

An architectural rendering of a modern, multi-story office building with a curved glass facade. The building is the central focus, with its glass reflecting the sky and surrounding environment. The ground level shows a landscaped area with trees, a sidewalk, and a few people walking. A smaller, modern building is visible to the right. The sky is a clear, bright blue with some light clouds. The overall scene is bright and modern.

Granite Park 6

GranitePark6

The next level of innovative design, modern amenities, and hospitality-driven services.

The 422,000 square foot Class A building is a compelling workplace experience fostering collaboration, community and culture. The property emphasizes wellness and technology, fulfilling customer desires for sustainability, walkability, amenities and productivity.







**LECTURE HALL
& CONFERENCE CENTER**

Theater Style Seating



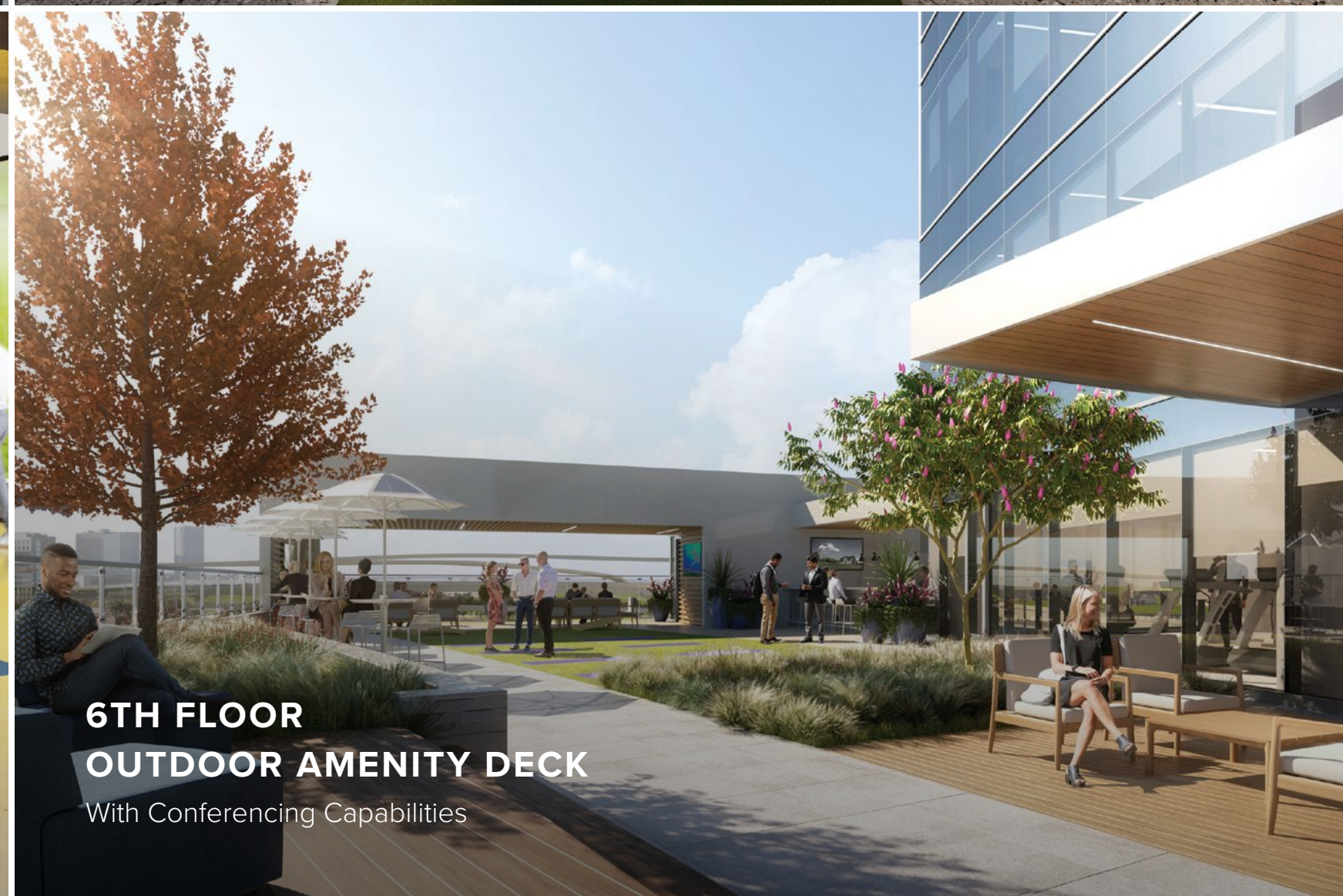
FITNESS STUDIO

Locker Rooms With Towel Service



CUSTOMER LOUNGE

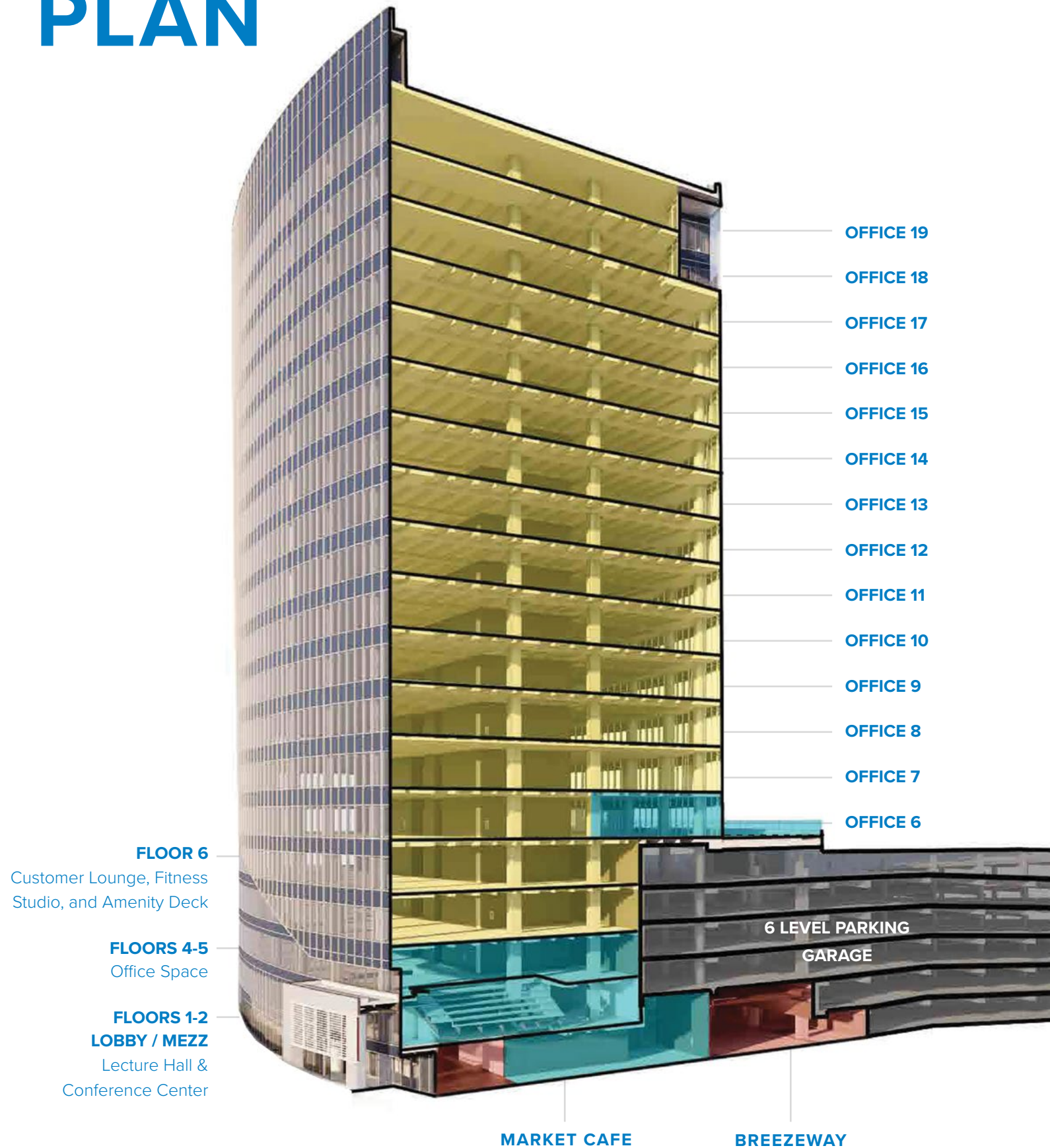
With Golf Simulator



**6TH FLOOR
OUTDOOR AMENITY DECK**

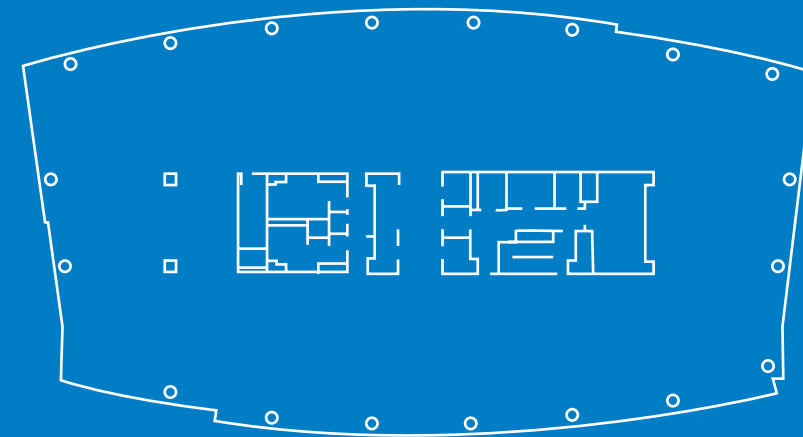
With Conferencing Capabilities

STACKING PLAN



TYPICAL FLOOR PLAN

26,000 SF Average



BUILDING HIGHLIGHTS

- 422,109 | 19 Floors
- 14' slab-to-slab with 9' 6" finished ceiling heights
- Automatic revolving doors + hand wave activated ADA lobby doors
- Dedicated dispatch elevators with cell phone Bluetooth operation
