



Opportunity Thrives Here

The Campuses  
**AT CIRCLE T RANCH**



2050 Roanoke Rd  
78,373 RSF - *Divisible*

2050 Roanoke Road  
Westlake, Texas 76262  
Tarrant County

817.224.6000

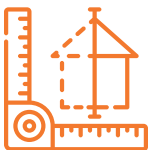
**STEVE ALDRICH**  
Senior Vice President







# Overview



130,199 RSF  
2-Story  
Class A Office  
78,373 RSF Available



7/1,000 RSF  
Parking Ratio



15-Minute Drive to  
Dallas/Fort Worth  
International Airport



Direct Access to  
State Highway 114

## OTHER BUILDING FEATURES

- 40,000 RSF floor flexible and efficient plates
- High finish atrium lobby with wood and stone
- Floor-to-ceiling glass
- Sustainable LEED design features
- Newly refurbished interiors with full cafeteria, and conference space
- Covered parking
- Security system with keyless entry & after-hours card access
- Immersed in integrated mixed-use master plan
- Walking trails, outdoor courtyard, and seating area

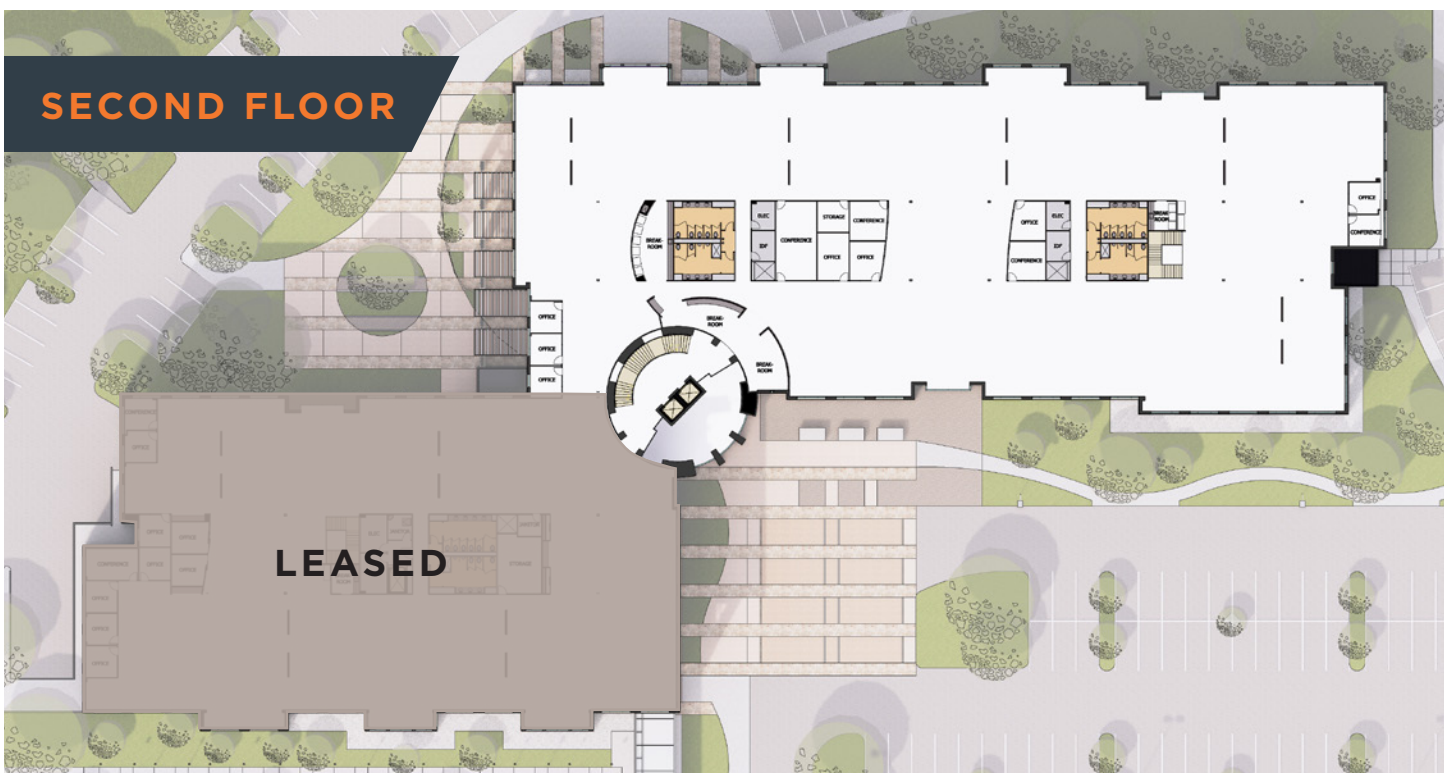
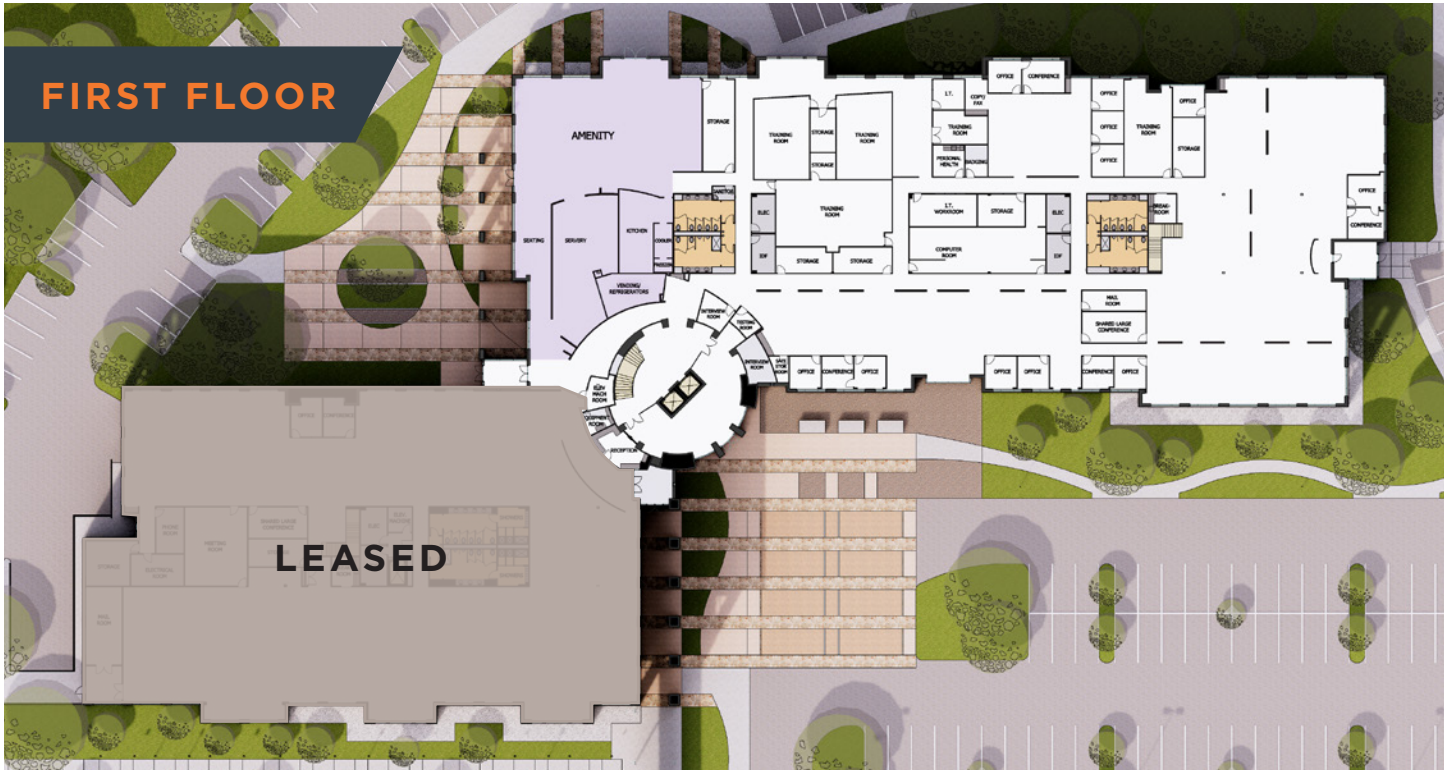


