

FOR SUBLEASE

OFFICES @ ALLIANCE

14501 & 14601 NORTH FREEWAY &

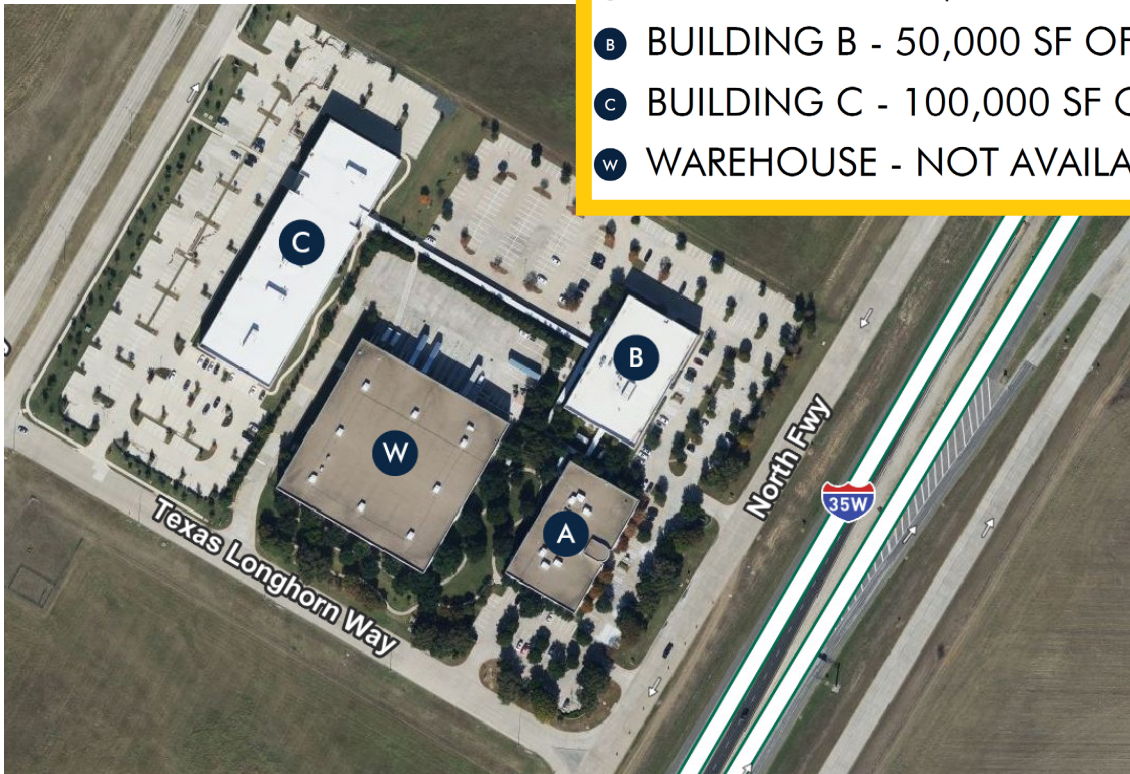
14600 HERITAGE PKY, FORT WORTH, TX 76177

49,160 - 199,160 SF AVAILABLE — SUBLEASE THROUGH OCTOBER 31, 2028



CAMPUS OVERVIEW

- A** BUILDING A - 49,160 SF OFFICE
- B** BUILDING B - 50,000 SF OFFICE
- C** BUILDING C - 100,000 SF OFFICE
- W** WAREHOUSE - NOT AVAILABLE