- 2-story hospitality-inspired lobby with market cafe
- Customer lounge and golf simulator
- Fitness studio including men & women lockers and showers with towel service
- Lecture hall with seating for 100+
- 6th floor amenity deck with outdoor kitchen, seating areas and fireplace
- Wi-fi available in all public areas
- 24/7 Building access control system
- On-site award-winning Property Experience Team

PARKING

- 6-level parking garage
- Breezeway with short-term parking and rideshare
- Electric charging stations
- 3/1,000 RSF parking ratio

HVAC

- Clean air technology providing continuous air purification on all air handlers
- 4" MERV-13 Air filters

fitwel®



IT'S ALL RIGHT HERE

Celebrating over 20 years, Granite Park is our 90 acre mixed-use development situated at the intersection of Dallas North Tollway and Sam Rayburn Tollway in Plano, Texas. The master plan combines over 3 million square feet of Class A office space with a 299 room, full service Hilton Hotel, retail shops, and numerous restaurants.

LOCATION



Dallas North Tollway
and Hwy 121



Beautiful
Landscaped Park

COMMUNITY



Creating Connected
Communities at Work



2022 NAIOP National
Developer of the Year

AMENITIES



Walkable



On-site, Full-service
Hotel & Conference
Center



On-site Retail
and Restaurants



Fiber Optic
Communication and
Data Cabling



Fitness Centers



Outdoor
Meeting Space



24 Hour
On-site Security



Building
Conference Centers



Granite Park



