

THE COLONNADE

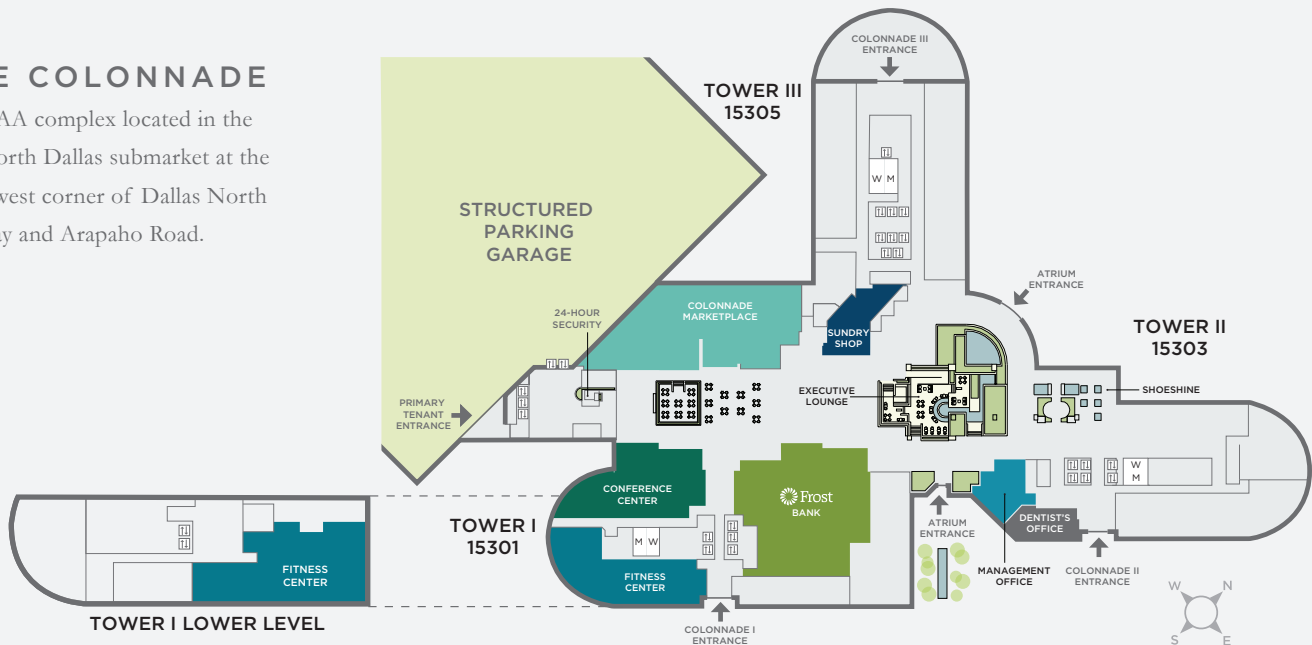
NORTH DALLAS' PREMIER OFFICE ADDRESS

The Colonnade is ideally located in luxury surroundings at the southwest intersection of Dallas North Tollway and Arapaho Road. The award-winning property offers unmatched amenities and convenient access to the thriving retail, dining, and entertainment district of Addison.



THE COLONNADE

Class AA complex located in the Far North Dallas submarket at the southwest corner of Dallas North Tollway and Arapaho Road.



