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THE  
COLONNADE

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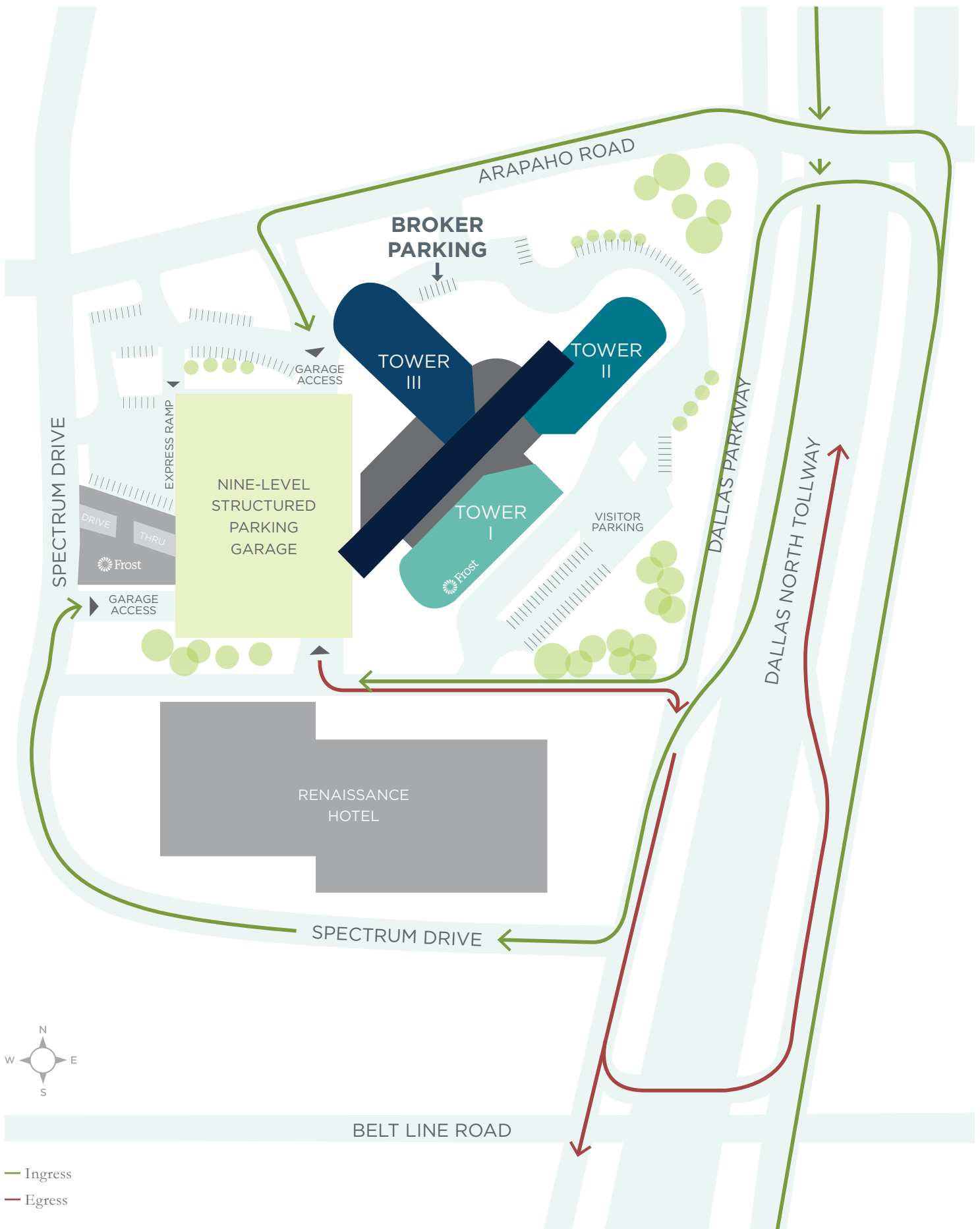
THE  
COLONNADE

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**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.