OFFICE SPACE

- 1 Granite Park One
- 2 Granite Park Two
- 3 Granite Park Three
- 4 Granite Park Four
- 5 Granite Park Five
- 7 Granite Park Seven

UNDER CONSTRUCTION

- 6 Granite Park Six

FUTURE DEVELOPMENTS

- 8 Granite Park Eight

AREA DRIVE TIMES

DFW Airport	20 Minutes
Love Field Airport	23 Minutes
CBD	25 Minutes

RETAIL & HOTEL

- 9 The Shops at Granite Park
- 10 The Shops at Granite Park Three
- 11 Hilton Granite Park
- 12 The Boardwalk

RESTAURANTS

- | | |
|-------------------|------------------------|
| Bavette Grill | Jersey Mike's |
| Blue Fish | Keto Kitchen Creations |
| Blue Mesa | Original Pancake House |
| Carso | Suburban Yacht Club |
| Campisi's | The Biscuit Bar |
| Chips Hamburgers | The Kickback |
| Golden Boy Coffee | Tiff's Treats |
| Seager & Sons | Union Bear Brewery Co. |



At Granite Park, it all comes together at the Boardwalk. The Boardwalk connects the office buildings at Granite Park with unique restaurants, lounge areas, fire pits, and play and entertainment areas.



Hilton Granite Park is centrally located to all office buildings and amenities. The hotel features 299 guest rooms with available suites and executive rooms, 30,000 SF meeting space with two ballrooms and 24-hour business center.

CREATING EXTRAORDINARY CUSTOMER EXPERIENCES

Granite's Property Experience (PX) Team delivers exceptional service in both property management and creating lifestyle experiences for our customers day-to-day.