BUILDING SIZE	Approximately 1.1M RSF
TYPICAL FLOOR SIZE	24,000-26,000 RSF
PARKING	Nine level attached parking structure
LOCAL AMENITIES	Within minutes of more than 170 restaurants, 12 banks, 22 hotels and Galleria Dallas.
ON-SITE AMENITIES	<p>On-site Management Office The Fortis Management Center combines the attributes of property management and a concierge service, including tenant conference planning and an information conduit for building events.</p> <p>The Colonnade Marketplace A multi-station eatery with diverse breakfast, lunch, and grab-and-go options and a rotating menu. Additionally, a grab-and-go juice bar serves coffee, smoothies, and healthy options.</p> <p>Colonnade Club Open M-F afternoons, this happy hour spot features light fare, beverage service, and free WiFi.</p> <p>Fitness Center The fully modernized 9,000 SF, two-story fitness center will offer 15 foot ceilings, cardio and strength training equipment, TRX suspension trainer & hexagonal kick boxing station. The premier facility will offer modern country club style locker rooms rivaling any five star health facility. Private spa and wellness rooms also offer massage services by appointment only. Complementary membership is exclusive to The Colonnade tenants. Personal training, group fitness and massage therapy are offered for a fee.</p> <p>Conference Center Offered free of charge exclusively to The Colonnade tenants, the expanded and fully modernized facility provides video conferencing, Wi-Fi, and seating to accommodate up to 125 people. It includes direct atrium access, open and professional pre-function areas, an executive boardroom and an expandable training room.</p> <p>Healthy Building The Colonnade complies with all CDC recommended guidelines for building health including touchless faucets, automatic doors and MERV-15 air filters to improve health and safety for all tenants.</p> <p>Convenience Store Open M-F, providing on-the-go snacks and beverages, greeting cards, and gifts.</p> <p>On-site Security 24/7 security with multiple officers on-site and cameras strategically placed throughout the complex.</p>
OTHER AMENITIES	Shoe shine, travel agency, and dentist's office.

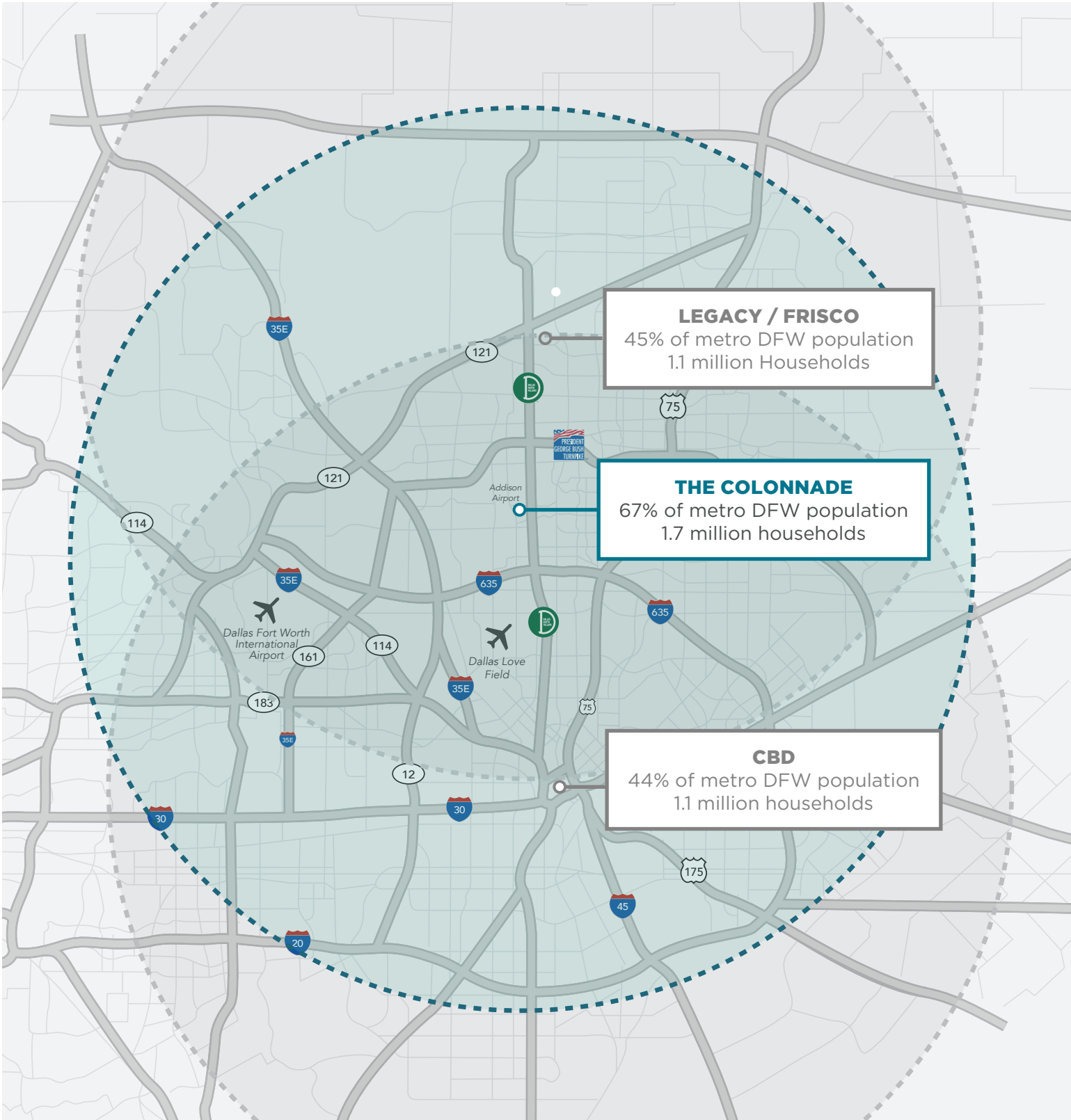
The three towers are connected via a five-story, 70ft high, barrel-vaulted glass atrium featuring an amenity base that is unrivaled in the market.



