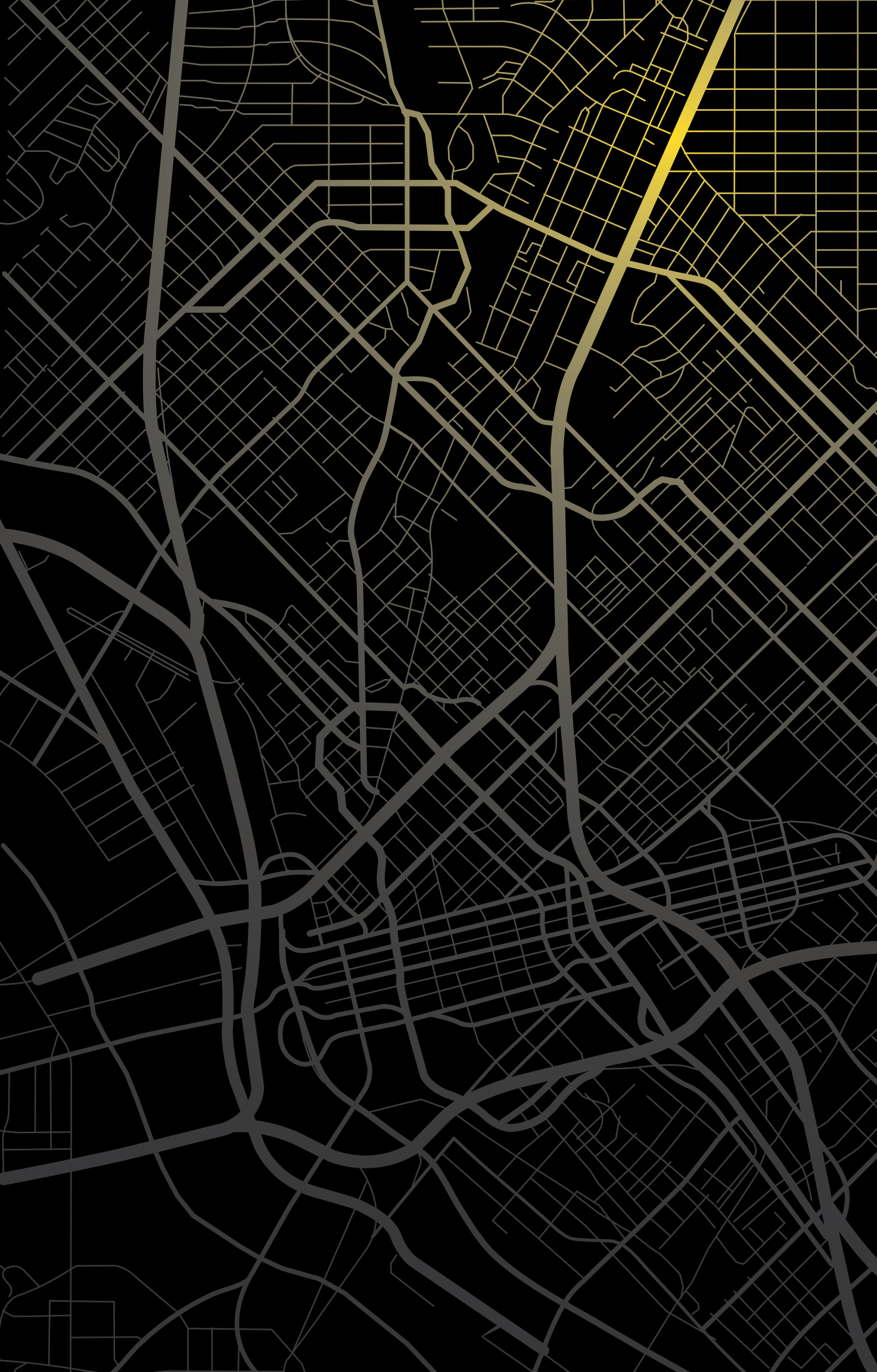




4514 COLE AVENUE

# HIGHLAND PARK PLACE

DALLAS, TEXAS



**Located in the vibrant  
Knox Henderson District,  
Highland Park Place is Dallas'  
premier business address.**



THE WORLD AT YOUR

# Fingertips

JUST A FEW BLOCKS AWAY

HIGHLAND PARK PLACE

URBAN OFFICES





OFFERING A NEW

# Perspective

ON BUSINESS





# Work, Play, Live.

The Knox Henderson District offers tenants at Highland Park Place access to an eclectic mix of food, fashion, fitness, furniture and fun, all within walking distance of the building. The district offers a cultured and distinctive blend of both new and old, which provides an environment unlike any other in Dallas.



# Everything you need, on and off the clock.

At Highland Park Place, everything you need is at your fingertips. You can work, eat, shop, and relax, all within the neighborhood. Here's what your average weekday might look like.

8:00a



**COFFEE AT STARBUCKS**  
Right around the corner from Highland Park Place, Starbucks is conveniently located so you can grab your morning cup on the way into work.



8:30a



**HIGHLAND PARK PLACE**  
The new on-site conference center is ideal for hosting the quintessential client meeting.

10:30a



**THE APPLE STORE**  
When you need hands-on tech support, the Apple store's Genius Bar is just around the corner.

12:30p

**LUNCH AT TOULOUSE**  
Just two blocks away from Highland Park Place, Toulouse makes an excellent place to meet a client for a quick bite in the middle of the day.

5:30p



**JOG ON THE KATY TRAIL**  
Highland Park Place is only 3 blocks from the Katy Trail, giving tenants access to the extensive trail network.  
*Image courtesy of Friends of the Katy Trail.*