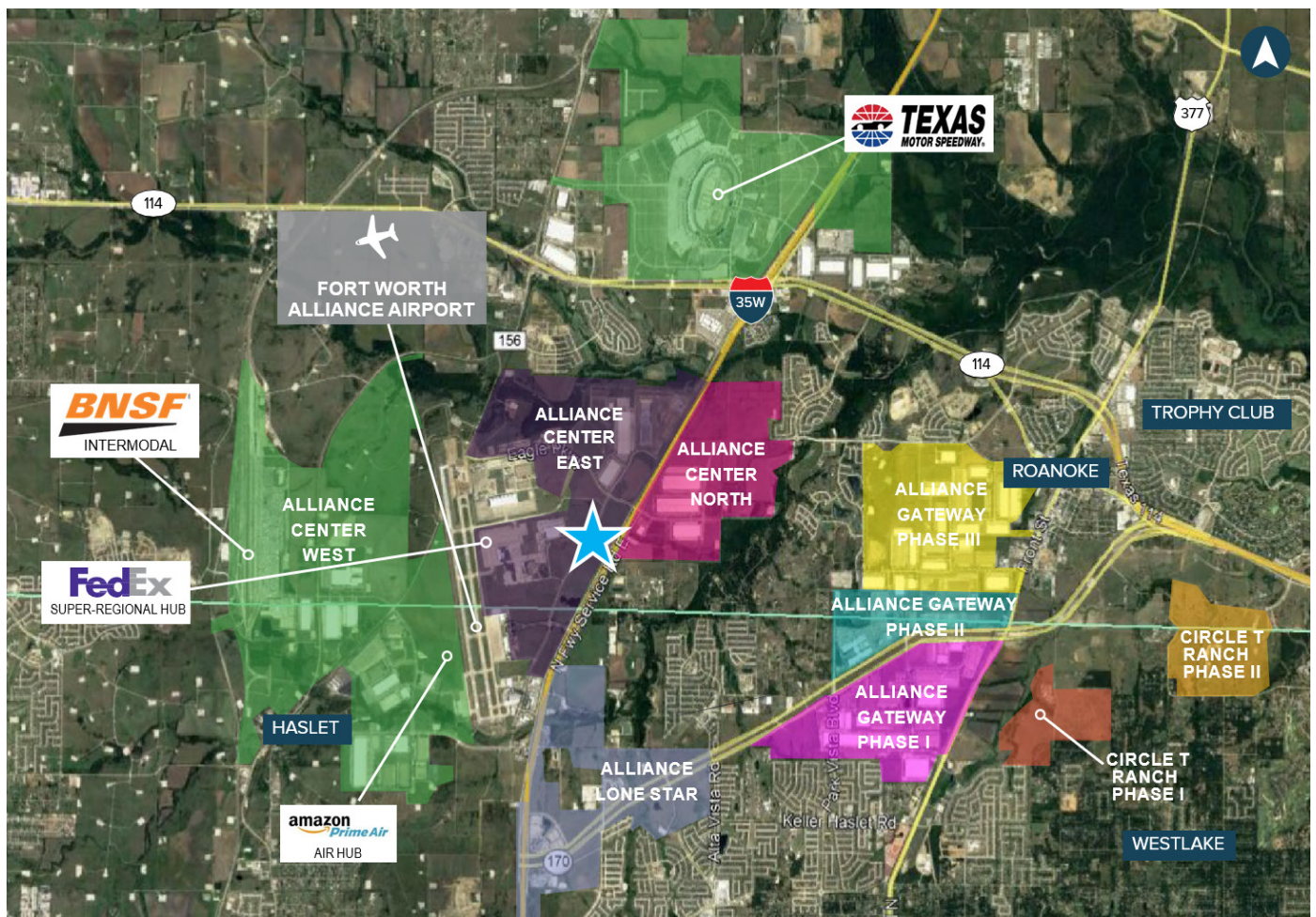
- Term Through: October 31, 2028
- Rate: TBD
- Fully Furnished “Plug & Play”
- Parking: 3.5/1,000 SF
- High Visibility Signage
