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**GRANITE PROPERTIES AND STEPHAN PYLES ANNOUNCE NEW RESTAURANT  
COMING TO UPTOWN**

*Pyles' third Uptown restaurant to open in Granite's 17Seventeen McKinney*

**PLANO, TEXAS – November 7, 2011** – Granite Properties and Stephan Pyles are teaming up to bring a new restaurant concept to Uptown Dallas. The new restaurant, developed by Pyles, will be located in Granite Properties' Park Seventeen development, on the ground floor of the 17Seventeen McKinney office tower.

Pyles signed a 7,493 square feet lease at 17Seventeen McKinney, and the yet unnamed restaurant will front Akard Street. "This is something we've been working on for the past 18 months," said Robert Jimenez, Leasing Manager for Granite Properties. "Stephan Pyles' new restaurant will be a go-to destination in Uptown and we're thrilled to have them at Park Seventeen."

The new restaurant concept, as described by Pyles, will be modern Texas cuisine with an urban ranch ambiance. The menu will be derived from the many cultural and ethnic influences inherent in Texas, including southern, Mexican and cowboy cuisines. Pyles hopes to evoke the spirit of his wildly popular restaurant of the 1990's, Star Canyon.

"I feel like now is the perfect time to bring upscale Texan cuisine back to Dallas," said Stephan Pyles. "We're very excited about the new concept, and Park Seventeen is the perfect place for us to call home." Opening in the Spring of 2012, the 120-seat restaurant will feature a

margarita/martini bar, taco bar, wood fire grill, and will serve patrons weekdays for lunch, Monday through Saturday for dinner, and have the possible addition of a Sunday brunch.

Stephan Pyles was represented by Jack Gosnell of UCR and his attorney, John Theirl of Gordon & Rees. Granite's Properties' team consisted of Jim Kirchhoff and Robert Jimenez, with the assistance of retail leasing agents Mitch Traub, Wyatt Russo, and Jim Weir of the Retail Connection.

### ***About Granite Properties***

Granite Properties is a privately held commercial real estate investment and management company with offices in Atlanta, Dallas, Denver, Houston and Los Angeles. Since 1991, Granite Properties has acquired or developed more than 20 million square feet of commercial real estate. With a primary emphasis on office properties and an unusually long-term view, Granite Properties places a high priority on creating exceptional work environments for its tenants while conserving natural resources.