

# OFFICE INVENTORY / 02.22.2024

PROPERTY	AVAILABLE RSF	BUILDING RSF	PARKING SPACES	FLOOR PLATES	CEILING HEIGHT	COSTAR PROPERTY ID
<b>2050 Roanoke Road</b> 2050 Roanoke Road Westlake, TX 76262 Tarrant County	29,681 RSF	130,588 RSF	7:1,000	65,000 RSF	10' in tenant spaces	740737
Located at Circle T Ranch, 2050 Roanoke Road is a two-story Class-A office building with direct access to State Highway 114. The building was built with sustainable LEED design features and floor-to-ceiling glass. Newly refurbished, 2050 Roanoke Road has open floor plan, upgraded lobby finishes, ample meeting space, covered parking and is located adjacent to the 230 acre Circle T parkland.						
<b>Hillwood Commons I</b> 9800 Hillwood Pkwy Fort Worth, TX 76177 Tarrant County	Suite 340: 14,709 RSF	154,063	5:1,000	-52,000 RSF typical floor plates	10' in tenant spaces	9265945
Located in the 900-acre master-planned Alliance Town Center, Hillwood Commons I has direct access to walkable fitness, dining, hotel, and park amenities within Alliance Town Center.						
<b>Alliance Commerce Center 14</b> 2301 Eagle Parkway Fort Worth, Texas 76177 Denton County	7,157 RSF	72,772 RSF	4:1,000	-11,000 & 20,000 RSF wings	10' in tenant spaces	426076
This office suite includes executive conference rooms, private offices, break rooms, and open office areas. ACC14 has an efficient centralized layout for optimum flexibility. With easy access to Interstate 35W via Eagle Parkway, ACC14 is minutes away from the Tanger Outlets, Alliance Town Center, and a short distance to Downtown Roanoke via SH-170 and SH-114.						
<b>Hillwood Commons II</b> 9810 Hillwood Pkwy Fort Worth, TX 76177 Tarrant County	122,783 RSF	136,941 RSF	4:1,000 (expandable)	35,000 RSF	10' in tenant spaces	10992705
Hillwood Commons II is located adjacent to Hillwood Commons I within Alliance Town Center, a 900-acre master-planned community. HWCII is anchored by a robust medical district, major restaurants, retailers, and high quality, upscale living options. Situated across from Bluestem Park, HWCII promotes a healthy lifestyle while delivering work, leisure, and balance all a short walk or drive.						
<b>Heritage Commons II</b> 13601 Heritage Pkwy Fort Worth, TX 76177 Tarrant County	Suite 100: 25,292 RSF (Divisible) Suite 150: 8,844 RSF Suite 250: 26,059 RSF (Divisible)	115,202 RSF	4.5:1,000	57,355 RSF	10' in tenant spaces	426121
Heritage Commons II has direct access and visibility from Interstate 35W in an updated office building located in the fastest growing large city in the United States. Located within AllianceTexas, the building is less than 20 minutes from both downtown Denton and Fort Worth, 25 minutes to DFW International Airport, and 40 minutes to downtown Dallas.						

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<b>Alliance Gateway 16</b>						
4700 Alliance Gateway Fwy Fort Worth, Texas 76177 Tarrant County	47,644 RSF	47,644 RSF	7.5:1,000	-	10' in tenant spaces	426427

Alliance Gateway 16 offers spacious open work areas with direct access and visibility to State Highway 170. Alliance Gateway 16 is located at the center of the 27,000-acre AllianceTexas master-planned community in the fastest growing large city in the United States. Ideal for large scale customer support, call center operations or as flex space for distribution, Alliance Gateway 16 is parked at 7.5:1000 with full grab & go break area, data center, grade level access doors, and 18' ceilings.

<b>Alliance Gateway 17</b>						
4600 Alliance Gateway Fwy Fort Worth, Texas 76177 Tarrant County	140,000 RSF	140,000 RSF	8:1,000	-	10' in tenant spaces	427990

Alliance Gateway 17 offers large open work areas with private offices and conference space with direct access to State Highway 170. The building could also be converted to distribution use with large trailer parking areas, truck court and dock high doors. Alliance Gateway 17 is located at the center of the 27,000-acre AllianceTexas master-planned community at the corner of SH-170 and Park Vista Blvd., a full interchange. Gateway 17 is ideal for large scale customer support, call center operations or distribution with a full commercial grade cafeteria.