



THE CONNECTION

AT LAS COLINAS

6011, 6021, 6031 Connection Drive • Irving, TX. 75039

The future workplace experience starts at Connection.



President
George
Bush
Turnpike
TOLL

**THREE
CONNECTION**

6031 Connection Drive

**TWO
CONNECTION**

6021 Connection Drive

W. ROYAL LANE

HIGHWAY FRONTAGE

WILSON
CONNECT

PEARL LANDING
MIXED-USE DEVELOPMENT

ONE
CONNECTION

6011 Connection Drive

CONNECTION DRIVE



THE CAMPUS

630,000 SF Class A Office Campus

On-Site Property Management
with 24/7 Security

Curated Tenant Events

High-Exposure Signage Available

100-Person
Conference Center

5.0 per 1,000
Structured Parking

Wifi Enabled
Tenant Lounge &
Outdoor Patio

1-Mile Walking Trail

Three Campus
Fitness Centers

Robust Multi-Station
Food Hall by Compass



MAIN LOBBY



TENANT LOUNGE



FITNESS CENTER

ELEVATED EXPERIENCE UNDERWAY AT 6021 CONNECTION



LOUNGE & COFFEE BAR



DINING AREA



TENANT LOUNGE

BOARDROOM



CONFERENCE CENTER





LOCAL AMENITIES

74+



RESTAURANTS

10+



BANKS

21+



HOTELS

10+

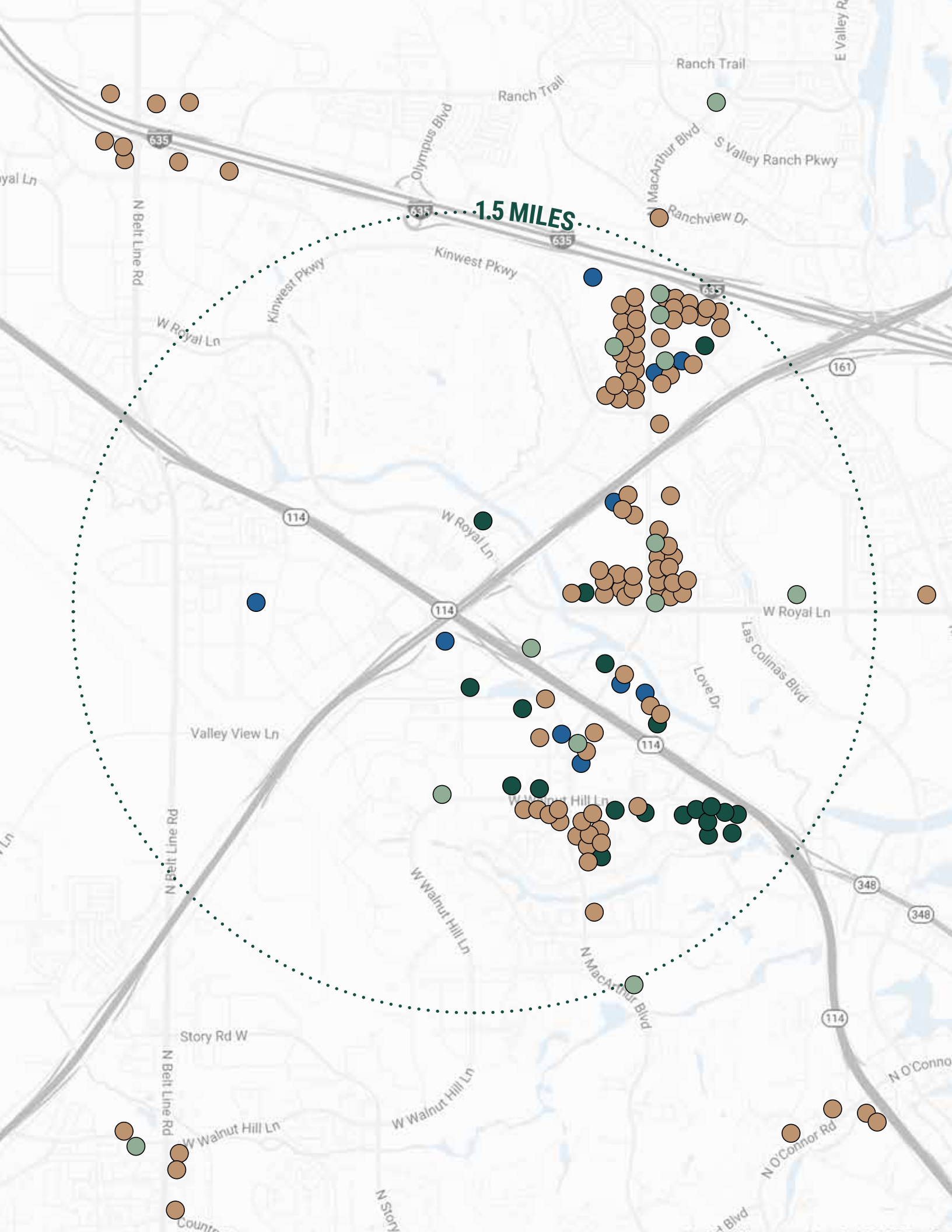


FITNESS CENTERS



Complimentary Piedmont Shuttle Service

Easy Access to Highway 114, Highway 183, Highway 190, NW Highway and I-635





A CENTER FOR TALENT

WITHIN 10 MINUTES:

10,200+

Business / Finance Workers

16,100+

Tech Workers

2,700+

Architects / Engineers

WITHIN 30 MINUTES:

