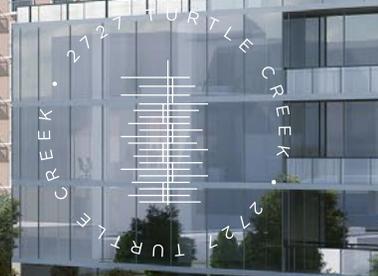




# 2727

TURTLE CREEK







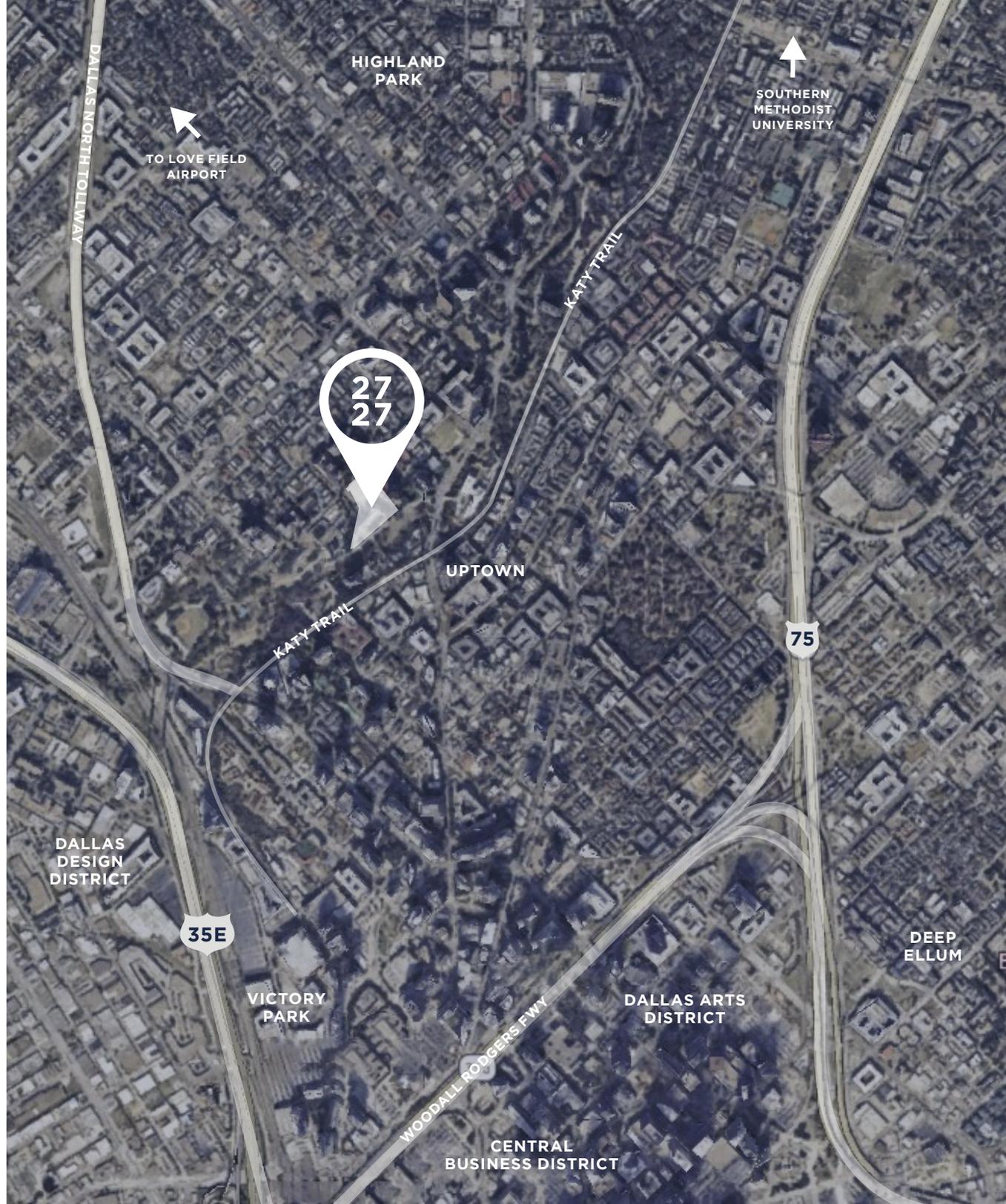
# ALL ABOUT 2727

## AN UNMATCHED ADDRESS

Set amongst a greenbelt in the epicenter of Dallas, 2727 Turtle Creek is a state-of-the-art development offering stunning architecture, modern office space, sophisticated apartment homes, luxury hotel and residences, elevated amenities and contiguous accessibility to parks and walking trails.

# CITY MEETS SERENE

Situated in the most verdant area of Uptown, 2727 Turtle Creek resides in the most desirable core of the Dallas landscape. The mixed-use development is the sought-after midpoint for prominent business sectors, choice entertainment districts and exclusive neighborhoods.





