

A photograph of a modern, multi-story office building with a glass and white metal facade, illuminated at dusk. The building features large glass windows reflecting the sky and surrounding environment. The text "Granite Park" is overlaid in a large, white, serif font. Below it, a smaller line of text reads "A master planned, one-of-a-kind, mixed-use office community." The foreground shows a landscaped area with trees and a stone wall.

# Granite *Park*

A master planned, one-of-a-kind, mixed-use office community.



# 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



Solid Ownership and  
Award-winning Property  
Experience Team

## AMENITIES



Walkable



On-site, Full-service  
Hotel & Conference  
Center



On-site Retail  
and Restaurants



Fiber Optic  
Communication  
and Data Cabling



Fitness Centers



Shuttle Service  
Available



24 Hour On-site  
Security



Building  
Conference Centers

# Granite Park









### Granite Park One **256,115 SF**

- Renovated Lobby 2018
- Building Conference Center
- On-site Café
- Covered Parking Garage
- LEED Gold
- EPA Energy Star Award

### Granite Park Two **256,250 SF**

- Renovated Lobby 2018
- New Customer Lounge
- Fitness Center
- Covered Parking Garage
- LEED Gold
- EPA Energy Star Award



### Granite Park Three **361,271 SF**

- Building Conference Center
- Fitness Center
- On-site Café
- Covered Parking Garage
- LEED Silver
- EPA Energy Star Award



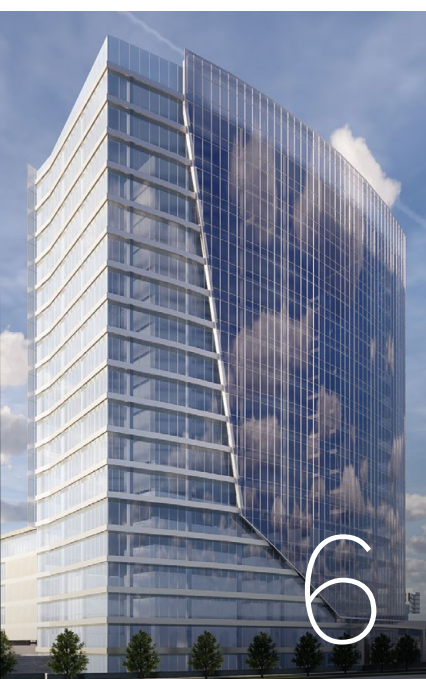
### Granite Park Four **306,292 SF**

- Customer Lounge
- Building Conference Center
- Fitness Center
- On-site Café
- Covered Parking Garage
- LEED Silver
- EPA Energy Star Award



### Granite Park Five **305,369 SF**

- Customer Lounge
- Building Conference Center
- Grab-and-Go Café
- Co-Working
- Covered Parking Garage



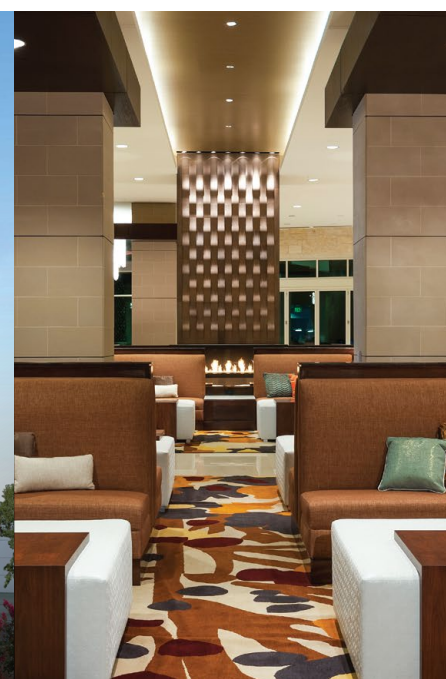
### Granite Park Six **420,000 SF**

- Customer Lounge
- Auditorium Conference Facility
- On-site Market
- Amenity Deck
- Fitness Studio
- Co-Working & Flex Leasing
- Covered Parking Garage



### Granite Park Eight **500,000 SF**

- New Amenities to Come



## Hilton

- **299 Guest Rooms** w/ Available Suites and Executive Rooms
- **30,000 SF Meeting Space** Including Two Ballrooms, Executive Lounge and 24 Hour Business Center
- **On-site Dining** at Carso, Prairie Fire and Carso Market







# 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

## FUTURE DEVELOPMENTS

- 6 Granite Park Six: 420,000 SF
- 8 Granite Park Eight: 500,000 SF

## RETAIL & HOTEL

- 9 The Shops at Granite Park
- 10 The Shops at Granite Park Three
- 11 Blue Mesa Grill
- 12 Hilton Hotel
- 13 The Boardwalk

## RESTAURANTS

- Biscuit Bar
- Blue Fish
- Carso
- Campisi's
- Chips Hamburgers
- Edith's French
- Fork & Fire
- Bistro Good Union
- BBQ Jersey Mike's
- Original Pancake House
- Pearl Cup Sip
- Tiff's Treats
- Union Bear Brewery Co.

# Granite

Inspiring people to flourish through the places we create.

ATLANTA • DALLAS • DENVER • HOUSTON • SOUTHERN CALIFORNIA

graniteprop.com

GranitePark.com  
Leasing: 972.731.2300