3.4M Adults

over 54% of all adults in DFW

320K+ Managers & Executives

over 55% of all Managers & Executives in DFW

206K+ Business/Finance Workers

over 61% of all Business/Finance Workers living in DFW

153K Tech Workers

over 61% of all Tech Workers living in DFW

32K+ Legal Workers

over 66% of all Legal Workers living in DFW

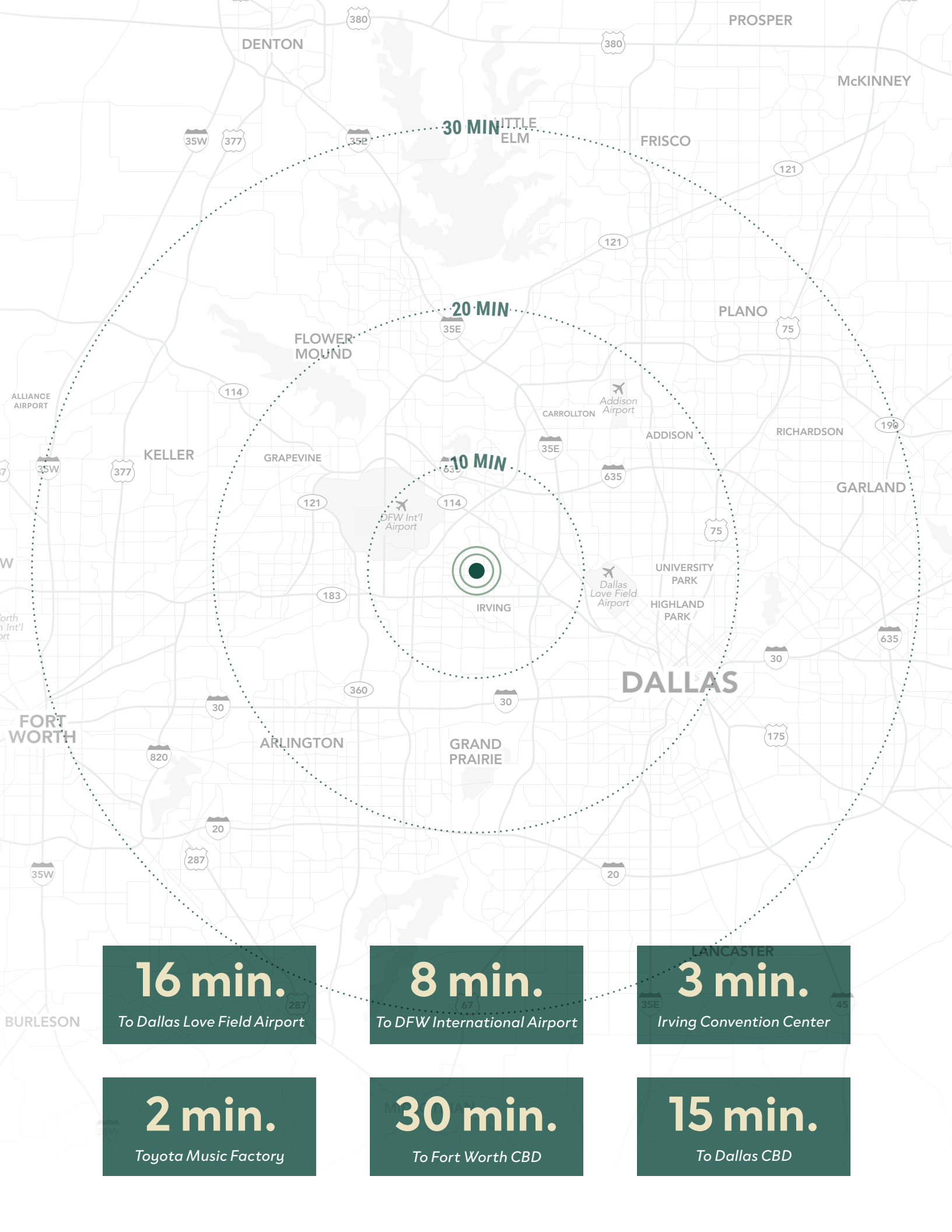
50K+ Arts/Entertainment/Media Workers

over 66% of all Arts/Entertainment/Media Workers living in DFW

176K+ Healthcare Workers

over 53% of all Healthcare Workers living in DFW





16 min.
To Dallas Love Field Airport

8 min.
To DFW International Airport

3 min.
Irving Convention Center

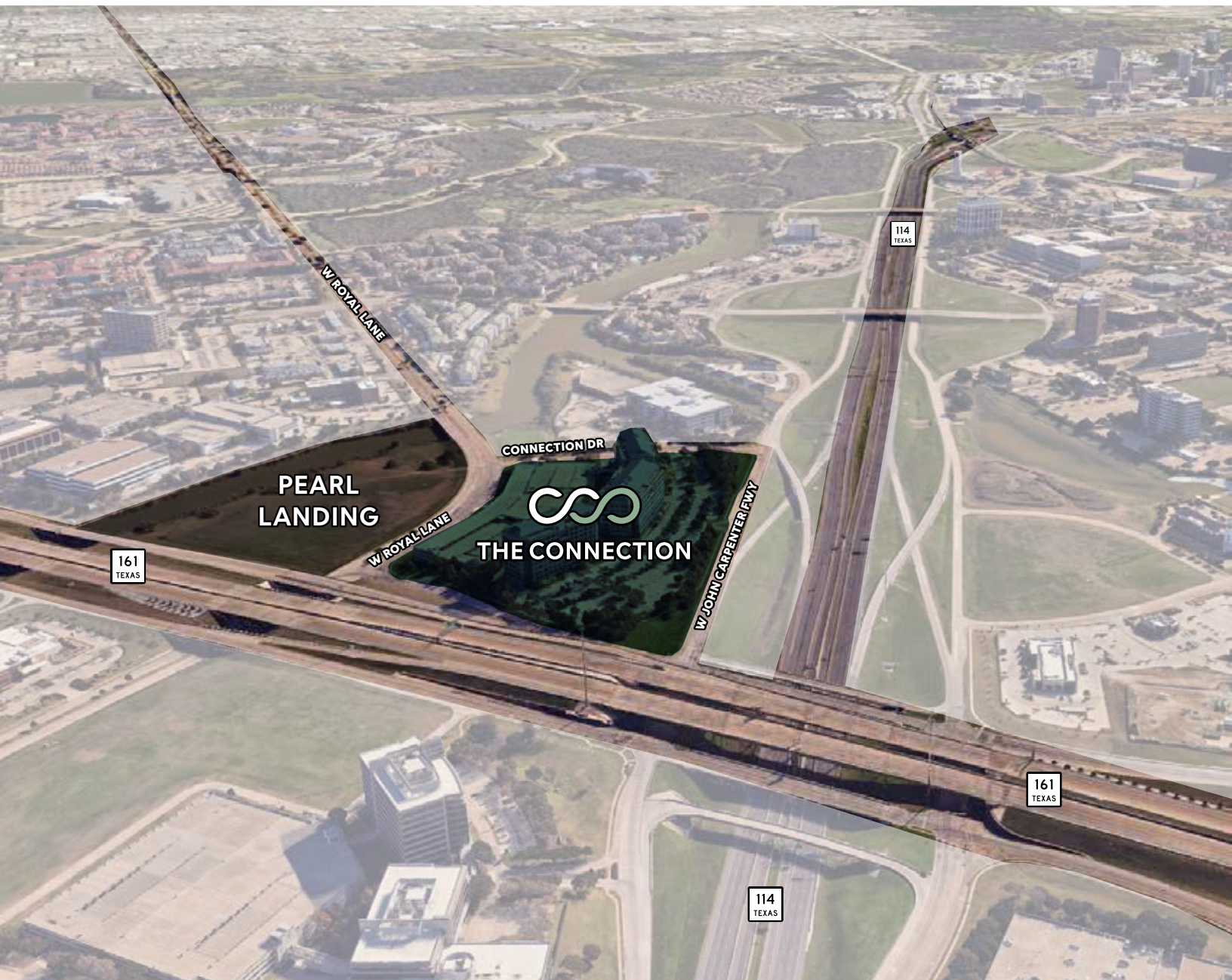