# BY THE NUMBERS

**5+**

Acre Masterplanned  
Development

**285,000**

SF of Office Space

**200**

Key Hotel

**45**

Luxury Residences

**250**

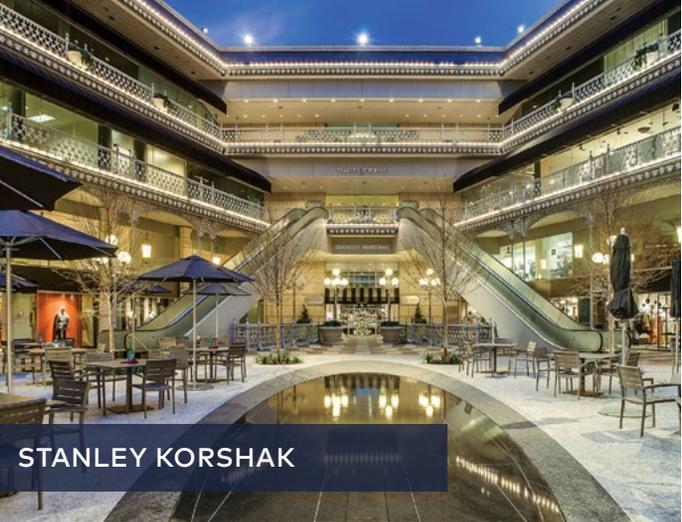
Apartment Homes

**25,000**

SF of Retail/Restaurants

**2023**

Opening



STANLEY KORSHAK



KATY TRAIL



MANSION ON TURTLE CREEK

# IN GOOD COMPANY

A myriad of luxury hotels, fine dining, unique shopping, exclusive neighborhoods and peaceful parks are mere minutes away.