- 70,000 Vehicles Per Day

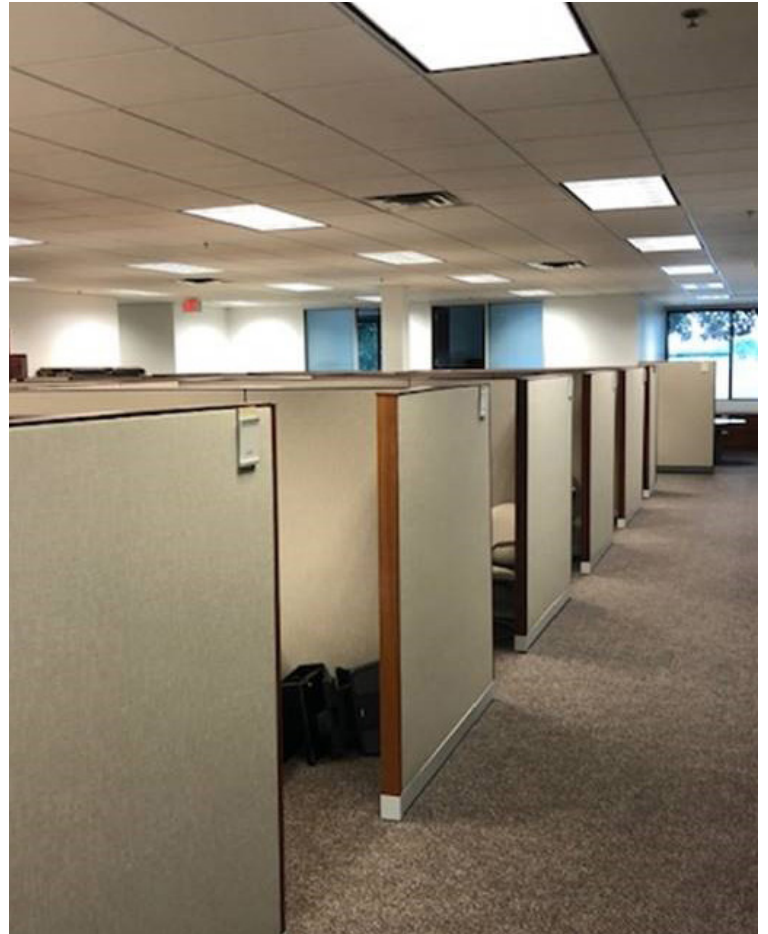
CONSTRUCTION OVERVIEW

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 - 49,160 SF

BUILDING A

FEATURES:

49,160 SF

67 Offices/103 Cubicles

7 Conference Rooms

1 Executive Boardroom

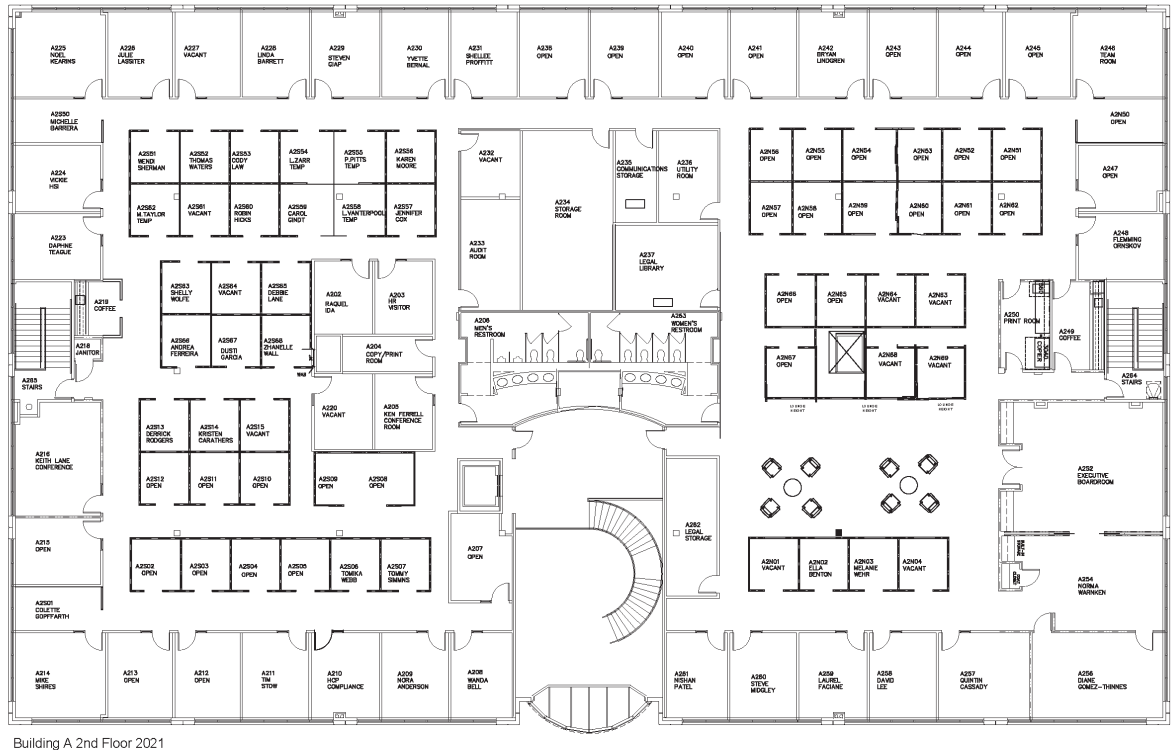
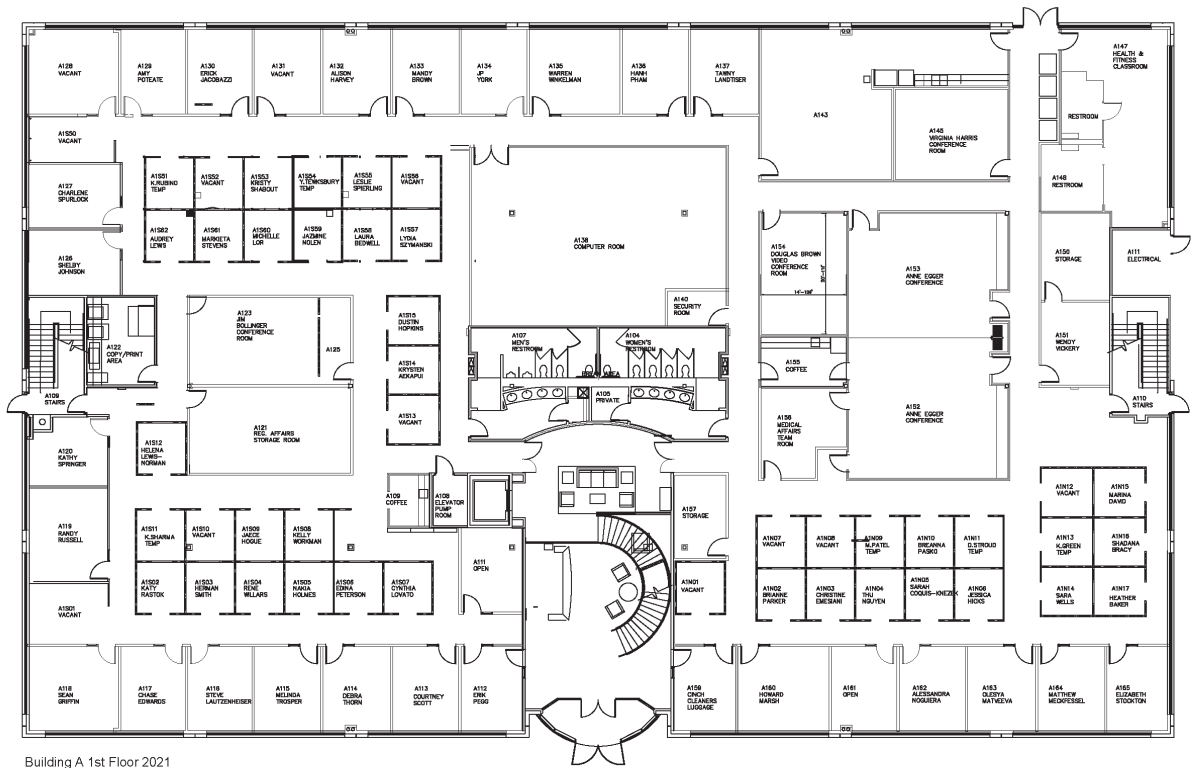
5 Coffee Bars

