

FOR SUBLEASE

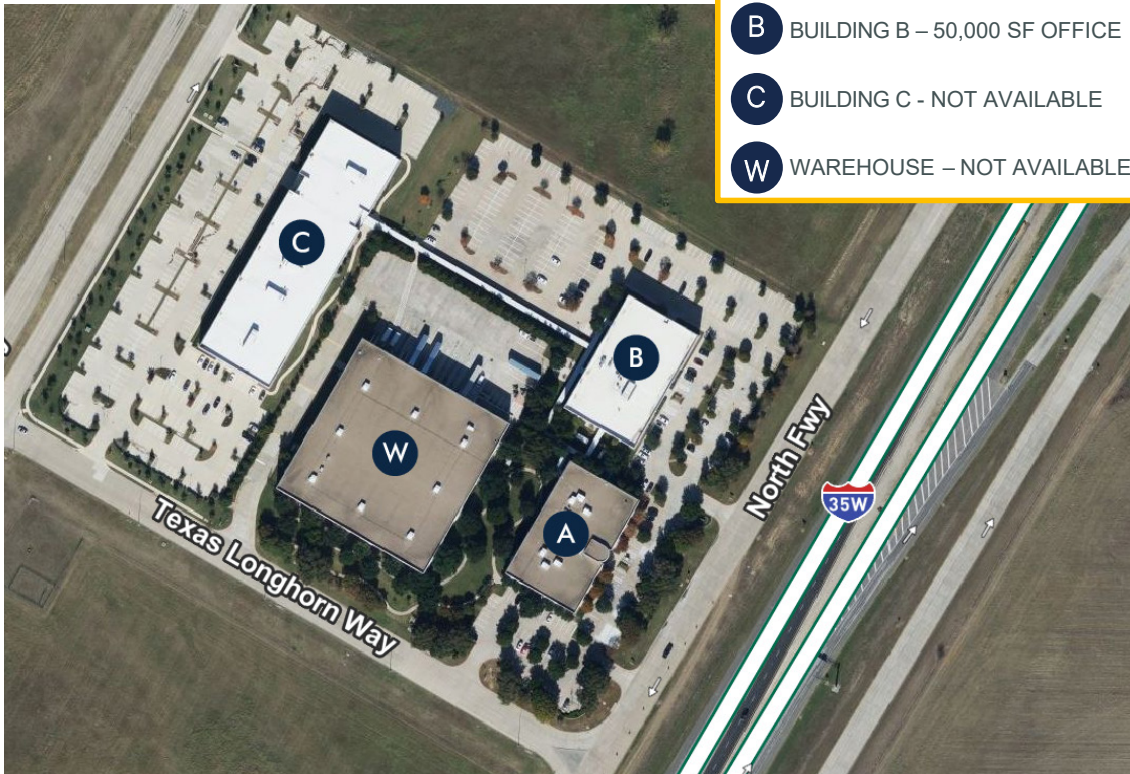
OFFICES @ ALLIANCE

14501 & 14601 NORTH FREEWAY &

24,580 - 74,580 SF AVAILABLE — SUBLEASE THROUGH OCTOBER 31, 2028



CAMPUS OVERVIEW



- A** BUILDING A – 24,580 SF OFFICE
- B** BUILDING B – 50,000 SF OFFICE
- C** BUILDING C - NOT AVAILABLE
- W** WAREHOUSE – NOT AVAILABLE