HIGHLAND PARK



AL BIERNAT'S



TURTLE CREEK

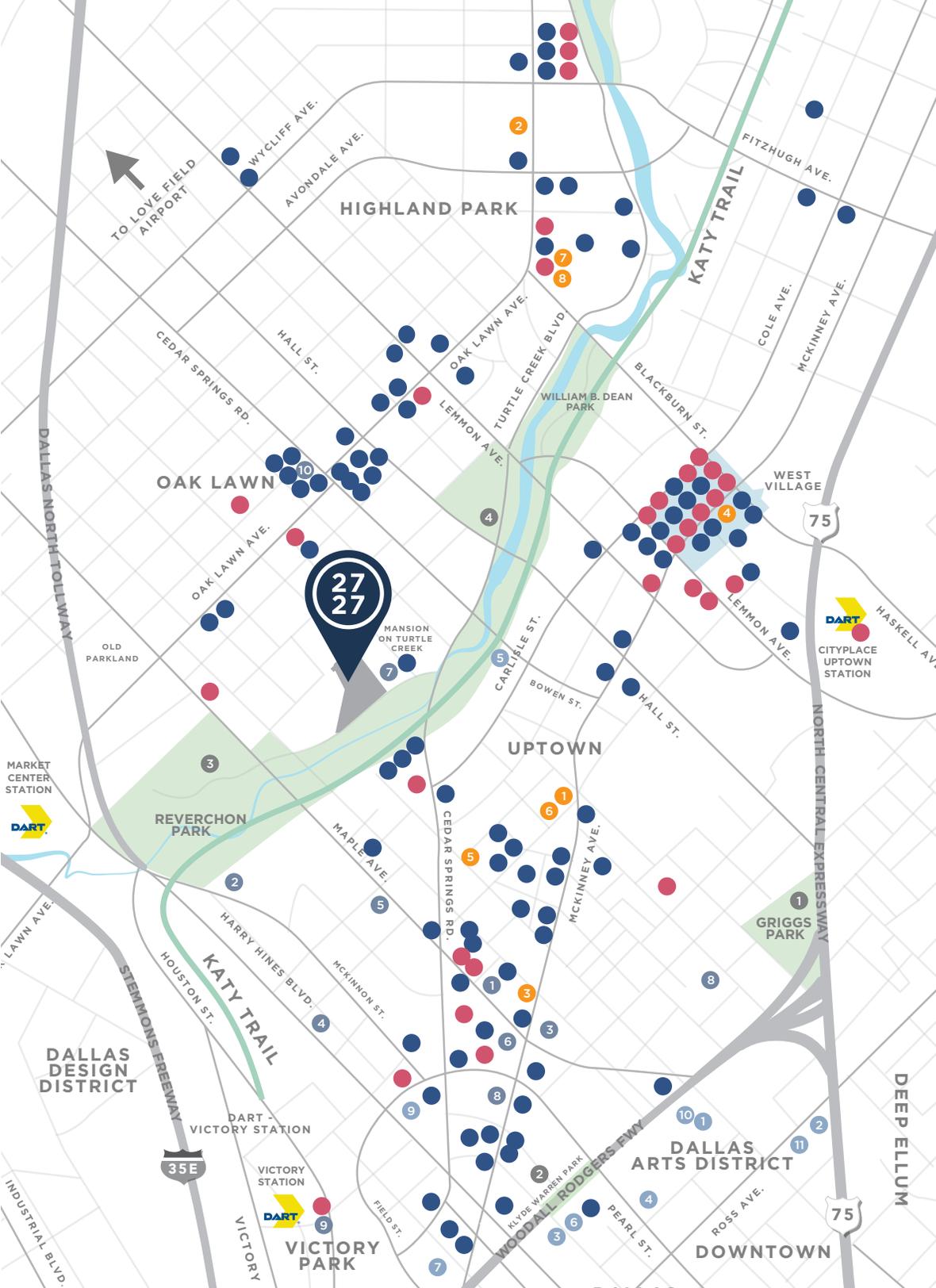


UPTOWN



REVERCHON PARK

# DESTINATIONS & DINING



## RESTAURANTS

Al Biernat's  
 Asian Mint  
 Avanti Ristorante  
 Baboush  
 Beverley's Bistro & Bar  
 Bisous Bisous Pâtisserie  
 Blackfriar Pub  
 Bob's Steak & Chop House  
 Bread Winners Cafe  
 Buda Juice  
 Cafe Brazil  
 Campuzano Mexican Food  
 Carbone's  
 Chipotle Mexican Grill  
 Coal Vines  
 Cork  
 Cosmic Cafe  
 CRU Food & Wine Bar  
 Crushcraft Thai Eats  
 Del Frisco's Grille  
 Doc B's Restaurant + Bar  
 Drip Coffee  
 East Hampton Sandwich Co.  
 Eatzl's Market & Bakery  
 Eddie V's Prime Seafood  
 Einstein Bros. Bagels  
 El Fenix  
 Eureka!  
 Gloria's Latin Cuisine  
 Green Papaya  
 Grimaldi's Pizzeria  
 Haystack Burgers & Barley  
 Hopdoddy Burger Bar  
 Hôtel St. Germain Restaurant  
 Jakes Hamburgers  
 Jalisco Norte  
 Katy Trail Ice House  
 Las Palmas  
 Lucky's Café  
 Magnolia Theatre & Bar  
 Malai Kitchen  
 Malibu Poke  
 Mattito's  
 Meso Maya  
 Mi Cocina  
 Mille Lire  
 Mixt  
 MoMo's Pasta  
 Morton's The Steakhouse  
 Mudsmith  
 Nick & Sam's  
 Nobu  
 Ocean Prime  
 Paul Martin's American Grill  
 Panera Bread  
 Pappadeaux Seafood Kitchen  
 Parigi Restaurant  
 Perry's Steakhouse & Grille  
 Pints & Quarts

Pök The Raw Bar  
 Public School 214  
 S&D Oyster Company  
 Saint Ann  
 Salum  
 Sammy's Bar-B-Q  
 Savor  
 Sixty Vines  
 SkinnyFATS  
 Starbucks  
 Steel  
 Streets Fine Chicken  
 Sushi Zushi  
 TJ's Seafood  
 Taco Diner  
 Texas de Brazil  
 The Capital Grille  
 The Common Table  
 The Ginger Man  
 The Henry  
 The Library  
 The Mansion  
 The Rustic  
 TNT Tacos and Tequila  
 Truluck's  
 Village Burger Bar  
 Water Grill  
 Zaguan  
 Zizikis  
 Zoës Kitchen

## SHOPPING

Abi Ferrin  
 Allen Edmonds  
 Asel Art Supply  
 Athleta  
 Banana Republic  
 Bella Bridesmaid  
 Blue Print  
 Brooks Brothers  
 Cedar Maple Plaza  
 Cityplace Market  
 Demerara  
 Dulce  
 Express Shop  
 Fashion Optical  
 Gratitude Vintage  
 Clothing  
 J. Crew  
 JoS A. Bank  
 Kendra Scott  
 LF  
 Loft  
 Lorna Jane  
 Lucky Brand  
 Men's Wearhouse  
 Modern Citizen  
 Office Depot  
 On Consignment  
 Optique

Pitaya  
 Rolex  
 Stanley Korshak  
 Sunglass Hut  
 The Shops of Highland Park  
 World Market

## HOTELS

1. Hotel St. Germain
2. Hotel Venture LP
3. Hotel ZaZa
4. Hyatt House Dallas
5. Le Méridien Dallas, The Stoneleigh
6. Rosewood Crescent Hotel
7. Rosewood Mansion on Turtle Creek
8. The Ritz-Carlton, Dallas
9. W Dallas - Victory
10. Warwick Melrose Hotel