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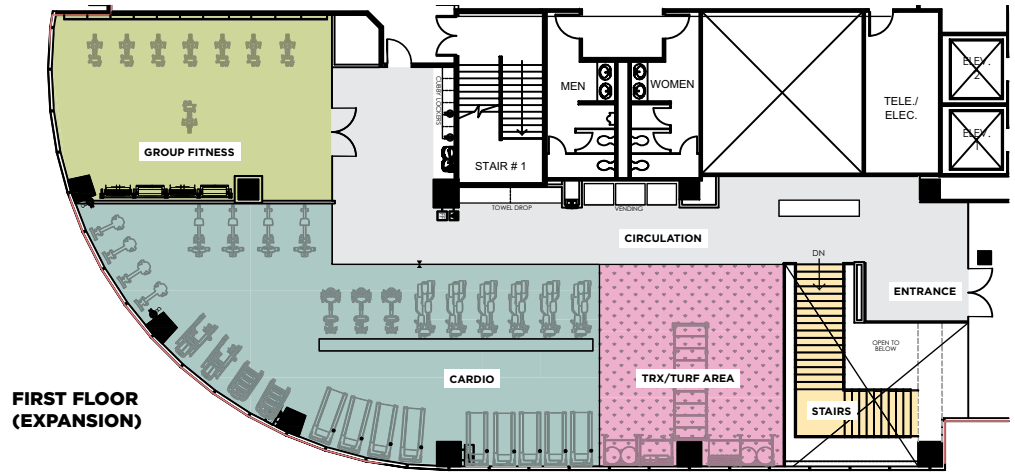
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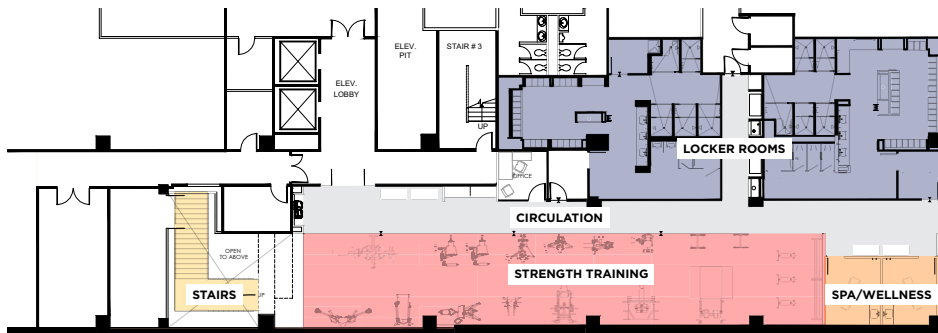
THE COLONNADE FITNESS CENTER