7:00p



**COCKTAILS AT SANGRIA**  
Wind down from the workday with a cocktail on Sangria's patio.

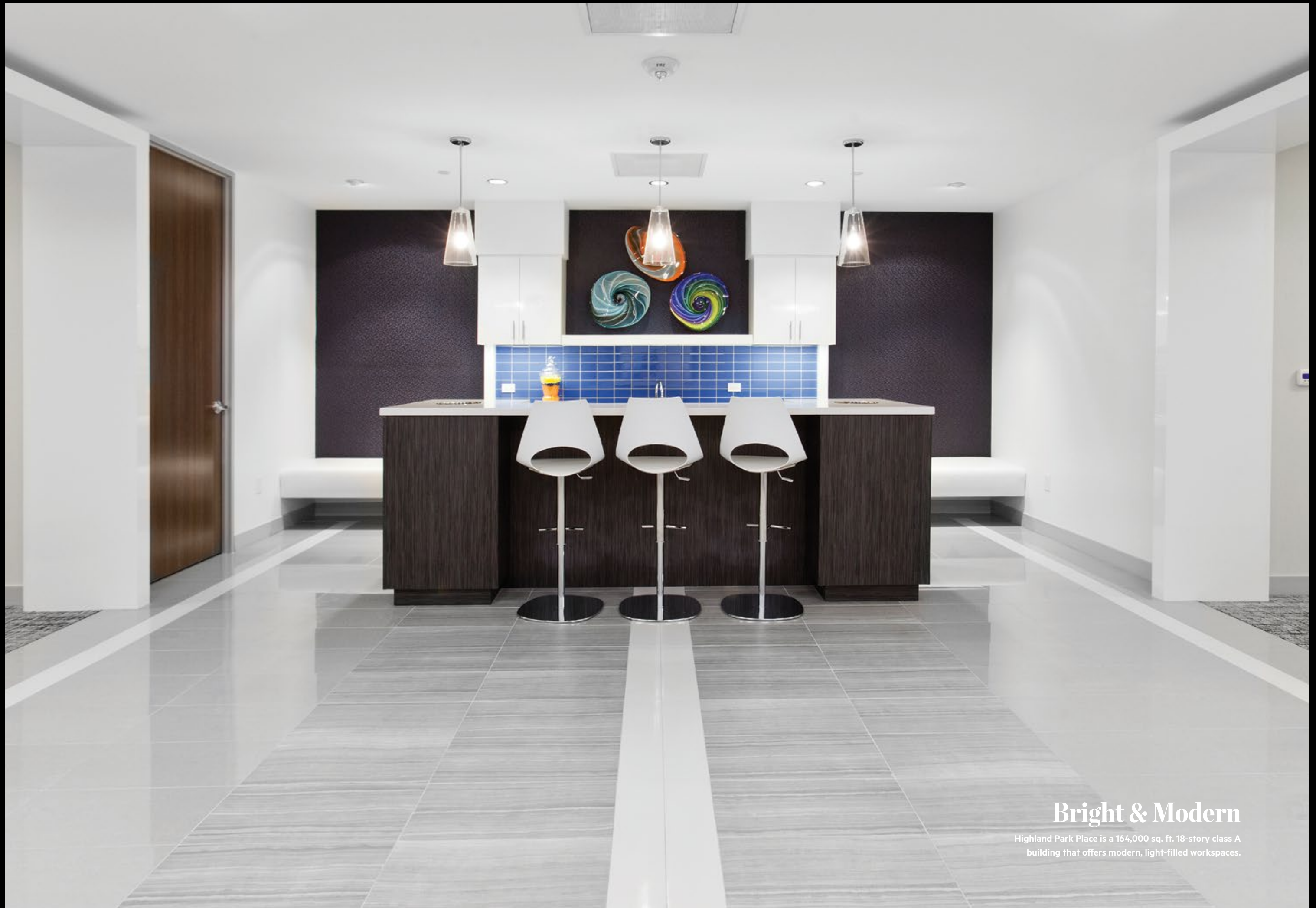


**DINNER AT ABACUS**  
Located adjacent to Highland Park Place and rated one of the top 20 restaurants in the city, Abacus is the perfect place to enjoy Dallas' finest gourmet cuisine at the end of the day.

7:30p







## Bright & Modern

Highland Park Place is a 164,000 sq. ft. 18-story class A building that offers modern, light-filled workspaces.



Work from a **new perspective**. At Highland Park Place, your workday isn't limited by your workspace. **Stunning views** and top-flight amenities inside – dozens of shops, restaurants, and the **Katy Trail** just a few steps away. An address unlike any other in Dallas, Highland Park Place is the ideal place to **set your business apart**. Unique floor sizes and custom spec suites allow for workspaces of true **distinction**, while the exceptional building ownership and management ensure that **every detail is covered**.



# 236

## BLOCKS

from the Katy Trail, a 3.5-mile jogging and biking trail.

## RESTAURANTS WITHIN WALKING DISTANCE

ranging from casual cafes to high-end dining.

# 164,000

## SQUARE FEET

of high-end boutique office space.

# 183

## FLOORS

that provide sweeping views of the neighborhood and downtown Dallas.