## PUBLIC

1. Griggs Park
2. Klyde Warren Park
3. Reverchon Park
4. Turtle Creek Park

## HEALTH & FITNESS

1. City Surf Fitness
2. Equinox
3. Gold's Gym
4. Pure Barre
5. Sun Stone Yoga
6. Trophy Fitness Club

## MUSEUMS

1. AT&T Performing Arts Center
2. Moody Performance Hall
3. Dallas Museum of Art
4. Meyerson Symphony Center
5. Museum of Geometric and MADI Art
6. Nasher Sculpture Garden
7. Perot Museum of Nature and Science
8. The Crow Museum of Asian Art
9. The Samurai Collection
10. Winspear Opera House
11. Wyly Theatre

# CONVENIENCE & ACCESSIBILITY

Remarkable accessibility – three short turns in four minutes grants access to the Dallas North Tollway – is just one of the many advantages of the development’s locale. Tenants, businesses, residents and visitors alike will enjoy an effortless ingress and egress plan that includes ample parking and direct access to in-town amenities.



**3-minute** drive to Dallas North Tollway  
**4-minute** drive to 75 Central  
**4-minute** drive to 35 East



**11-minute** drive to Dallas Love Field Airport  
**25-minute** drive to DFW International Airport



**5-minute** drive to Arts District, Downtown Dallas, Highland Park, and West Village



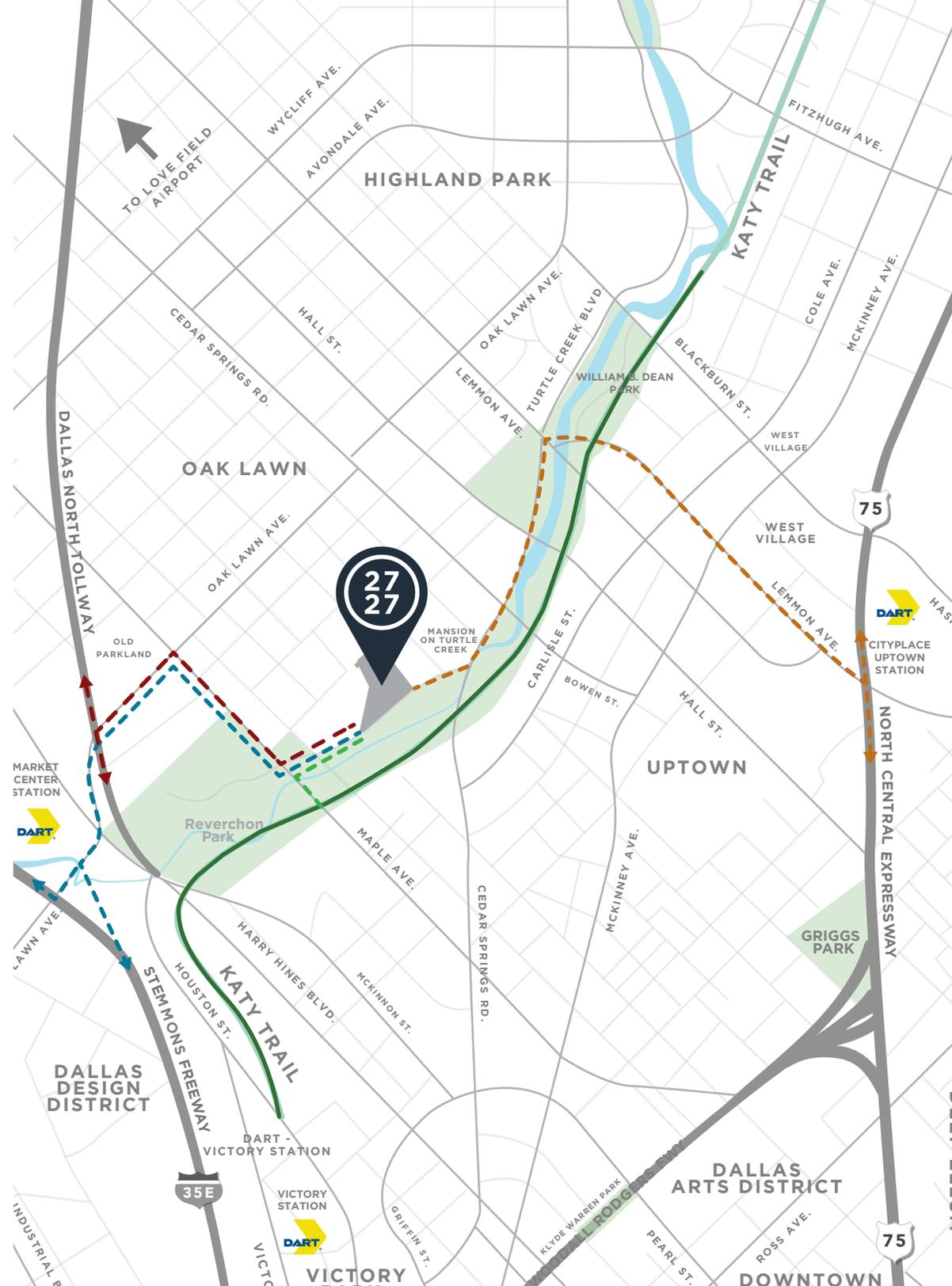
**1 short walk** to infinite shopping, dining and entertainment options