## Amenities

- ▼ Conference Room + Meeting Space
- ▼ Fully-Equipped Kitchen and On-Site Cafe
- ▼ Increased air filtration & bipolar ionization HVAC system
- ▼ Parking Garage with Covered Walkway
- ▼ Energy Efficient and Customizable-Controlled HVAC Design
- ▼ Adjacent to 300-acre Circle T Parkland
- ▼ Walking trails, courtyard, and outdoor seating
- ▼ 1 mile to Historic Downtown Roanoke featuring over 60 restaurants
- ▼ 7 Minutes to Southlake Town Square
- ▼ 15 minutes to DFW Airport

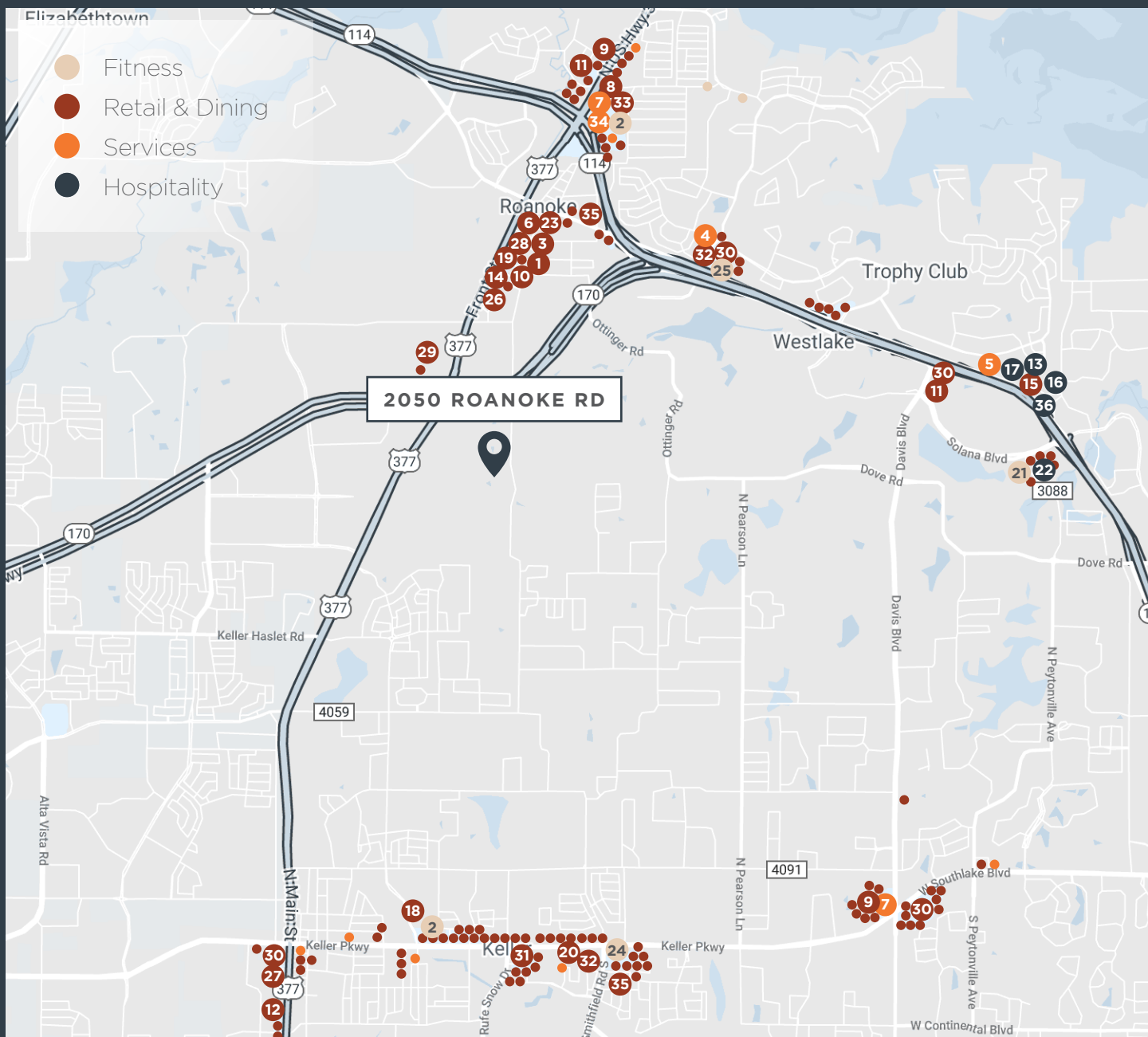


# Full floor or flexible multi-tenant floor plan layouts









- |                                       |  |   |
|---------------------------------------|--|---|
| 1 3 Vino Winery                       | 13 Hampton Inn Trophy Club             | 25 Performant Fitness Trophy Club       |
| 2 Anytime Fitness                     | 14 Hard Eight BBQ                      | 26 Roanoke ChopShop Live                |
| 3 Babe's Chicken Dinner House         | 15 HG Sply Co.                         | 27 Seven Mile Cafe                      |
| 4 Bank of America                     | 16 Holiday Inn Trophy Club             | 28 Soul Fire Brewing Company            |
| 5 Baylor Scott & White Medical Center | 17 Homewood Suites by Hilton           | 29 Spec's Wines, Spirits, & Finer Foods |
| 6 Bayou Jack's Cajun Grill            | 18 iFratelli Pizza                     | 30 Starbucks                            |
| 7 Chase Bank                          | 19 Inzo Italian Kitchen                | 31 Summer Moon Coffee                   |
| 8 Chick-Fil-A                         | 20 Jason's Deli                        | 32 Walgreens                            |
| 9 Chipotle                            | 21 Larry North Fitness                 | 33 Walmart Supercenter                  |
| 10 Craft & Vine                       | 22 Marriott Dallas/Fort Worth Westlake | 34 Wells Fargo Bank                     |
| 11 CVS                                | 23 Oak St. Pie Co.                     | 35 Whataburger                          |
| 12 Devivo Bros Eatery                 | 24 OrangeTheory Fitness                | 36 Woodsprings Suites                   |

The Dallas-Fort Worth metroplex boasts a strong economy and growing population.



Photo of Charles Schwab Headquarters at Circle T Ranch

#### MAJOR EMPLOYERS WITHIN CIRCLE T RANCH:

Circle T Ranch is a corporate headquarters powerhouse with a range of global enterprises and growing businesses.

*charles* SCHWAB



**Deloitte.**



 **Fidelity**  
INVESTMENTS



#1 market for job growth  
in the last 5 years



8 major 4-year universities  
in the region



Access to workforce of over  
8 million in DFW  
(2 million within 20-mile  
radius)



#2 fastest growing  
economy in the  
country





2050 ROANOKE RD - WESTLAKE, TEXAS 76262

Fully-renovated Class A office located in the heart of Circle T Ranch with immediate access to Highway 114.

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**CIRCLETRANCH.COM**



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