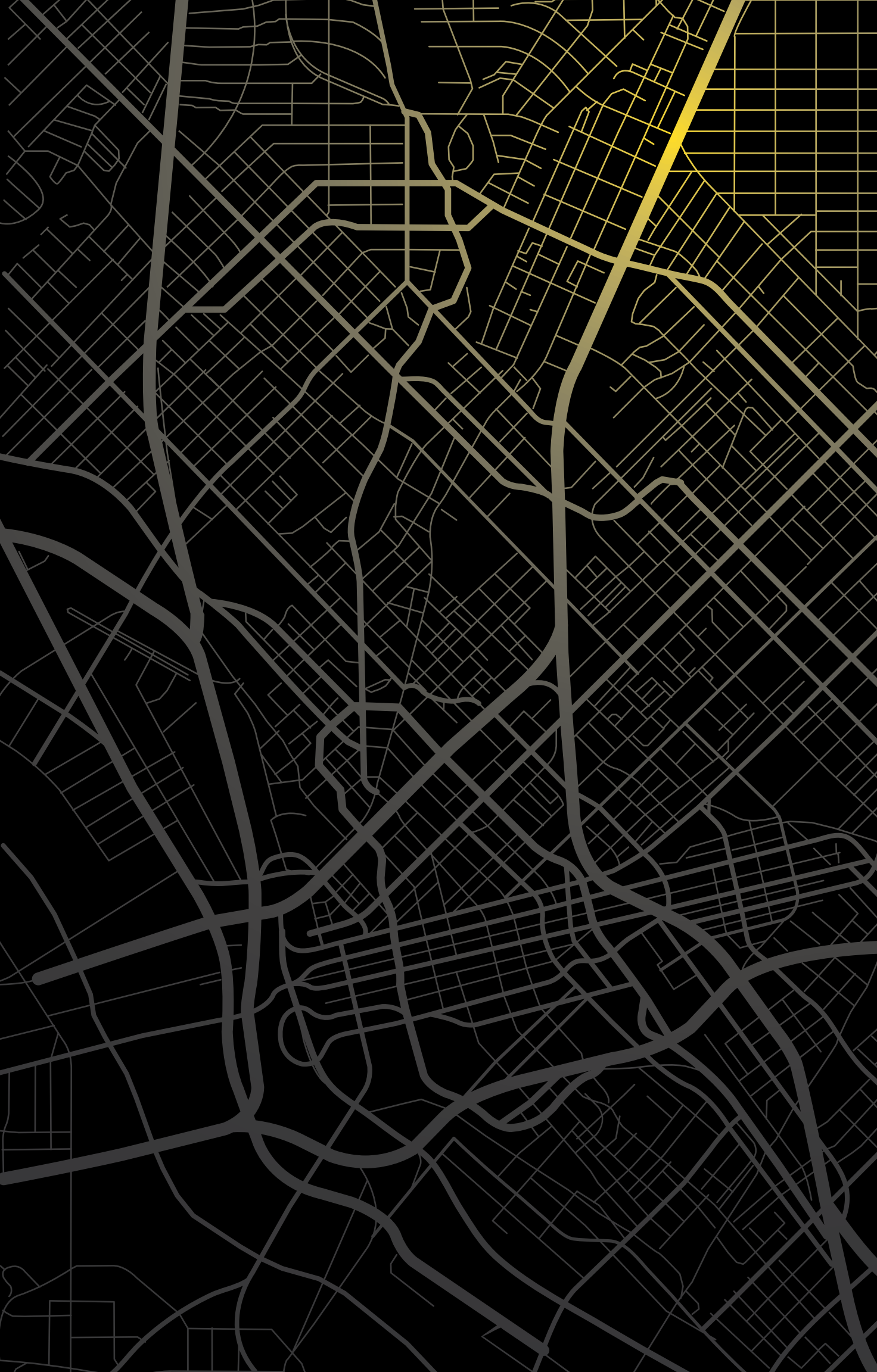


4514 COLE AVENUE

HIGHLAND  
PARK PLACE  
a **KBS** property

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





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 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.



### DINNER AT UP ON KNOX

Located steps away from Highland Park Place, Up on Knox is a neighborhood favorite and is the perfect place to enjoy seasonal dishes highlighting Californian cuisine at the end of the day.