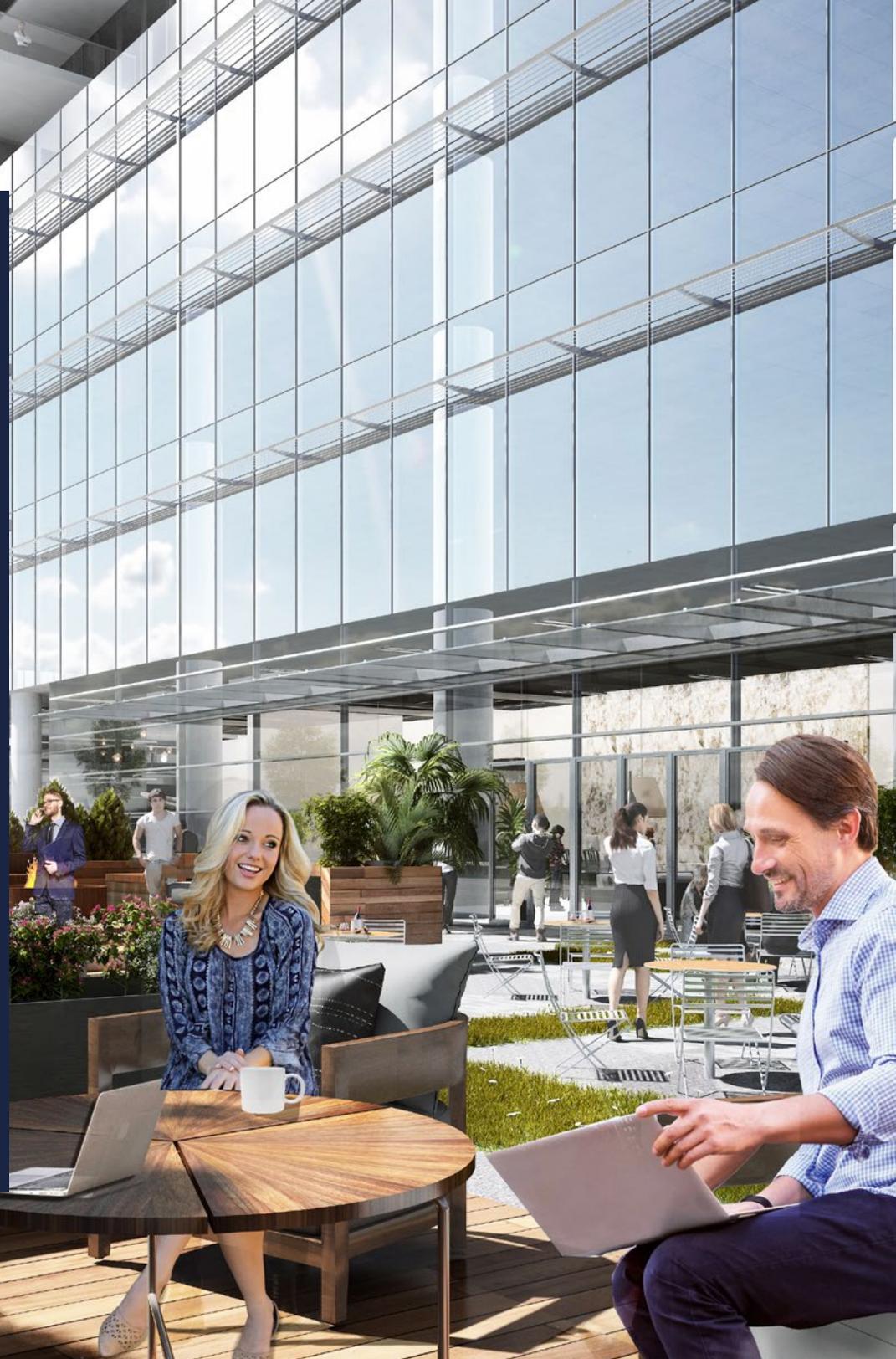
**1 stroll** to parks and trails

## INGRESS & EGRESS ROUTES

-  US-75 Central Expressway
-  Dallas North Tollway
-  I-35E Stemmons Freeway
-  Katy Trail