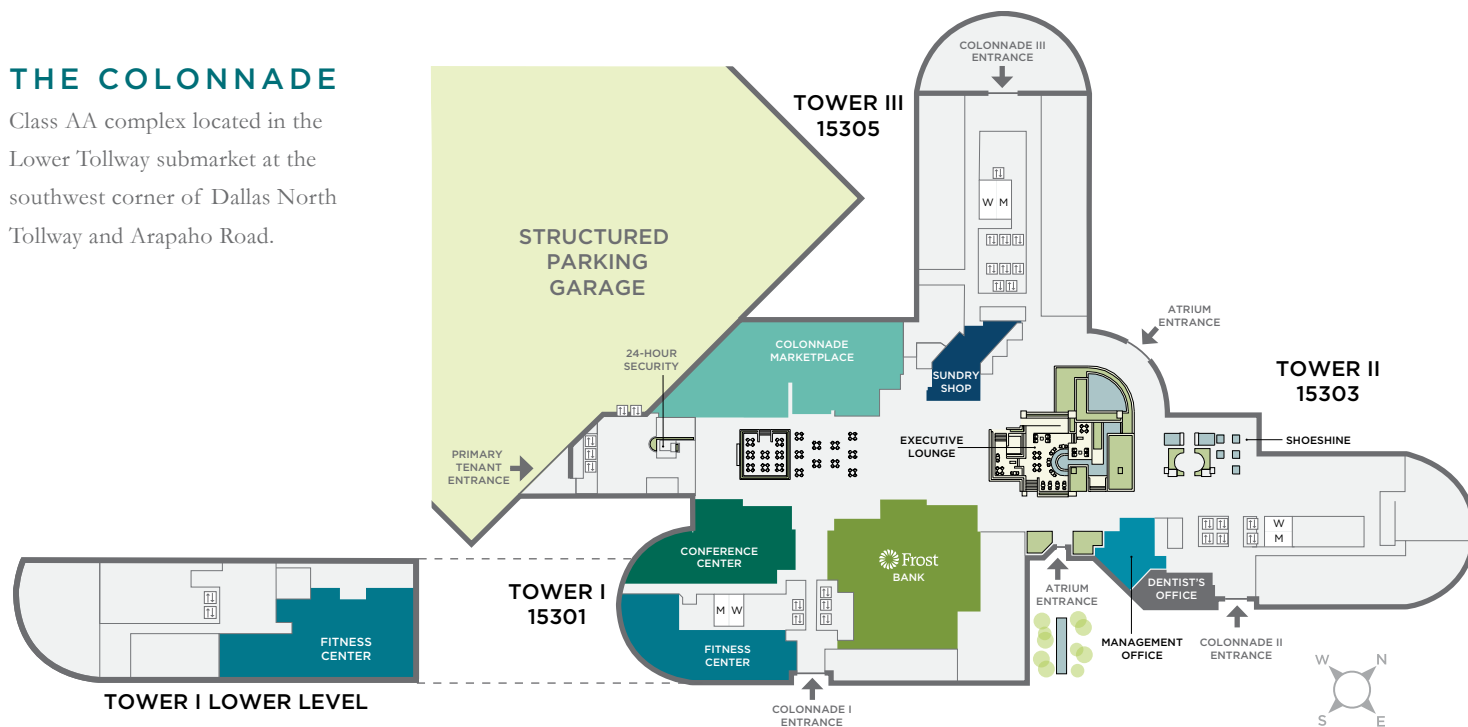




- Ingress
- Egress

## THE COLONNADE

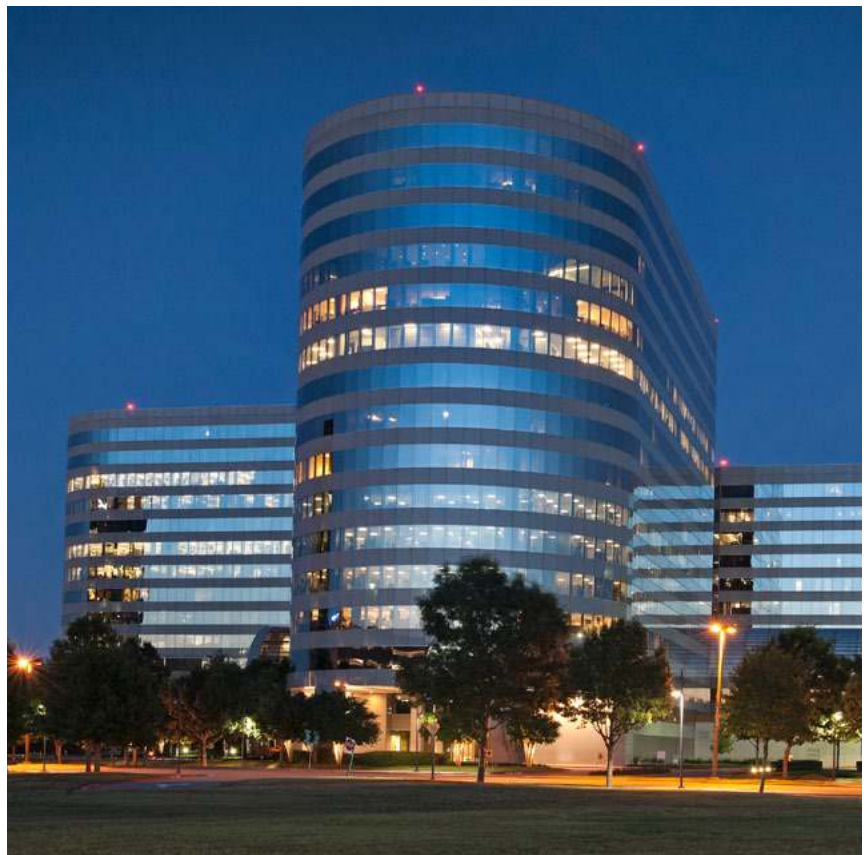
Class AA complex located in the Lower Tollway submarket at the southwest corner of Dallas North Tollway and Arapaho Road.



<b>BUILDING SIZE</b>	Approximately 1.1M RSF
<b>TYPICAL FLOOR SIZE</b>	24,000-26,000 RSF
<b>PARKING</b>	Nine level attached parking structure
<b>LOCAL AMENITIES</b>	Within minutes of more than 170 restaurants, 12 banks, 22 hotels and Galleria Dallas.
<b>ON-SITE AMENITIES</b>	<p><b>On-site Management Office</b> 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><b>The Colonnade Marketplace</b> 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><b>Colonnade Club</b> Open M-F afternoons, this happy hour spot features light fare, beverage service, and free WiFi.</p> <p><b>Fitness Center</b> The fully modernized 9,000 SF, two-story fitness center offers 15 foot ceilings, cardio and strength training equipment, TRX suspension trainer, and a hexagonal kick boxing station. Additionally, this premier facility offers modern country club style locker rooms rivaling any five star health facility. Private spa and wellness rooms 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><b>Conference Center</b> 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><b>Healthy Building</b> 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><b>Convenience Store</b> Open M-F, providing on-the-go snacks and beverages, greeting cards, and gifts.</p> <p><b>On-site Security</b> 24/7 security with multiple officers on-site and cameras strategically placed throughout the complex.</p>
<b>OTHER AMENITIES</b>	Shoe shine, travel agency, and dentist's office.



An impeccable location with easy access to the Dallas North Tollway coupled with 360 degree views of the surrounding area provide a superior tenant experience.