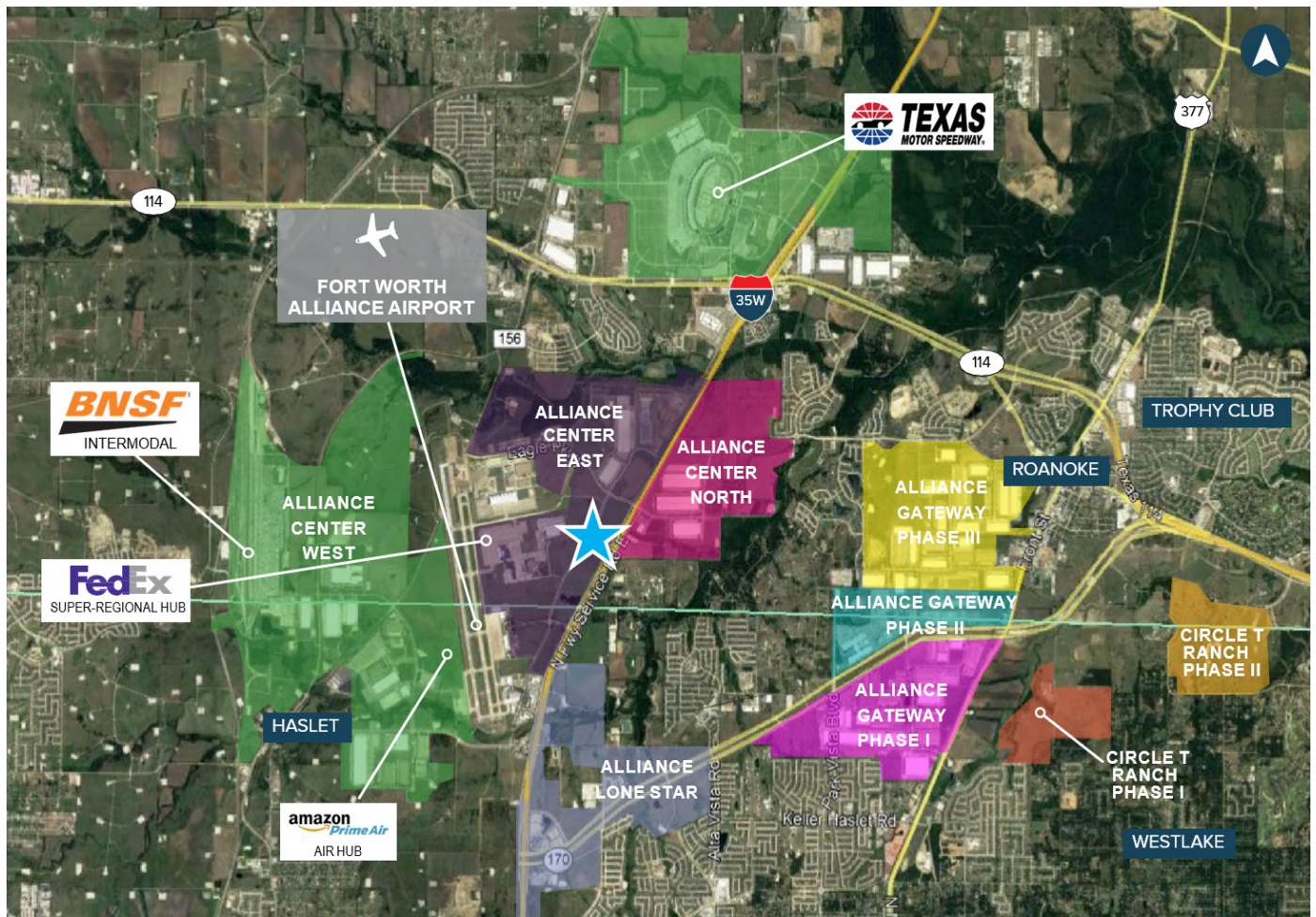
- Term Through: October 31, 2028
- Rate: TBD
- Parking: 3.5/1,000 SF
- High Visibility Signage
- 70,000 Vehicles Per Day