WORK  
**MEETS**  
LIFE





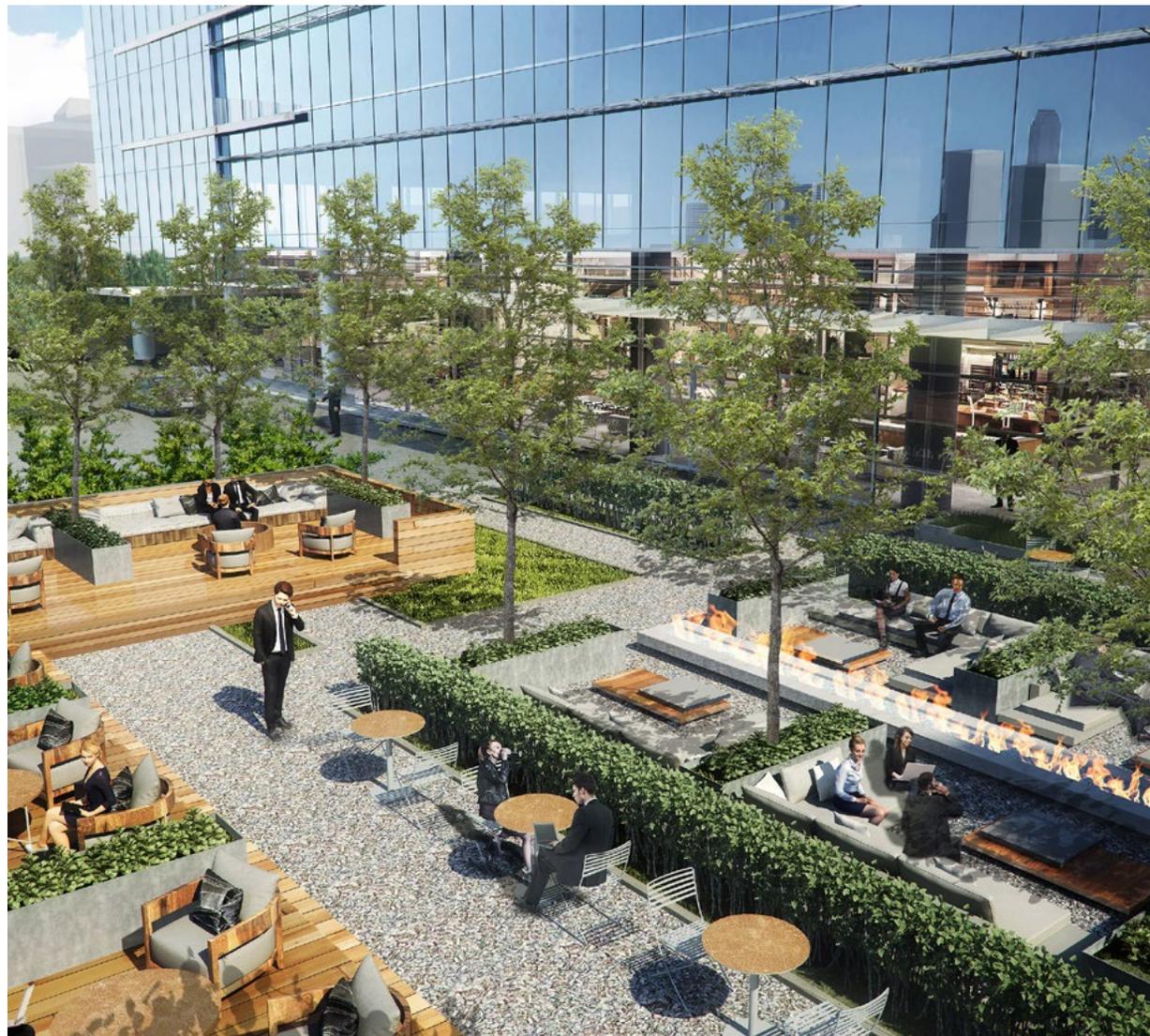
## STATE OF THE ART **OFFICE**

- + 19 stories
- + 285,000 SF of office space
- + Typical floor plate is 25,000 SF
- + Podium and below-grade parking
- + Parking ratio is 3:1,000 SF expandable



# OFFICE AMENITIES

- + Two-story dramatic entry
- + Hospitality inspired lobby/lounge
- + Private terrace on entry level
- + Rooftop terrace with sweeping views
- + Fitness center with lockers and shower facilities
- + Conference/training center
- + Bike storage
- + Chef-driven restaurant at adjacent 2727 hotel
- + Full service café
- + Convenient access to celebrated Katy Trail and Turtle Creek Park