## 7:30p

## 7:00p

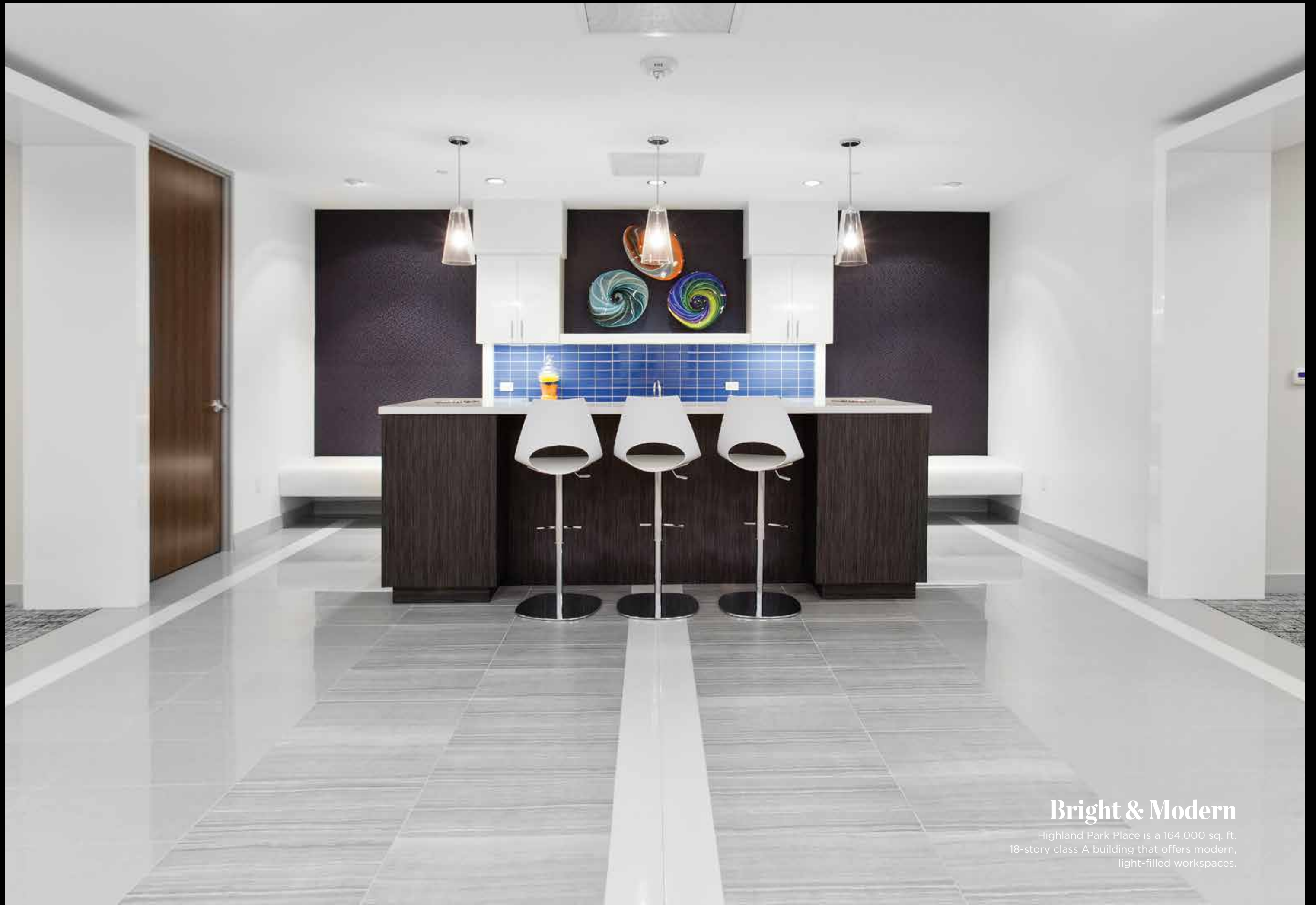


### TRADER JOES

Needing to pick up flowers or a bottle of wine on your way to dinner? Trader Joes is right across the street and has you covered.







## 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.



FACTS & FIGURES

**Knox Henderson Area Map**

■ RETAIL

- 1. **Trader Joe's**
- 2. **Lululemon**
- 3. **Restoration Hardware**
- 4. **Apple**
- 5. **Crate and Barrel**  
Bassett Home Furnishings  
For Home Forty Five Ten  
Jonathan Adler

- Mattress Firm
- Paper Source
- Pottery Barn
- Sid Mashburn
- Sur la Table
- The Shade Store
- Weir's Furniture
- Z Gallerie

○ RESTAURANTS

- 1. **Toulouse**
  - 2. **Taverna**
  - 3. **Starbucks**
  - 4. **Little Katana**
  - 5. **On the Border**
  - 6. **Chuy's**
  - 7. **Mr. Mesero**
  - 8. **Pei Wei**
- Abacus
  - Buda Juice
  - Café Madrid
  - Chipotle
  - Dickey's Barbecue
  - Fadi's Mediterranean
  - Fernando's Mexican
  - Jersey Mikes
  - La Duni Latin Café
  - Potbelly
  - Roti Grill
  - The Porch
  - T Room
  - Velvet Taco
  - Wild About Harry's
  - Ziziki's



## 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

a **KBS** property

**FOR LEASING INFORMATION**  
**CONTACT CBRE AT 214.979.6100**

# KBS

KBS.com

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