



PARK PLACE

— ON TURTLE CREEK —

THE PREMIER TURTLE CREEK BUSINESS ADDRESS

2911TURTLECREEK.COM

Jones Lang LaSalle Brokerage, Inc

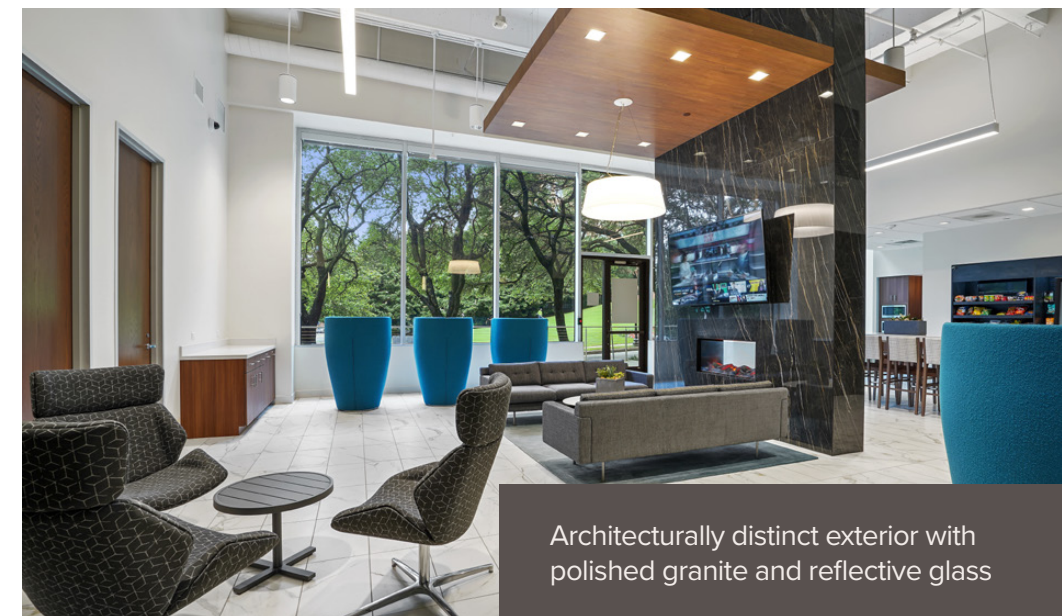
ABOUT PARK PLACE ON TURTLE CREEK



Impeccable drive-up appeal
with well manicured and
landscaped grounds



Two-story lobby with
dark granite walls and
white marble floors



Architecturally distinct exterior with
polished granite and reflective glass



NET RENTABLE AREA
177,169 RSF



CLASSIC &
TIMELESS DESIGN



SUPERB UPTOWN/TURTLE
CREEK LOCATION



DIRECT ACCESS
TO KATY TRAIL



UPGRADED
AMENITIES



INDOOR/OUTDOOR
HIGH-END TENANT LOUNGE



FLOORPLATES AVERAGING
JUST UNDER 15,000 RSF



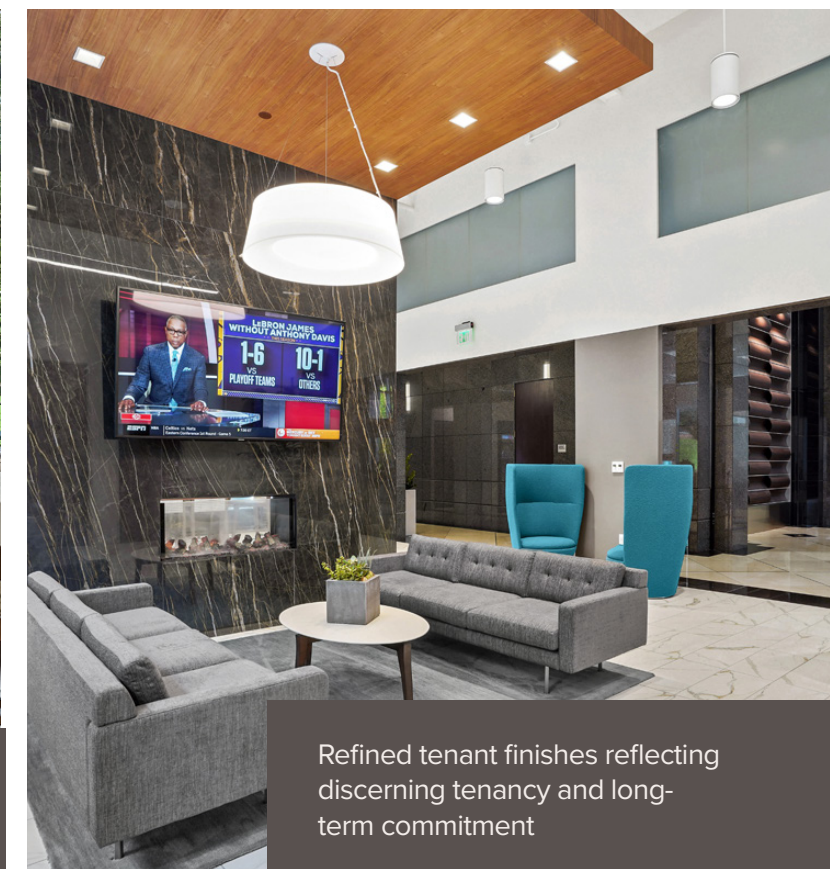
3:1,000 RSF PARKING
498 STALL GARAGE



PARKS PANTRY
MICRO MARKET



Floor-to-ceiling windows with views of Turtle Creek
Park, Victory Park, and downtown Dallas