# OFFICE STACKING PLAN



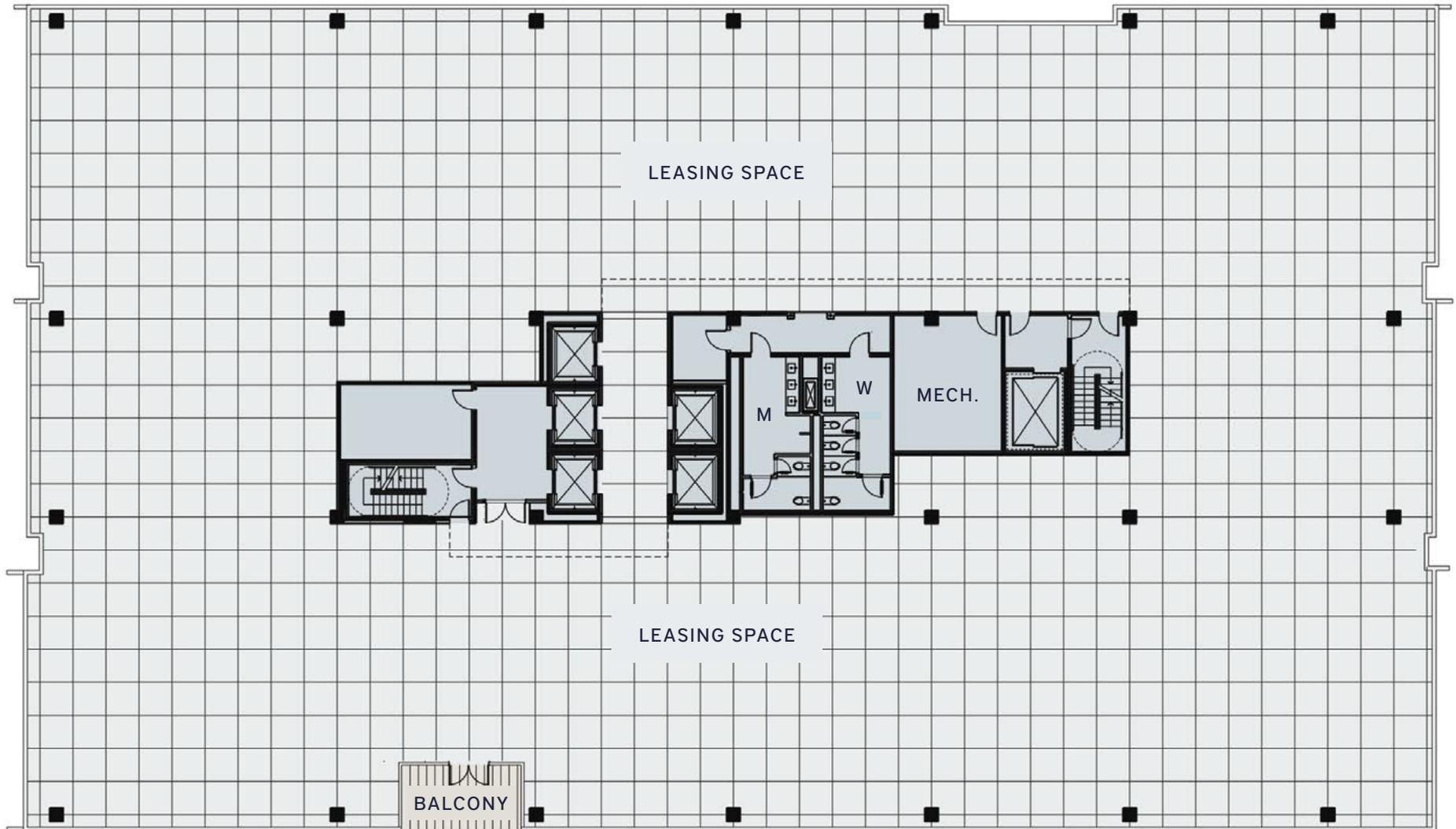
# FIRST FLOOR PLAN

+ Parking ratio is 3:1,000 SF expandable



# TYPICAL OFFICE FLOOR PLAN

+ Typical bay depths of 42'-45'



