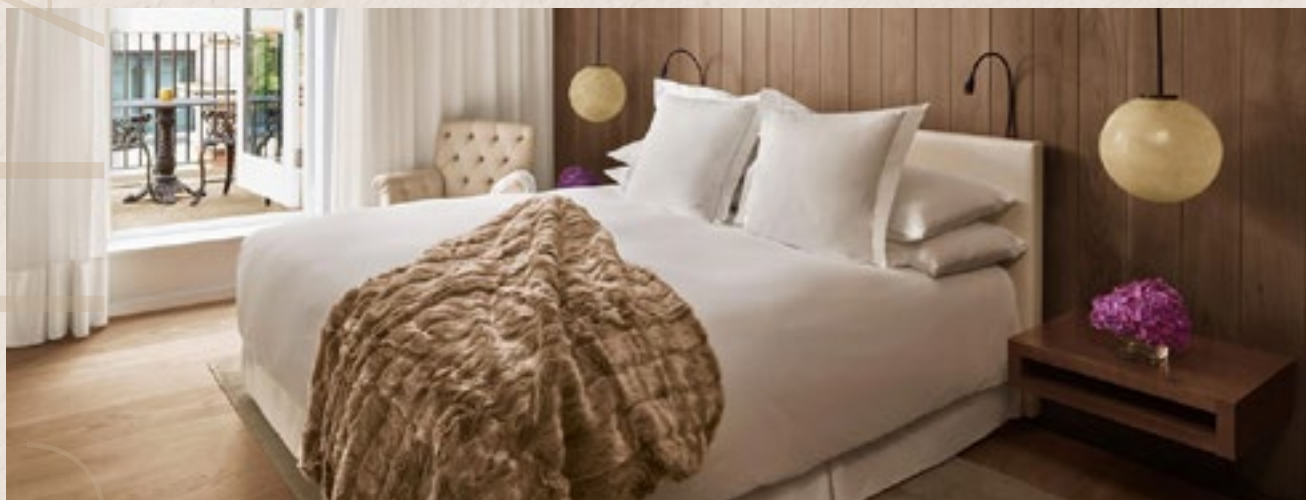


# 5 STAR LUXURY HOTEL



200  
KEY HOTEL

68  
LUXURY BRANDED CONDOS



## Amenities featuring

Lobby bar

Full-service restaurant

Full-service spa

Social club

Ballroom

Terrace and pooldeck



# UNMATCHED LOCATION

Experience the epitome of convenience at Chalk Hill. From fast casual eateries to fine dining restaurants, there's a full spectrum of walkable amenities right at your fingertips.



Within a 7  
minute walk:

25  
RESTAURANTS

92  
WALK SCORE





RESTAURANTS

- Dolce Riviera
- Harwood Arms
- Magnolias Sous Le Pont
- Happiest Hour
- Tequila Social
- Poco Fiasco
- Fig & Favor
- Marie Gabrielle Restaurant & Gardens
- Stillwell's
- Mercat Bistro
- Te Deseo
- Uchi
- Sixty Vines
- Moxies Dallas Uptown Restaurant
- Katy Trail Ice House
- Nick & Sam's
- The Henry
- Hero by HG
- North Italia
- Mexican Sugar
- Ocean Prime
- Crushcraft Thai Eats
- Meso Maya Comida y Copas
- Black Tap Craft Burgers & Beer - Dallas
- Mesero - Victory Park
- Insomnia Cookies
- Chop Shop Victory Park
- Wagamama
- Royal 38

Doc B's Restaurant

Haywire

CAVA

The Capital Grille

Nobu Dallas

Ascension Coffee - Crescent Court

PARKS & TRAILS

- Reverchon Park
- Turtle Creek Park
- Katy Trail Entrance
- Pike Park

HOTELS

- W Dallas - Victory
- Hotel ZaZa Dallas Uptown
- The Ritz-Carlton, Dallas
- Hôtel Swexan
- Le Méridien Dallas, The Stoneleigh
- Hyatt House Dallas/Uptown
- Hotel Crescent Court
- Marriott Dallas Uptown
- Rosewood Mansion on Turtle Creek

ENTERTAINMENT

- American Airlines Center
- Rosewood Mansion on Turtle Creek
- Klyde Warren Park
- Perot Museum of Nature and Science
- The Crescent

✈ 20 MINS  
DFW International Airport

✈ 10 MINS  
Dallas Love Field Airport





# AN ESCAPE TO NATURE

Located steps away from Katy Trail, Chalk Hill uniquely integrates work with lifestyle amenities & experiences. From the sky garden on our 6th floor to over 5 acres of parks within a 5-minute walk – you'll be sure to find the perfect space to take a break, huddle with colleagues, and recharge.







# CHALK HILL

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[CHALKHILLDALLAS.COM](http://CHALKHILLDALLAS.COM)



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