

Trammell Crow Company

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YARDBIRD SOUTHERN TABLE & BAR SIGNS LEASE AT PARK DISTRICT

--Location Represents Restaurant's First Location in the State of Texas--

DALLAS, TX – Trammell Crow Company announces that award-winning restaurant Yardbird Southern Table & Bar has signed a lease for 7,000 square feet at Park District, a 900,000 square foot mixed-use development located in the heart of Dallas' Uptown submarket at the doorstep of Klyde Warren Park. Yardbird will occupy the retail space on the ground floor of PwC Tower at Park District. This is Yardbird's first location in Texas. Park District is a joint venture between Trammell Crow Company and MetLife Investment Management.

Restaurateur and founder of 50 Eggs, Inc. John Kunkel opened Yardbird Southern Table & Bar in Miami in 2011. Offering Kunkel's take on refined Southern food, it was named a James Beard Semifinalist for "Best New Restaurant South," was lauded in the New York Times, and recognized as one of Bon Appetit's "50 Best New Restaurants."

John Kunkel states, "Dallas is an amazing city, with art, entertainment and a great dining scene. I knew Yardbird would be a perfect fit. We are so proud of our brand and the truly sensational dining experience that we offer and can't wait to introduce it into the Dallas market."

With a belief in farm-fresh ingredients, classic Southern cooking, culture and hospitality, Yardbird Southern Table & Bar brings traditional favorites of the South to its locations in Las Vegas, Miami Beach, Los Angeles and Singapore. Offering lunch, dinner, happy hour and a weekend brunch, Yardbird is devoted to its Southern roots by taking pride in a scratch kitchen.

"We are confident that Dallas/Fort Worth will love Yardbird Southern Table & Bar and we are honored they have selected Park District as their first location in Texas," said Scott Krikorian, Senior Managing Director with Trammell Crow Company's Dallas/Fort Worth Business Unit. "Yardbird is a perfect fit for Park

District, offering a modern take on Southern fare and a great atmosphere that matches well with Park District's impeccable design and premier location on Klyde Warren Park."

The tenant was represented in lease negotiations by Paul Brandes with Charter Realty & Development Corp. Nathan Wood and Sydney Muller with CBRE Dallas represented the landlord in the transaction.

About Trammell Crow Company

Trammell Crow Company (TCC), founded in 1948, is one of the nation's leading developers and investors in commercial real estate. The Company has developed or acquired 2,700 buildings valued at nearly \$65 billion and over 590 million square feet. As of December 31, 2018, TCC had \$9 billion of projects in process and \$3.7 billion in its pipeline.

Trammell Crow Company's teams are dedicated to building value for its clients with professionals in 16 major cities throughout the United States. The company serves users of and investors in office, industrial, retail, healthcare, multi-family residential, through its operating subsidiary High Street Residential, and mixed-use projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet the needs of its clients. For investor clients, the company specializes in joint venture speculative development, acquisition/re-development ventures, build-to-suit development and providing incentive-based fee development services.

TCC is an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Los Angeles, and the world's largest commercial real estate services and investment firm (in terms of 2018 revenue). For more information visit www.TrammellCrow.com.

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