## MAIN AND MAIN

### LEGACY / FRISCO

45% of metro  
DFW population

1.1 million Households

### THE COLONNADE

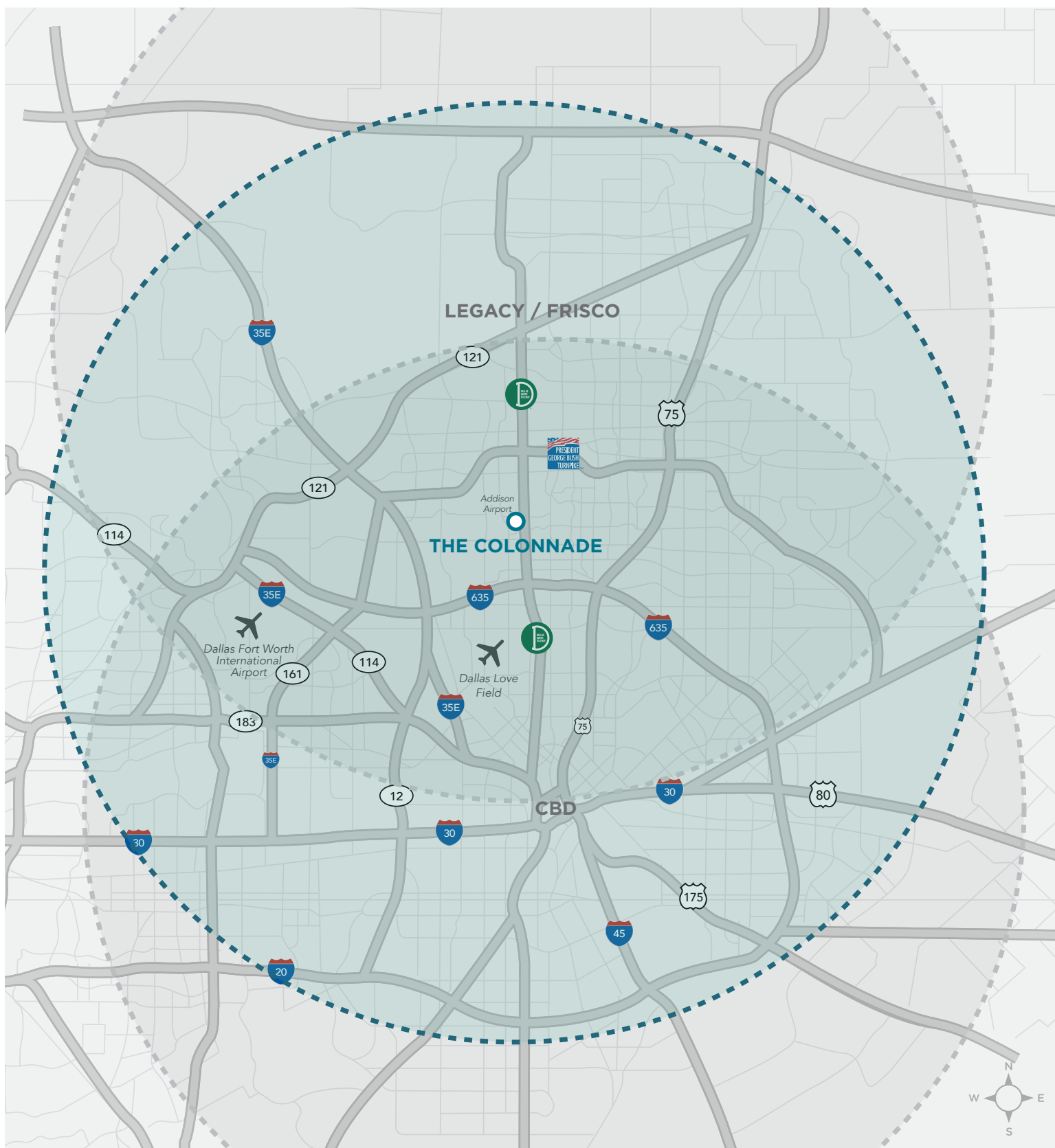
67% of metro  
DFW population

1.7 million households

### CBD

44% of metro  
DFW population

1.1 million households



# DART LIGHT RAIL SILVER LINE - COMING 2023



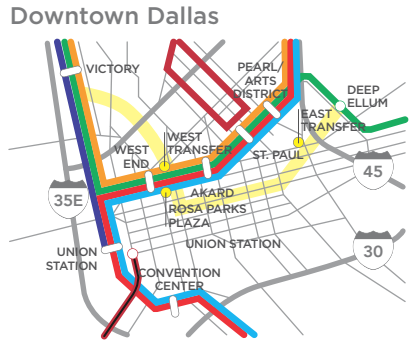
**RAIL SYSTEM LEGEND**

**Currently Operating**

- DART Rail Red Line
- DART Rail Blue Line
- DART Rail Green Line
- DART Rail Orange Line
- DART Rail Orange Line (Select Weekday Trips Rush Hour Only)
- Trinity Railway Express
- DCTA A-Train
- M-Line Trolley
- Dallas Street Car

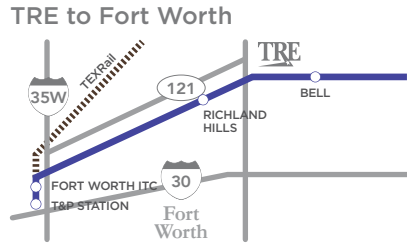
**Planning & Design Underway**

- Cotton Belt
- Cotton Belt Station
- D2 Subway Corridor



Projects under development in Downtown Dallas:

- Dallas CBD Second Light Rail Alignment (D2 Subway) in shaded area
- Dallas Streetcar Central Link