High-tech Computer Room

Generator Backup to C.R.

Occupancy up to 170

Parking Spaces:
Approx. 176





BUILDING B - 50,000 SF

BUILDING B

50,000 SF

59 Offices/94 Cubicles

11 Conference Rooms

Planogram Room

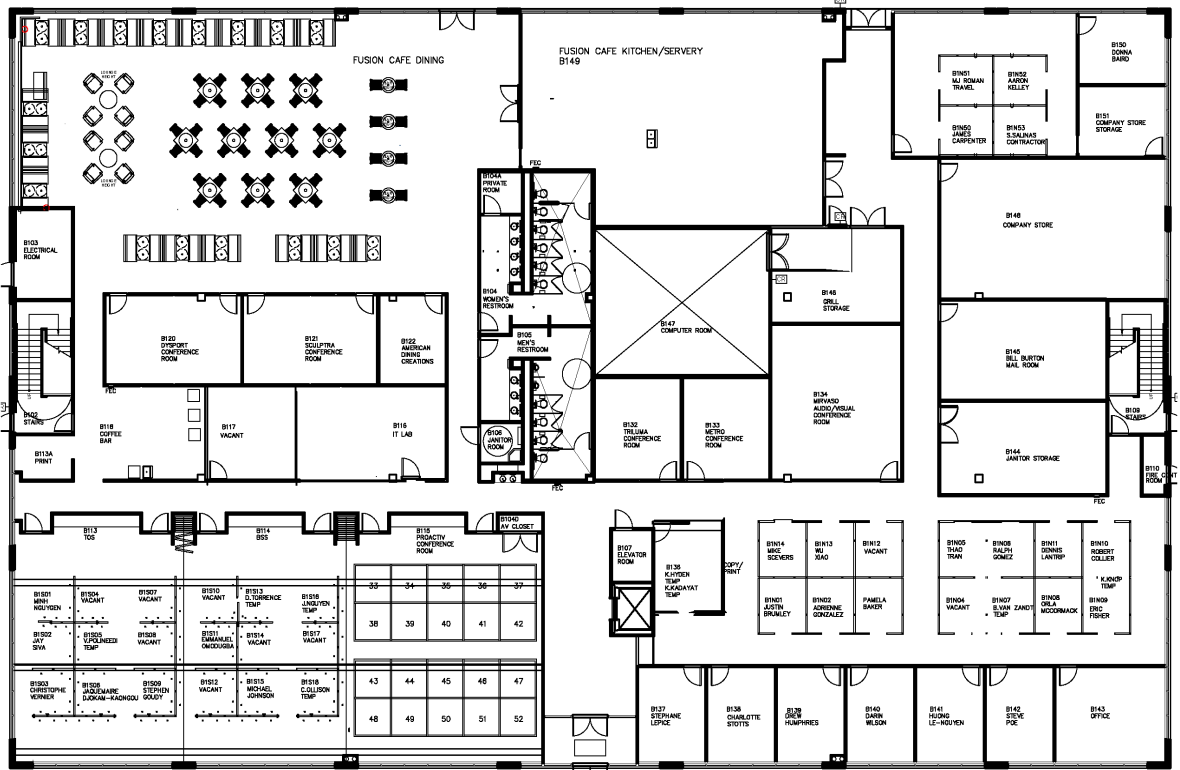
3 Coffee Bars

1 Fusion Cafe with Full Commercial Kitchen

Generator Backup to C.R. & Cafe

Occupancy up to 153

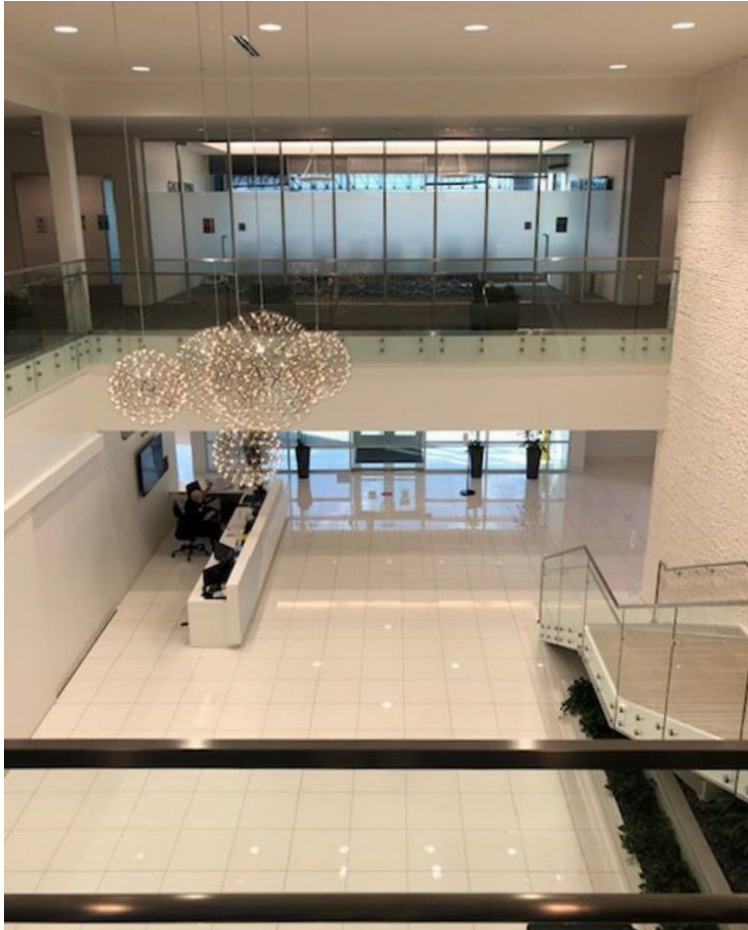
Parking Spaces: Approx. 200



1st Floor



2nd Floor



BUILDING C - 100,000 SF

FEATURES:

100,000 SF

146 Offices/224 Cubicles

12 Conference Rooms

6 Large Training Rooms

6 Coffee Bars

Injection Lab & Consumer Lab

Experience Center

Product Center

Parking Spaces:
Approx. 283

BUILDING C NORTH



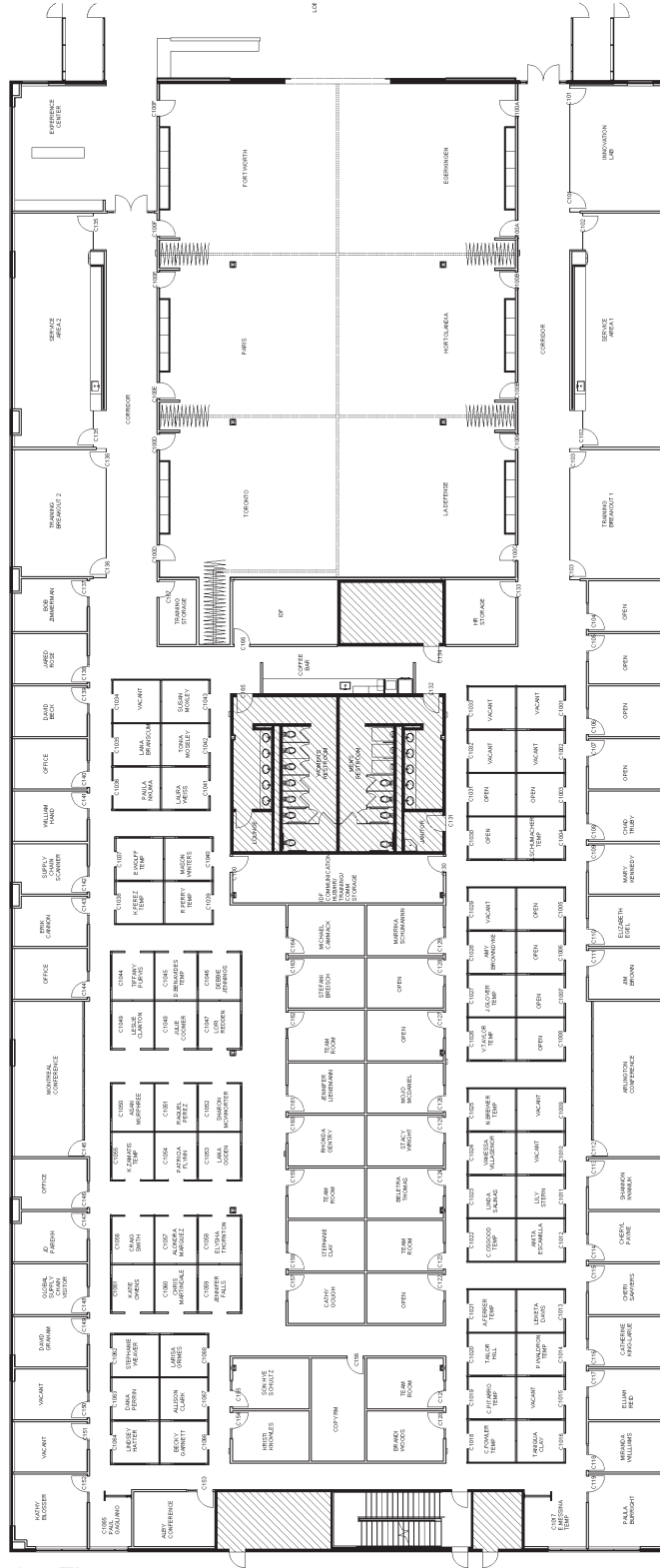
1st Floor



2nd Floor

BUILDING C 2ND FLOOR HEADCOUNT FHD 2021

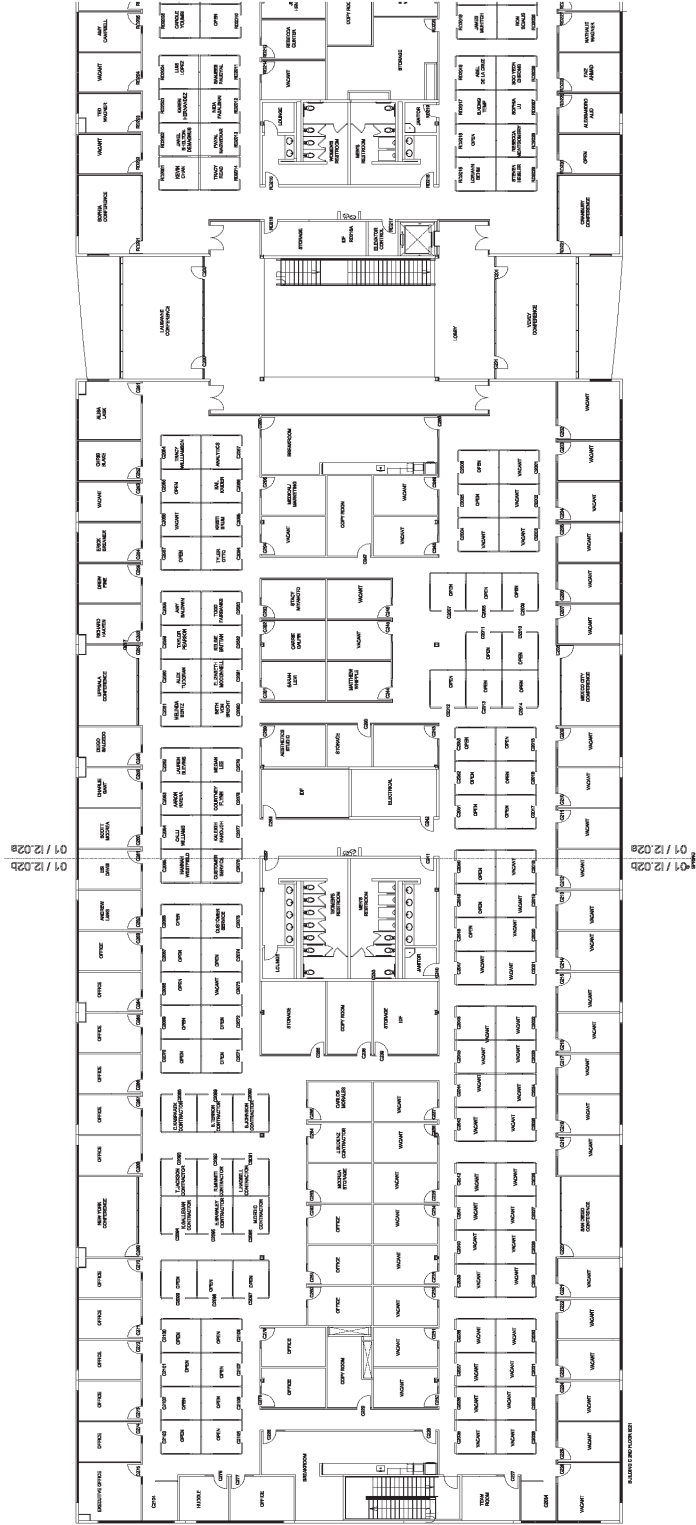
BUILDING C SOUTH



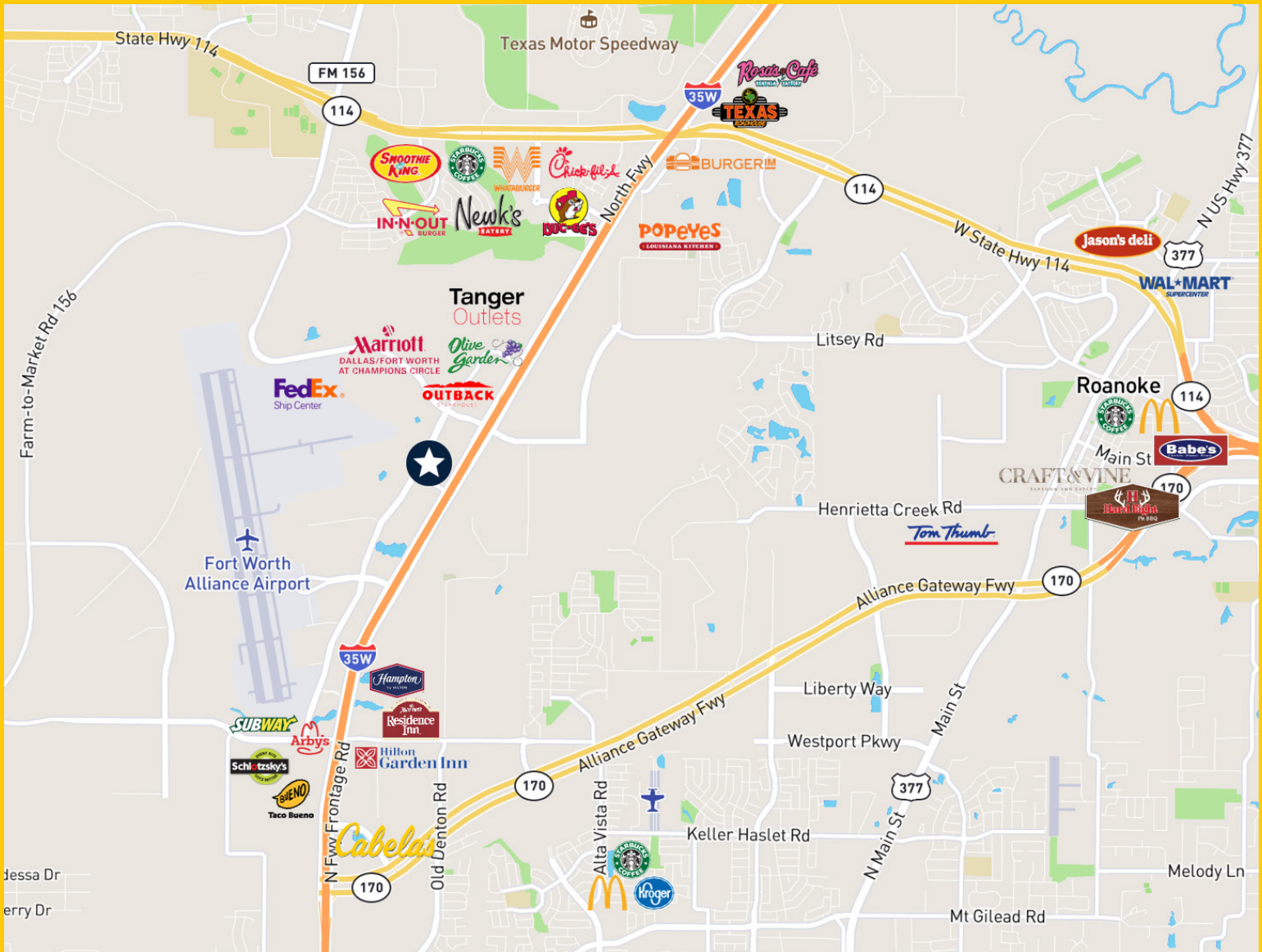
1st Floor

BUILDING C 1ST FLOOR 2011

BUILDING C SOUTH



ALLIANCE CENTER AMENITY MAP

