

THE COLONNADE

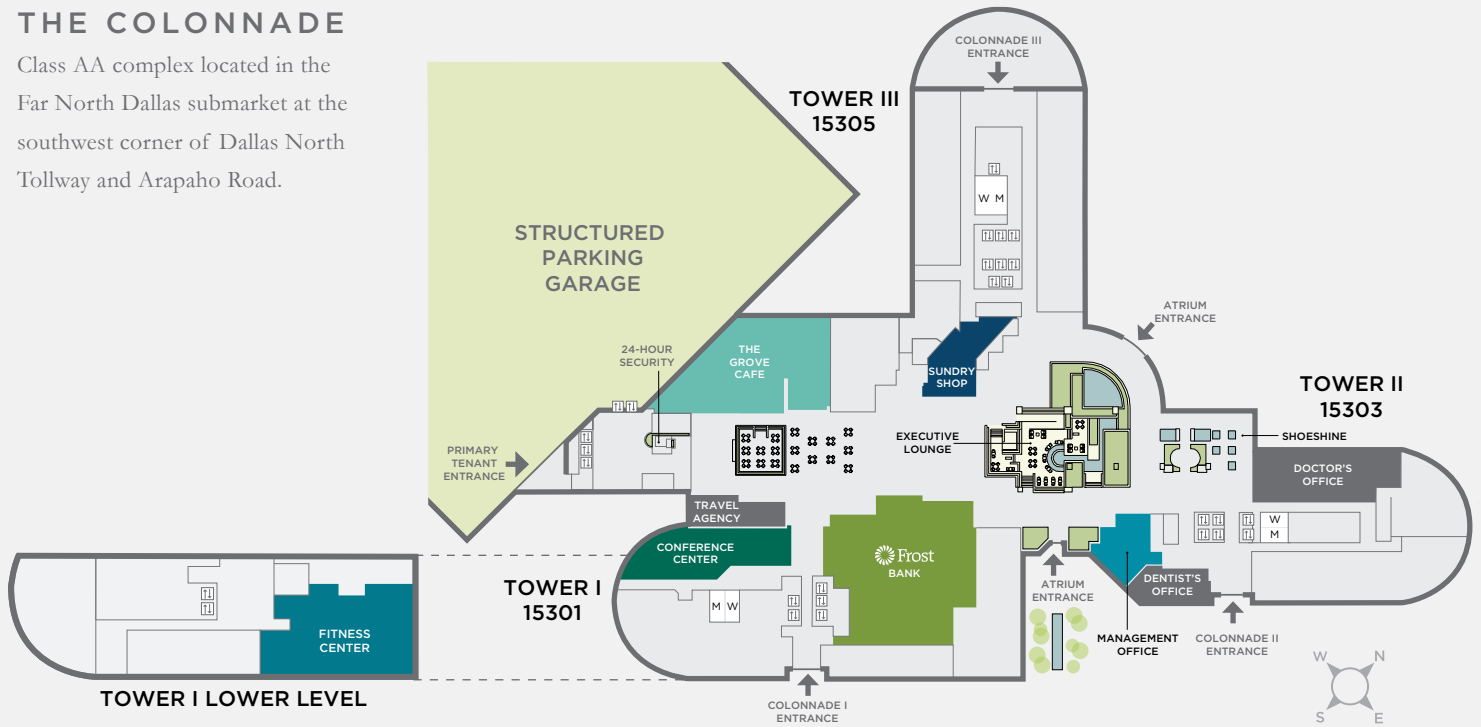
NORTH DALLAS' PREMIER OFFICE ADDRESS

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.



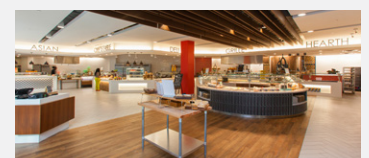
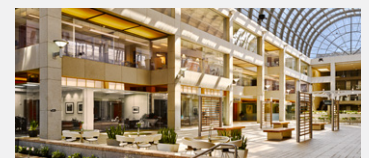
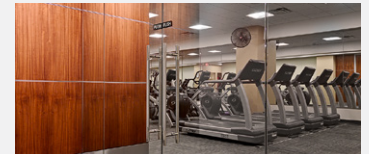
THE COLONNADE

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



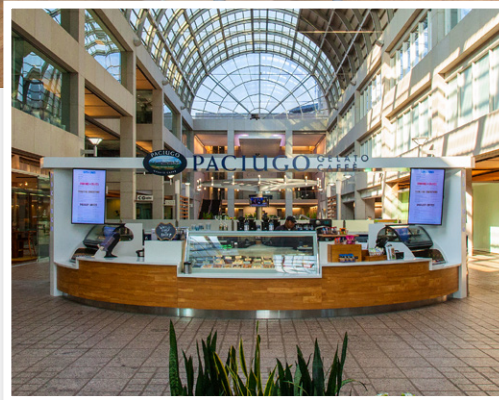
BUILDING SIZE	Approximately 1.1M RSF
TYPICAL FLOOR SIZE	24,000-26,000 RSF
PARKING	Nine level attached parking structure
LOCAL AMENITIES	Within minutes of more than 170 restaurants, 12 banks, 22 hotels and Galleria Dallas.
ON-SITE AMENITIES	<p>On-site Management Office The Fortis Management Center combines the attributes of property management and a concierge service, including tenant conference planning and an information conduit for events throughout The Colonnade.</p> <p>The Colonnade Marketplace A multi-station eatery with diverse breakfast, lunch and grab-and-go options and a rotating menu. Additionally, a latte/gelato kiosk will serve coffee drinks 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 Complimentary state-of-the-art facility incorporating yoga classes, a range of cardio and resistance-training machines equipped with TVs. Inclusive of lockers, showers and towel service.</p> <p>Conference Center Offered free of charge, this facility provides video conferencing, WiFi, seating to accommodate 100 people and state-of-the-art audio visual solutions.</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, doctor's office and dentist's office.

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



ANNOUNCING THE NEWLY OPENED

THE COLONNADE MARKETPLACE



DINE WITH EASE

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

Additionally, a latte/gelato Paciugo kiosk will serve coffee drinks 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.

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



SAMPLE MENU

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 Guckenheimer developed recipes from 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 will feature cage-free eggs made to order, sausage, nitrate-free bacon and breakfast Paninis.

Grill Station: Daily 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

Bulgur and Chickpea Salad with Lemon Infused Parsley Dressing

OPERATED BY:



THE COLONNADE