## PREMIER AMENITIES AND ACCESS

The Colonnade is conveniently located within walking distance of the future Addison Transit Center, a central hub along the 6-mile expansion of the DART rail corridor, which includes additional retail and residential options. The City of Addison features a skilled labor force, breadth of amenities, first class special events, direct access to UT Dallas, and a central location to Downtown Dallas, Legacy, and DFW Airport.

**391,140**  
2020 POPULATION  
within 5-miles

**534,479**  
DAYTIME POPULATION  
within 5-miles

**\$105,210**  
2020 AVERAGE HOUSEHOLD INCOME  
within 5-miles

## ADDISON STATION MIXED USE PROJECT



### Silver Line Project

- Delivering in 2023.
- Connecting Addison to the Green and Red lines in addition to a direct connector to DFW airport.
- Transit station will include additional retail and residential options within walking distance to The Colonnade.



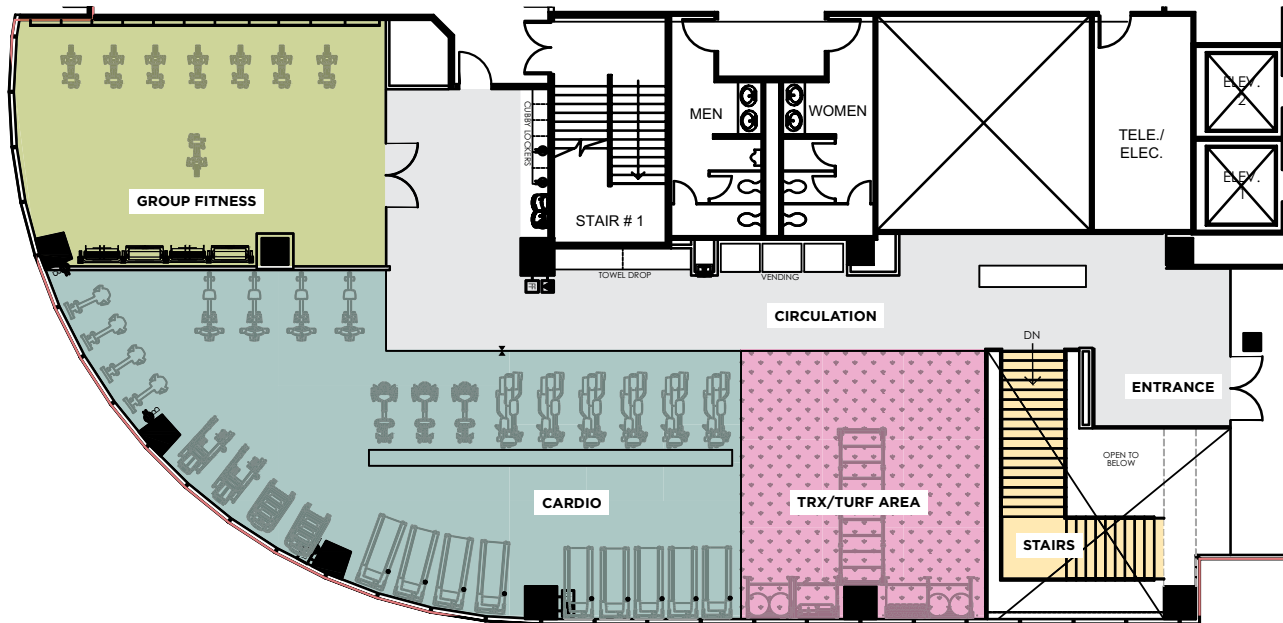
● Office ● Retail ● Residential ● Hotel ● Food Hall