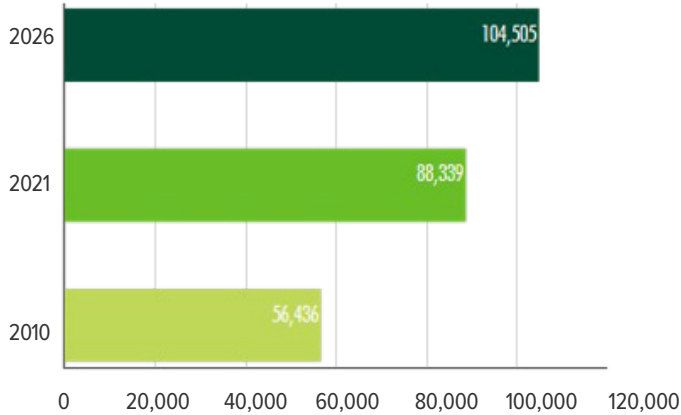


MORE DINING OPTIONS

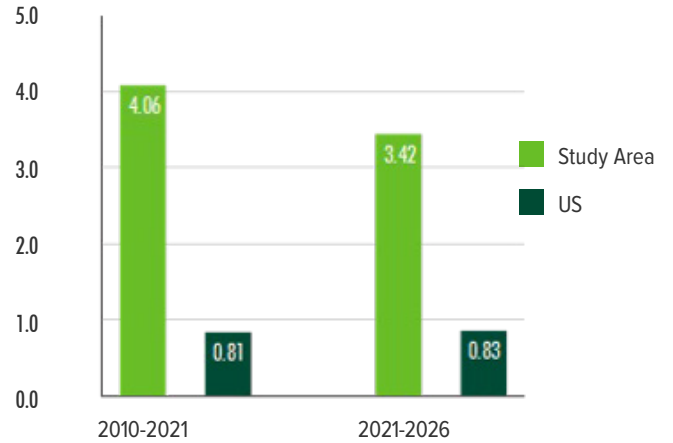
- | | | | | |
|---------------------|------------------|----------------------|------------------|---------------|
| Arby's | Chuy's | Firehouse Subs | La Madeleine | Piada Italian |
| Mi Cocina | Costa Vida | Five Guys | McAlister's Deli | Razzoo's |
| Cheddar's | Cousin's Bar-B-Q | Freebird's Burrito | 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

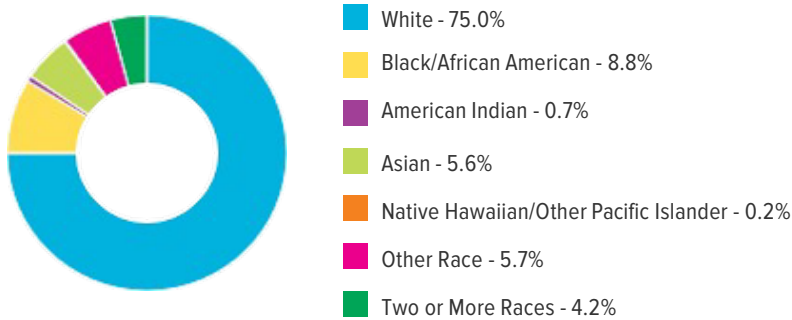
POPULATION BY YEAR