## PER THOUSAND PARKING

so you can park and walk to coffee, lunch, happy hour, shopping, and dinner.

Knox Henderson Area Map



■ HIGHLAND PARK PLACE    ○ SHOPPING    ● BARS AND RESTAURANTS



# About the Ownership

## KBS REALTY ADVISORS

Founded in 1992 by Peter Bren and Charles J. Schreiber, Jr., KBS Realty Advisors is one of the leading real estate investment advisors in the nation. We understand the complexities of managing and operating real estate, which is why we employ the most talented professionals in the industry. Our senior executives average thirty-years “hands- on” experience in real estate across the nation.

We know it’s not only where you do business that matters, but how you do business. Our “hands-on” approach has led us to many successes, gaining us profound trust with our clients. At KBS, we believe our people are our greatest asset and our tireless efforts to conduct good business has not only earned us repeat investment opportunities, but also formed long lasting relationships.



**222 Main**  
Salt Lake City, Utah



**Union Bank Plaza**  
Los Angeles, California



**500 West Madison**  
Chicago, Illinois



**RBC Plaza**  
Minneapolis, Minnesota



**Thames Street Wharf**  
Baltimore, Maryland



**Providence Towers**  
Dallas, Texas



# HIGHLAND PARK PLACE

FOR LEASING INFORMATION

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