# FITNESS CENTER

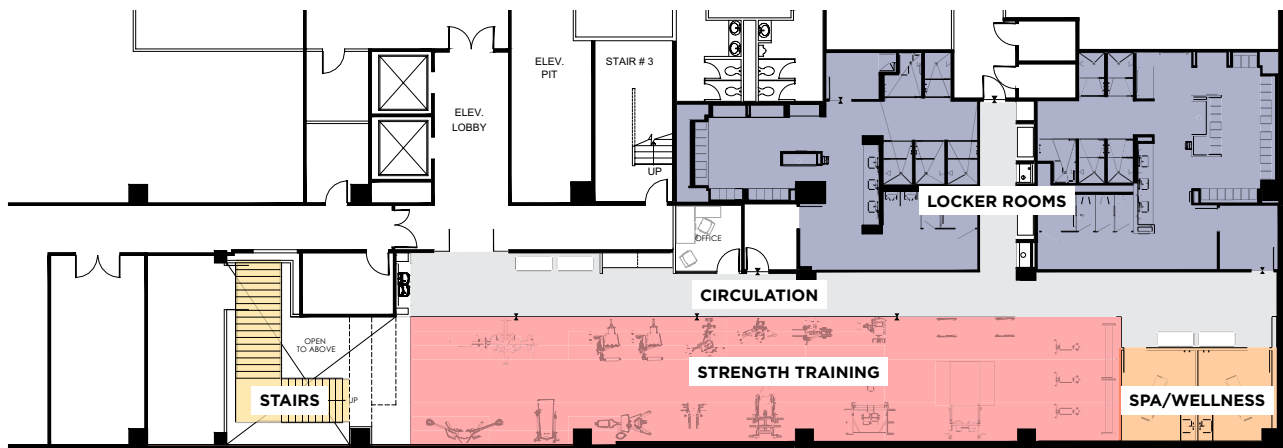
The newly modernized 9,000 SF Fitness Center with 15ft ceilings includes the following:

- 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



State of the art cardio equipment, resistance training equipment and more offer something for everyone. In addition, personal training, group fitness classes and massage therapy services are also available.