The newly modernized 9,000 SF Fitness Center with 15ft ceilings includes the following:









- State of the art cardio equipment lining the full height windows
- TRX suspension trainer and hexagonal kick boxing station
- Group fitness and yoga classes
- Modern Country Club style locker rooms
- New weight training machines
- Private spa and wellness rooms

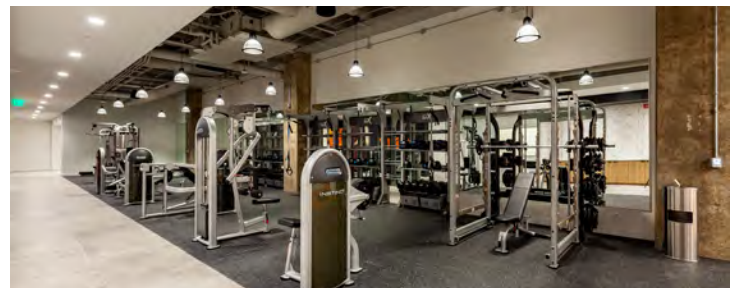


**FIRST FLOOR
(EXPANSION)**



LOWER LEVEL (EXISTING)

- | | | | |
|---|---------------|---|-----------------|
|  | Group Fitness |  | Fitness/Weights |
|  | Cardio |  | Locker Rooms |
|  | TRX/Turf Area |  | Locker Rooms |
|  | Spa/Wellness |  | Circulation |



THE COLONNADE CONFERENCE CENTER

The re-imagined and expanded Conference Center offers:

- Direct atrium access
- Open and professional pre-function areas
- Executive boardroom with state-of-the-art presentation technology
- Expandable training room with flexibility to suit conference need from 25-125 seats



THE COLONNADE MARKETPLACE



A multi-station eatery with diverse breakfast, lunch and grab-and-go options with a rotating menu.

Additionally, a grab-and-go juice bar serves coffee, smoothies, and healthy options.

SAMPLE MENU



LOTUS

Lotus embodies the elements and spirit of Asian Cuisine, emphasizing freshness and quality ingredients with a distinct Eastern philosophy toward food preparation. Simple, classic, mindful of the lotus blossom, Purity.

SAMPLE MENU

Custom hand-rolled Sushi (Nigiri and Maki) and Sashimi

Spicy Chicken Pho Noodle Soup

Vegetarian Shitake and Scallion Lo Mein



HEARTH

Pizzas are made fresh throughout lunch service in the pizza oven. We use specially developed recipes including Italian Double Zero Flour and San Marzano Tomatoes for our house dough and pizza sauce. We convert traditionally lavish dishes like Chicken Parmesan into deliciously healthy meals.

SAMPLE MENU

BBQ Chicken Pizza with Housemade BBQ Sauce, Scallions, and Gouda Cheese

Sweet Potato, Eggplant, and Kale Lasagna



GRILL

Good Morning Grill featuring cage-free eggs made to order, sausage, nitrate-free bacon and breakfast Paninis.

Lunch items such as grilled burgers, grilled cheese sandwiches and herb marinated hormone free chicken are available daily.

SAMPLE MENU

Almond French Toast Stuffed with Strawberries and Cream Cheese

BBQ Bison Burger with Smoked Cheddar and Crispy Apple Slaw



HEALTH BAR

Check out our Chef created and seasonally inspired plated salads. Craft your own delicious salad with our multiple selections of lettuce as well as many different fresh toppings and selection of lean proteins.

SAMPLE MENU

Drunken Beef and Rice Noodle Salad

Roasted Beet, Tortellini, Blueberry, Goat Cheese Salad

Bulgar and Chickpea Salad with Lemon Infused Parsley Dressing