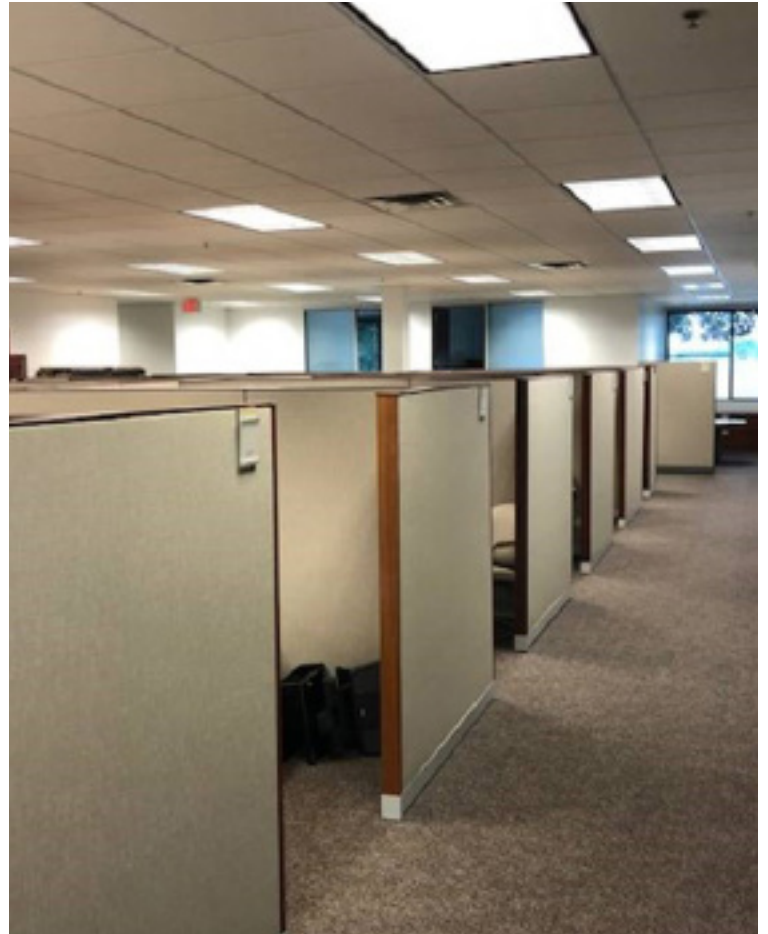
CONSTRUCTION OVERVIEW

Building Construction Type:	Two-Story, Concrete Tilt-Up, with architecturally designed concrete panels.
Roof:	Built-Up, four-ply asphalt with fiberglass felt.
Heating & Cooling:	Office: 100% HVAC, 225 nominal tons of air conditioning.
Electrical:	2,500 amp, three phase in both offices.
Fire Protection:	Water sprinkler fire protection system in all 3 buildings; Ansul system (non-flammable gas) for the computer room.
Elevators:	One 3,500 pound Dover elevator in both office buildings.
Security System	Key punch and card reading system to access secure rooms.

LOCATION FEATURES

- AllianceTexas - Master-Planned Development
- Home to 533 companies, which have built more than 53 MSF
- Alliance has more than 4 MSF of dining, shopping, entertainment, health and medical options
- AllianceTexas has generated \$92 billion in economic impact for the North Texas Region
- Home to FedEx's Southwest Regional Hub





BUILDING A - 24,580 SF



BUILDING B - 50,000 SF

FEATURES:

50,000 SF

59 Offices/94 Cubicles

11 Conference Rooms

Planogram Room

3 Coffee Bars

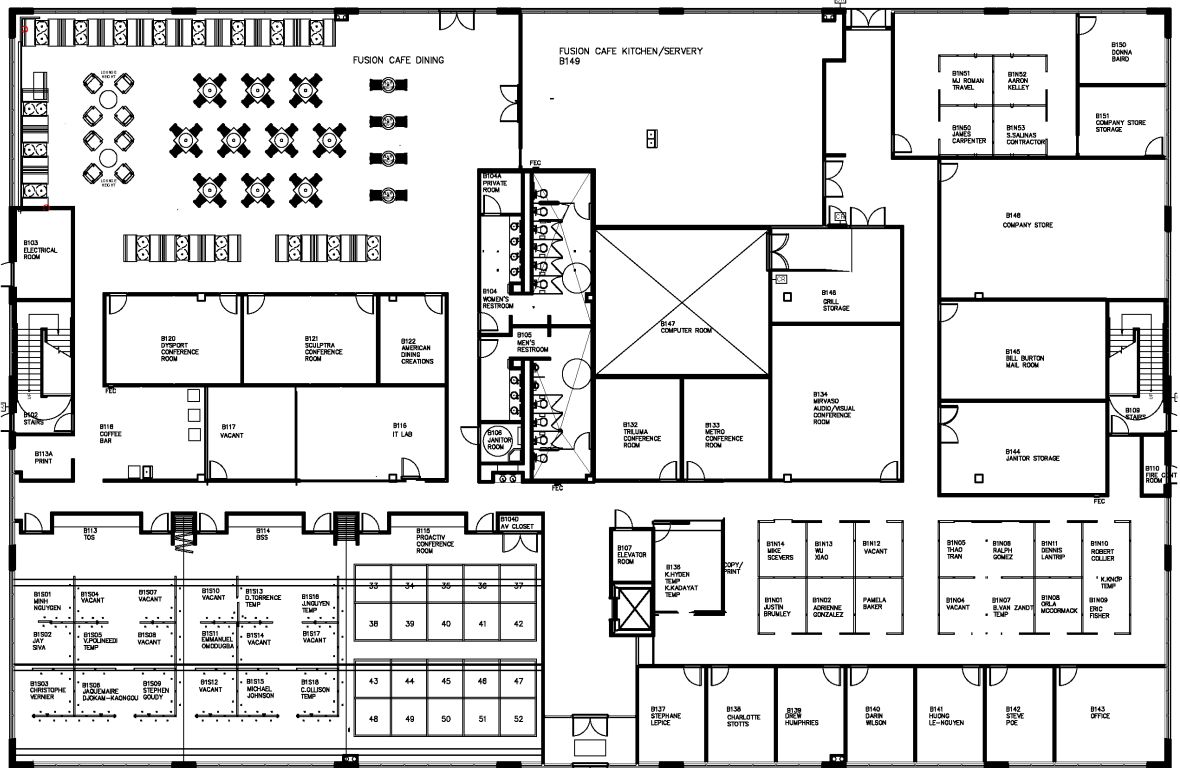
1 Fusion Cafe with Full Commercial Kitchen