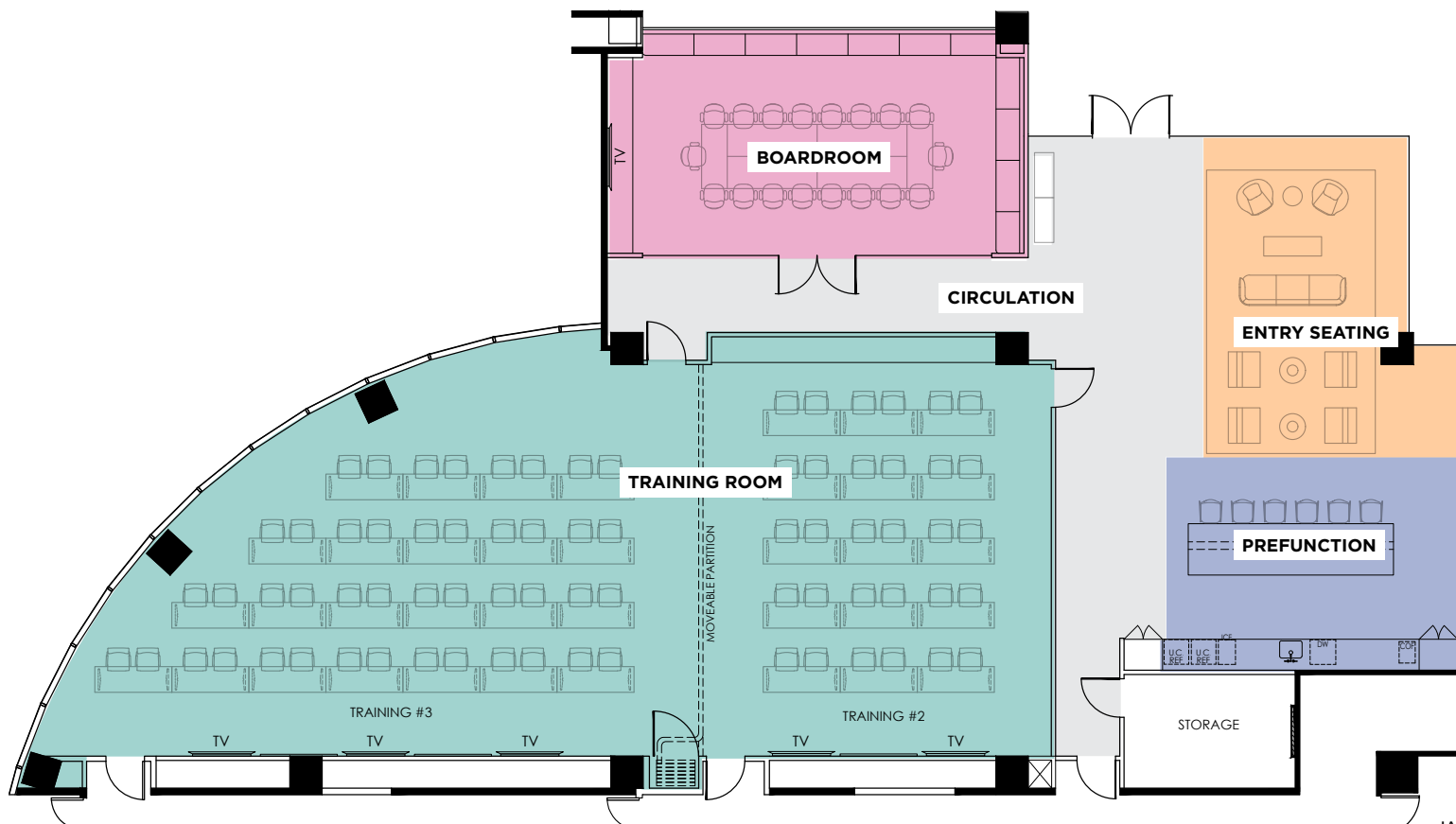


Offered as a complementary service for all tenants, the Conference Center offers everything you need to host your next executive event or employee training with state of the art equipment and a welcoming environment.

## CONFERENCE CENTER

The re-imagined and expanded Conference Center offers:

- Direct atrium access
- Executive boardroom with state-of-the-art presentation technology
- Open and professional pre-function area with lounge space.
- Divisible training room with flexibility to suit conference needs from 25-125 seats





## THE MARKETPLACE

A multi-station eatery with diverse breakfast, lunch and grab-and-go options with a rotating menu. Additionally, a convenient "Pete's Coffee Bar" serves cold and hot coffee beverages, smoothies, gelato and grab-and-go food options.





## THE MARKETPLACE SAMPLE MENU

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### 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*



FOR MORE INFORMATION, PLEASE CONTACT

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