2 min.
Toyota Music Factory

30 min.
To Fort Worth CBD

15 min.
To Dallas CBD

PEARL LANDING MIXED-USE DEVELOPMENT

COMING 2028



ABOUT LAS COLINAS

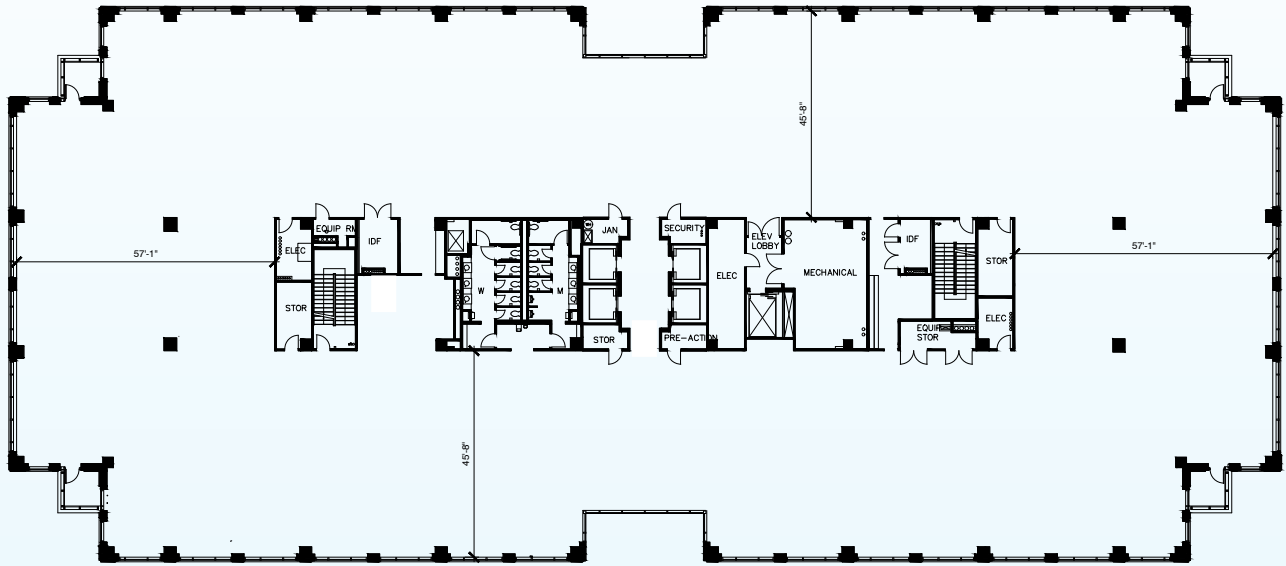
Las Colinas, located in Irving, Texas, is a premier master-planned community known for its thriving business environment, upscale amenities, and central location connecting Dallas and Fort Worth. It hosts a strong corporate presence with Fortune 500 headquarters, Class A office space, and proximity to DFW International Airport. With luxury housing, top-tier schools, and recreational offerings like the Toyota Music Factory and scenic Mandalay Canal, it offers an exceptional quality of life for executives and employees alike.



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TWO CONNECTION 6021 CONNECTION DRIVE

Typical Floorplate - 37,300 SF





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Piedmont Realty Trust™ (NYSE: PDM) is a fully integrated, self-managed real estate investment company focused on delivering an exceptional office environment. As an owner, manager, developer, and operator of 16 MM SF of Class A properties across major U.S. Sunbelt markets, Piedmont Realty Trust™ is known for its hospitality-driven approach and commitment to transforming buildings into premier "Piedmont PLACES" that enhance each client's workplace experience.