Generator Backup to C.R. & Cafe

Occupancy up to 153

Parking Spaces: Approx. 200

BUILDING B

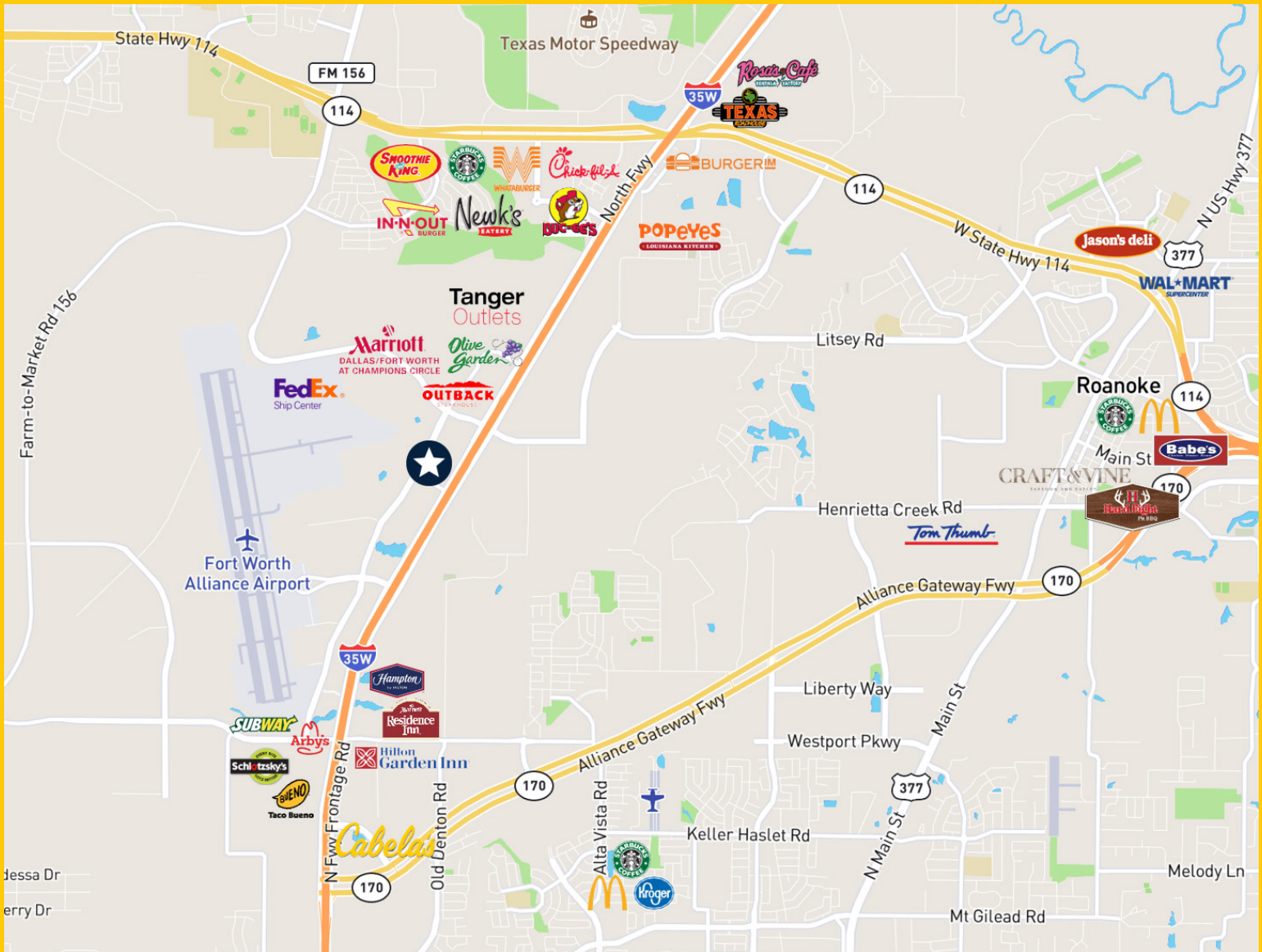


1st Floor



2nd Floor

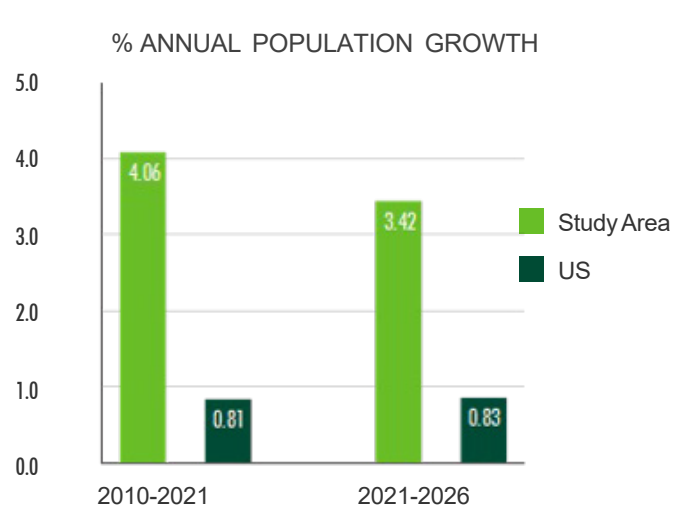
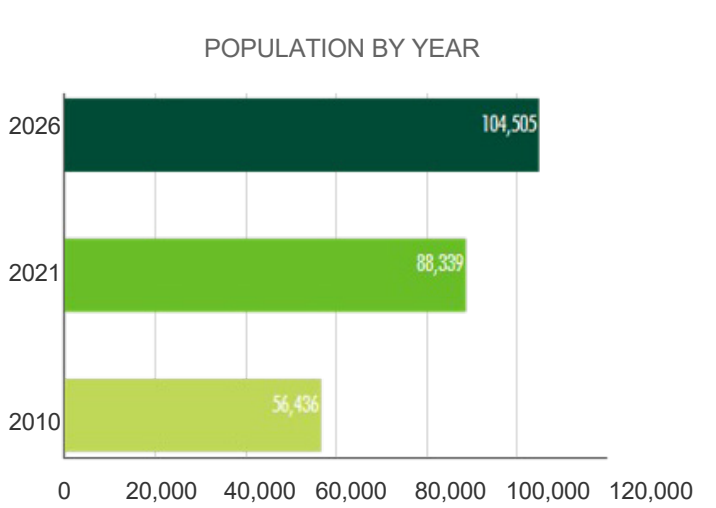
ALLIANCE CENTER AMENITY MAP



