



## PARK DISTRICT

PROJECT START: 1Q 2016

PROJECT COMPLETION: 2Q 2018

494,300 RSF CLASS AA SPEC OFFICE

300,000 RSF LUXURY RESIDENCES (228 UNITS)

20,100 RSF RETAIL

EQUITY PARTNER: METLIFE

DEBT: SYNDICATE LED BY JP MORGAN CHASE

ARCHITECT: HKS

CONTRACTOR: BALFOUR BEATTY

Park District stands at the heart of Downtown Dallas, the Arts District, Uptown and Klyde Warren Park. The two-tower mixed-use development boasts nearly 900,000 square feet of premier Class AA office space, restaurants and luxurious residences. Park District offers its residents, employees and guests unparalleled amenities at the doorstep of Klyde Warren Park.

The 20-story office tower, PwC Tower at Park District, features approximately 500,000 square feet of Class A office space with 7,000 square feet of ground floor retail. PwC, a global professional services firm that delivers quality assurance, tax and advisory services is the building's anchor tenant, occupying floors 14-20. The tower features first-class fitness facilities, outdoor common spaces, on-site banking and valet. The ground floor includes a conference center, executive lounge, and "great room" for tenants to use as an alternative workspace.

Trammell Crow Company's residential subsidiary, High Street Residential, has developed the 34-story Residences at Park District. The Residences features 228 luxury residential units and 13,000 square feet of retail space fronting Klyde Warren Park. Residents have access to an amenity deck with a pool overlooking Klyde Warren Park and the Dallas skyline, a state-of-the-art fitness center, and valet and concierge services. The retail space has 20' floor-to-floor glass on two levels providing the second level with dramatic views of Klyde Warren Park.

The two buildings are connected via a plaza, designed by The Office of James Burnett, the landscape architecture firm that designed the award-winning Klyde Warren Park.

The Park District team spent nearly a year rezoning the site from office-only to mixed-use, which involved extensive community outreach, to allow for additional density and height to provide increased density and architectural interest. The increased density allowed the team to create a vibrant mixed-use development, providing live, work and play options to its residents and tenants. The economic impact of the increased density is in excess of \$100 million dollars.

Park District has been designed to achieve LEED Gold Certification for the office building and LEED Silver for the residential tower.