# TERRACE + AMENITY FLOOR PLAN

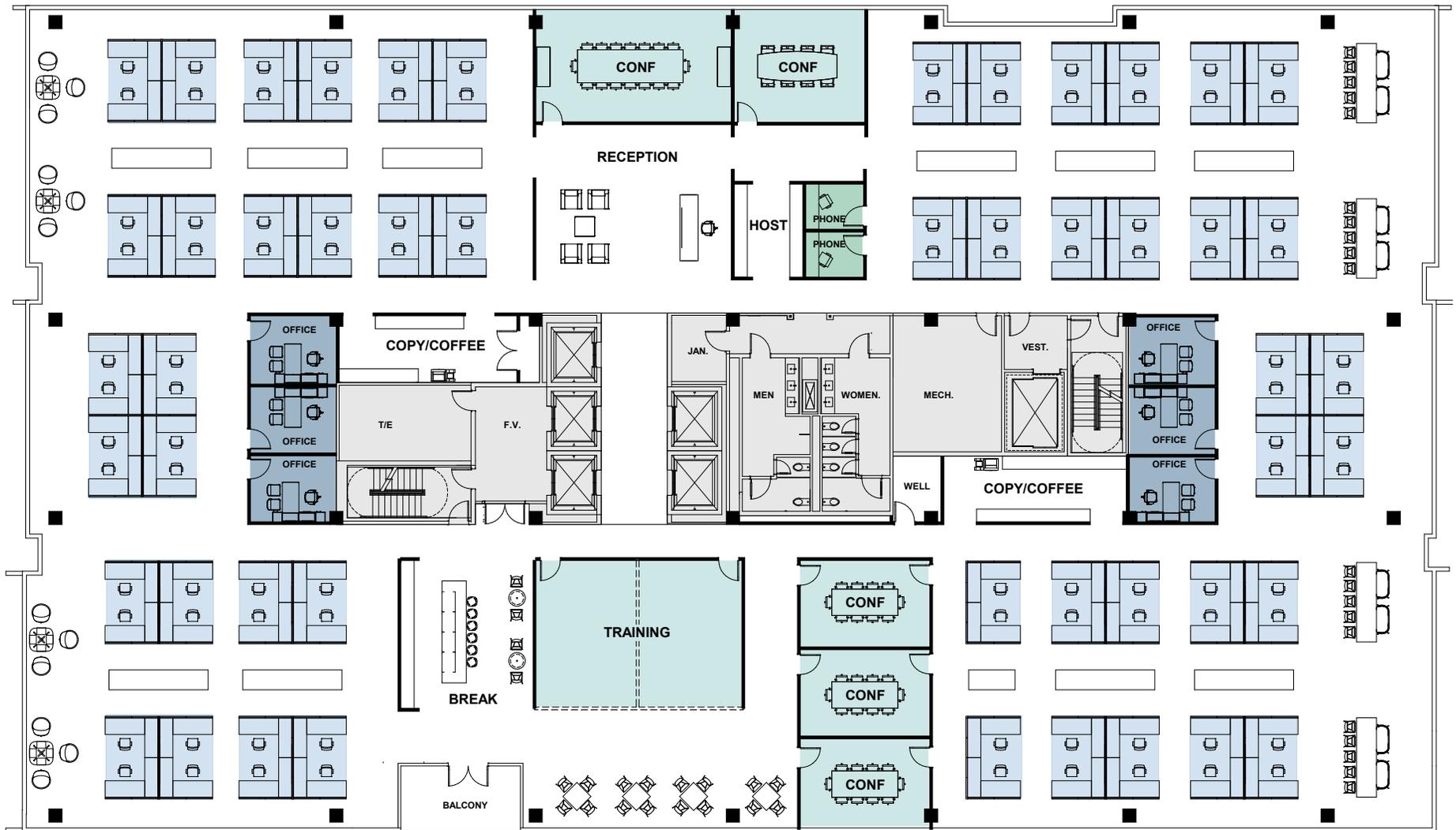
+ 19th floor



# HYPOTHETICAL OPEN FLOOR PLAN

+ 6 offices

+ 100 work stations



# HYPOTHETICAL CLOSED FLOOR PLAN

- + 4 large offices
- + 6 medium offices
- + 28 window offices
- + 22 interior offices
- + 18 work stations





# LUXURY HOTEL + RESIDENCES

- + 24 stories
- + 200 keys
- + 45 residences
- + Indoor/outdoor lobby bar & restaurant
- + Urban pool and boutique patio/garden
- + Grand ballroom
- + Meeting space
- + Mailroom with dry cleaning drop
- + Controlled access on-site garage parking







# SOPHISTICATED APARTMENT HOMES

- + 24 stories
- + 250 multi-family units
- + Full fitness center
- + Resort-style pool deck with cabanas, lounge seating and grilling stations
- + Coffee bar
- + Dog wash
- + Bike storage and repair room
- + Mail room with dry cleaning drop
- + Controlled access on-site garage parking



# APARTMENT HOMES STACKING PLAN



# PROJECT TEAM



PRESCOTT GROUP is a Dallas based real estate investments firm. They have a proactive, solutions-based operating and investment philosophy executed by an experienced and entrepreneurial team. Their ability to identify opportunities and implement strategies that effectively improve property value is proven. And they use technology to streamline their operations and communicate effectively. Their way of achieving bottom-line results. Their portfolio of properties provides an excellent look at how they help investors and tenants achieve their real estate investment goals through innovative strategies. [prescottrealtygroup.com](http://prescottrealtygroup.com)



JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.3 billion, operations in over 80 countries and a global workforce of over 91,000 as of March 31, 2019. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com)



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[2727TC.COM](http://2727TC.COM)



# 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.*



**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@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6100
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ahnie Sheehy	618303	ahnie.sheehy@am.jll.com	214-438-6100
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date