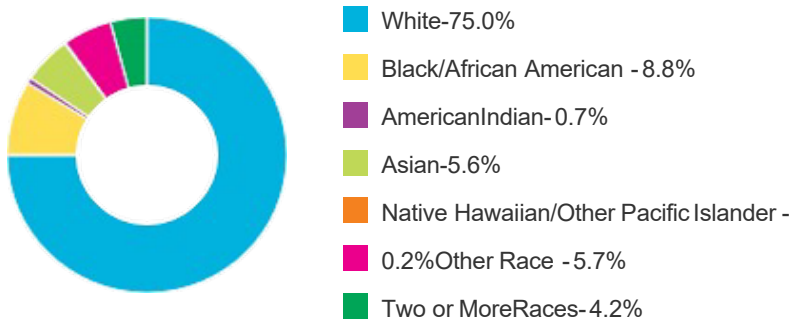
MORE DINING OPTIONS

- | | | | | |
|---------------------|------------------|----------------------|------------------|---------------|
| Arby's | Chuy's | Firehouse Subs | La Madeleine | Piada Italian |
| Mi Cocina | Costa Vida | Five Guys | McAlister's Deli | Razzoo's |
| Cheddar's | Cousin's Bar-B-Q | Freebird's Burrito | Chipotle | Which Wich |
| Chicken Salad Chick | Dairy Queen | Fuzzy's Taco Shop | Newk's Eatery | Panera |
| Chili's Grill & Bar | El Pollo Loco | Kincaid's Hamburgers | Pei Wei | Zoe's Kitchen |

POPULATION



RACEÐNICITY



INCOME

\$100,537
 MEDIAN HOUSEHOLD INCOME

\$41,494
 PER CAPITA INCOME

HOMEOWNERSHIP

74.3%
 OWNER-OCCUPIED UNITS

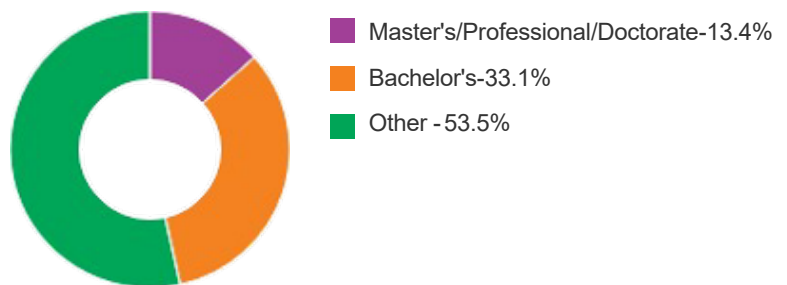
EMPLOYMENT

28,402 EMPLOYEES

2,135 BUSINESSES

4.3% RESIDENTIAL
 UNEMPLOYMENT RATE

EDUCATION



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FOR SUBLEASE

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