Refined tenant finishes reflecting
discerning tenancy and long-
term commitment

SUPERB LOCATION



Adjacent to 5-star Rosewood Mansion on Turtle Creek and The Mansion Residences



Future site of the Dallas Four Seasons Hotel and Private Residences



Convenient to West Village and Victory Park, home to the American Airlines Center

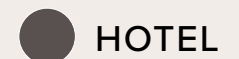
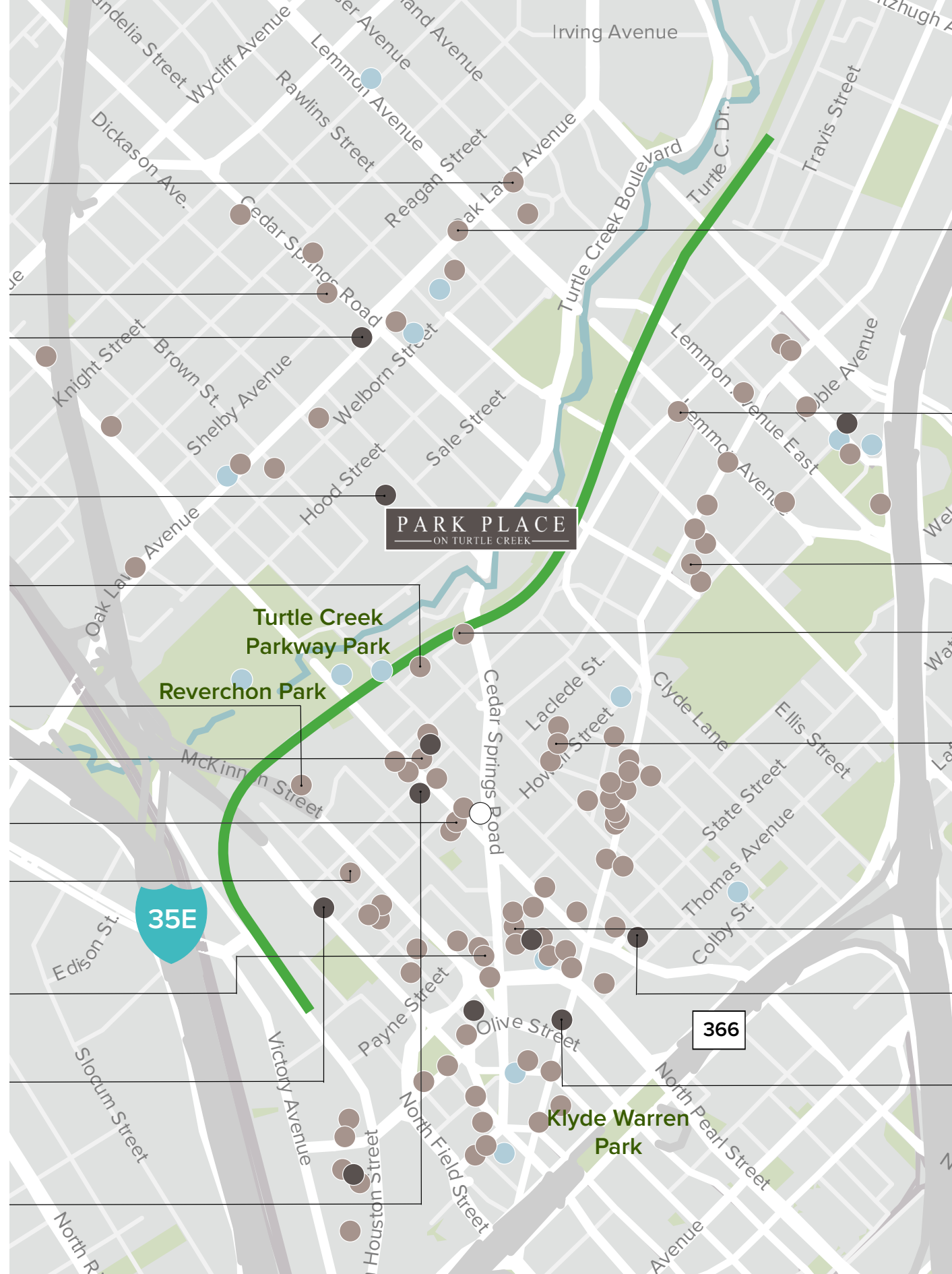
WITHIN 1 MILE

100
RESTAURANTS

10
HOTELS

20
GYMS/FITNESS

15 MINS
DALLAS LOVE FIELD AIRPORT





HOSPITALITY- INFUSED SPACES WITH AMENITY RICH OFFERINGS

PRESTIGIOUS OWNERSHIP

Piedmont Realty Trust, Inc. (NYSE: PDM) is an owner, manager, developer, redeveloper, and operator of high-quality, Class A office properties located primarily in major U.S. Sunbelt markets. Its approximately \$5 billion portfolio is currently comprised of approximately 17 million square feet. The Company is a fully integrated, selfmanaged real estate investment trust (REIT) with local management offices in each of its markets and is investment-grade rated by S&P Global Ratings (BBB-) and Moody's (Baa3).

Piedmont has been prioritizing energy efficiency and pursuing third party certifications for many years, and we consider sustainability to be a long-term commitment which we proudly undertake on behalf of all our tenants and our communities. Piedmont has empowered property teams with the data and tools they need to sustainably manage our buildings by leveraging industry partnerships with ENERGY STAR, BOMA, and U.S. Green Building Council, to confirm and advance the environmental performance of our assets. By implementing these processes, we will continue to improve our environmental performance year over year. We are deeply committed to the safety and wellbeing of our tenants and an extensive description of our efforts can be found within our ESG Report at: [piedmontreit.com](https://www.piedmontreit.com).

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