Creating Connected Communities at Work

TogetherWeConnect® offers specialized amenities and activities creating meaningful connections in the workplace while giving back to the community.



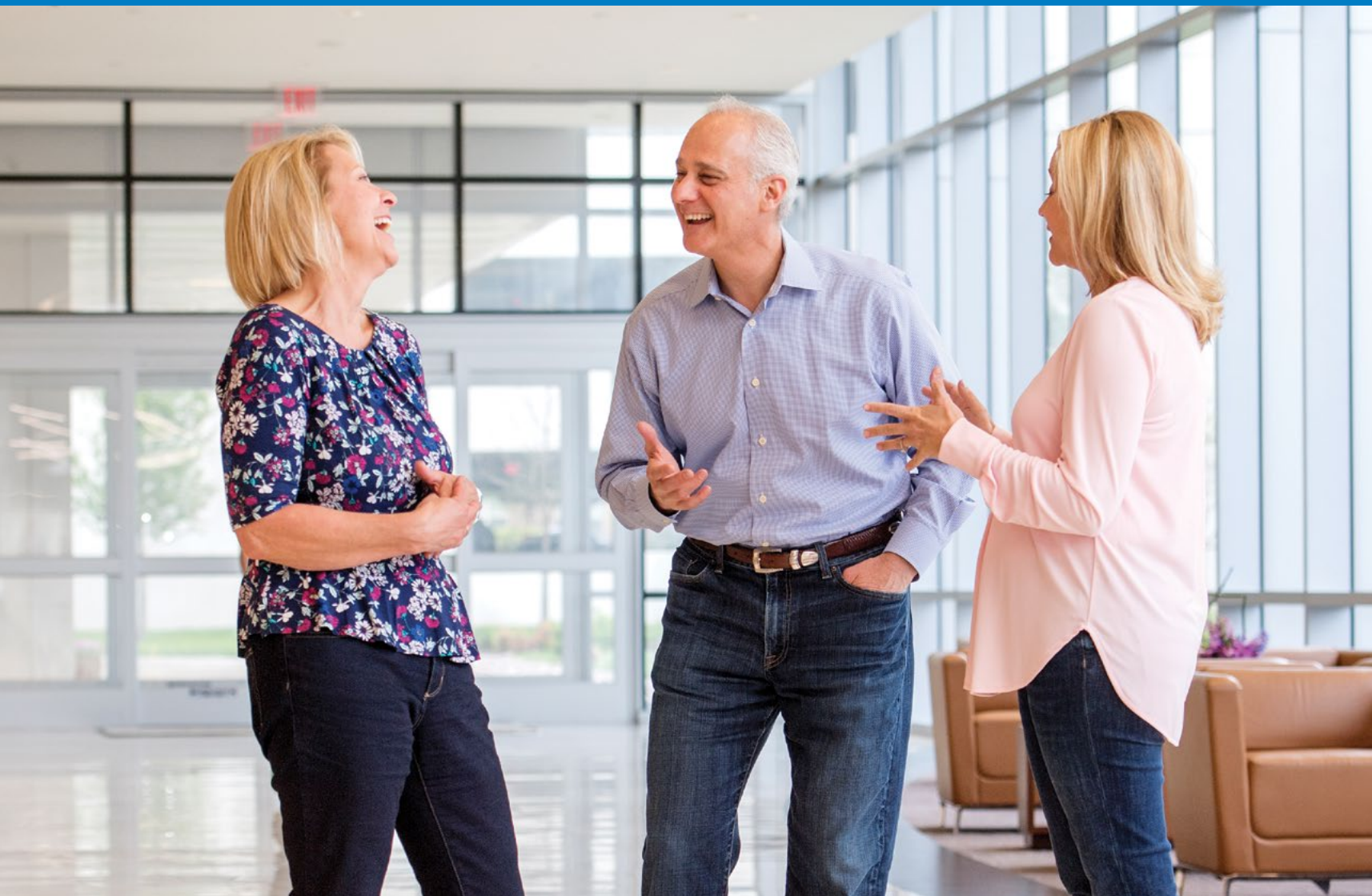
Guided by the Greater Good

Our ESG principles are ingrained into our culture and mission to build a better world for our communities, customers, partners and team members.



People First. Wellness Always.

Through our Inspire Wellness initiative, we have invested over \$10 million in our buildings maximizing safety, health and wellness for all.



GranitePark6

granitepark6.com

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Granite

Inspiring people to flourish
through the places we create.

 **Highwoods**[®]