% ANNUAL POPULATION GROWTH



RACE & ETHNICITY



INCOME

\$100,537

MEDIAN HOUSEHOLD INCOME

\$41,494

PER CAPITA INCOME

HOME OWNERSHIP

74.3%

OWNER-OCCUPIED UNITS

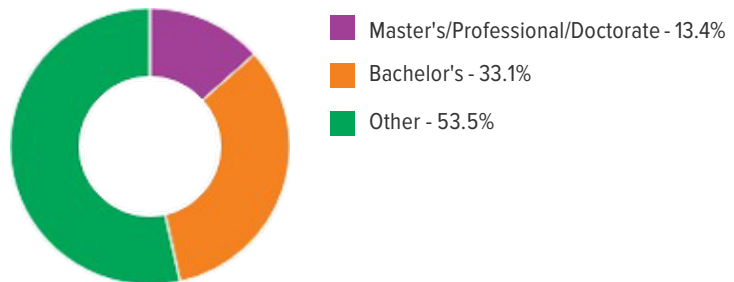
EMPLOYMENT

28,402 EMPLOYEES

2,135 BUSINESSES

4.3% RESIDENTIAL UNEMPLOYMENT RATE

EDUCATION



FOR SUBLEASE

OFFICES @ ALLIANCE

14501 & 14601 NORTH FREEWAY &

14600 HERITAGE PKY, FORT WORTH, TX 76177

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CBRE

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