



# Office

Custom solutions to suit your culture.

817.224.6000  
alliancetexas.com

9800 Hillwood Parkway  
Suite 300  
Fort Worth, Texas 76177

## OFFICE OVERVIEW

# Office solutions for every business.

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This dynamic region gives growing businesses and global enterprises all the tools they need to thrive.

AllianceTexas is a 27,000-acre master-planned development in the heart of the DFW metroplex, one of the fastest-growing regions in the country. The area provides businesses with everything they need to succeed — a pro-growth economy, a highly skilled workforce and a wide variety of amenities for employees, residents and their families. The region also offers one-of-a-kind resources including easy access to international business travel, exceptional educational institutions, and access to an abundant, qualified workforce. Best of all, AllianceTexas has ample available space to accommodate businesses of any scale — from move-in-ready office space to corporate, build-to-suit headquarters for thousands of employees.





## NORTH TEXAS IS BOOMING

The DFW metroplex boasts a strong economy and growing population.

- A labor force of 1.7M within a 20-mile radius of AllianceTexas
- DFW is the fourth-largest population center nationally with approximately 6.5M people
- Fifth-largest metropolitan economy in the U.S. with \$401B GDP
- Three major airports: on-site Perot Field Fort Worth Alliance Airport, nearby DFW International Airport and Dallas' Love Field
- Easy access to multiple highways, including Interstate 35 and Texas Highways 170 and 114





Deloitte Corporate Campus

## BUSINESS SERVICES

# AllianceTexas is built for business.

The region offers resources designed to retain talent and propel growth.

Businesses rely on a qualified workforce to perform at their best. North Texas, and AllianceTexas in particular, is home to an educated population. Of the 2 million people living within a 20-mile radius of AllianceTexas, 86 percent have a high school diploma and 63 percent have some college experience, making the area an ideal location for qualified employee recruitment and retention. A variety of training opportunities, including on-site vocational and professional education programs, are available to develop employees' skills and help businesses build a competitive advantage.

Plus, an on-site recruitment, training and retainment facility, the Alliance Opportunity Center, provides complimentary job placement and interview services for AllianceTexas companies. For employees who want to plant roots in AllianceTexas, the region offers a variety of housing options to satisfy employees at every career level, as well as exceptional schools and academic partnerships to promote advancement. Recreational amenities and entertainment options improve the quality of life for residents and their families. It all makes AllianceTexas a great place to work, live and thrive.





## THE ALLIANCETEXAS ADVANTAGE

### DIVERSE BUSINESS COMMUNITY

The area features a range of companies, including Fortune 500 enterprises and growing businesses.

### FULL RANGE OF SERVICES

Offerings include office construction, land management, landscaping, owner associations and office management.

### FIRST-CLASS RESIDENTIAL

Housing options are available in a range of pricing options, including townhomes and apartments in mixed-use developments, as well as custom homes in distinctive neighborhoods.

### INTEGRATED COMMUNITIES

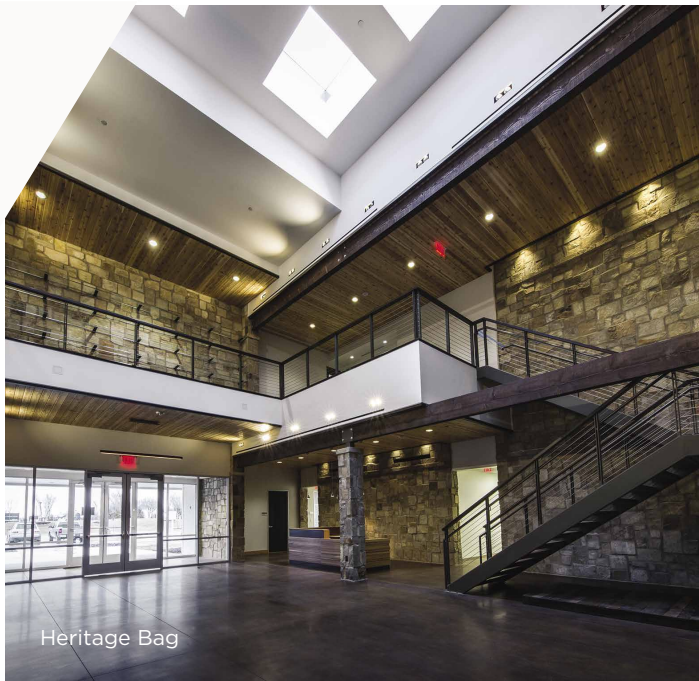
Residential developments are thoughtfully designed, with access to parks, green spaces, trail systems and exceptional schools.

### AMENITIES

The development features millions of square feet of restaurants, shopping, entertainment and medical resources.

### DFW INTERNATIONAL AIRPORT

The location is 15 minutes from the country's fourth-busiest airport.



## OFFICE SPACE

Flexible options to suit your culture.

Choose the right office space in the right location.

With more than 4 million square feet of office space, options at AllianceTexas are abundant and varied. A variety of office solutions are located throughout the region. AllianceTexas can accommodate a range of needs, from growing businesses seeking flexible, multi-tenant space to large enterprises needing to build a corporate campus to house thousands of employees. Class A office space with premium finish-outs offer refined, efficient and cost-saving amenities. At AllianceTexas, businesses of all sizes and industries can find a solution that matches their culture and objectives — all located in the heart of one of the fastest-growing regions in the country.

### OFFICE OPTIONS

- Corporate campus
- Satellite office
- Multi-tenant
- Flex space
- Build to suit

## CURRENT TENANTS

AllianceTexas is home to a range of global enterprises and growing businesses.

**amentum**<sup>®</sup>

 American Specialty Health<sup>®</sup>



*charles* SCHWAB

**Deloitte.**



Mercedes-Benz  
Financial Services



**TEXTRON**

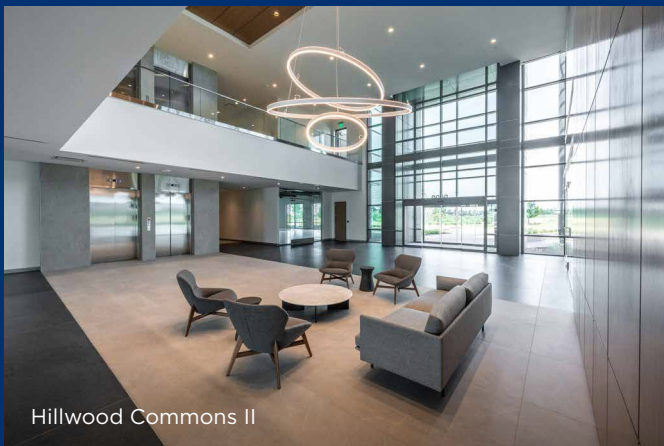




## QUALITY OF LIFE

# Life is good at AllianceTexas

A satisfied workforce is a productive workforce.



AllianceTexas is focused on creating a community with built-in amenities that improve the quality of life for employees and residents alike. The region offers everything that today's employees demand, including an affordable cost of living, nearby retail, and dining and entertainment options to please the whole family. It's conveniently located in one of the nation's fastest-growing areas and provides easy access to excellent highway systems, airports and cultural attractions within the Fort Worth and Dallas metroplex. A range of housing options suit households of every budget. That's why more and more companies are planting roots in AllianceTexas. It's a smart place to build a business and an even better place to live, work and grow.



## BENEFITS OF A MASTER-PLANNED COMMUNITY



### CENTRAL LOCATION

AllianceTexas is located in thriving North Texas, one of the fastest-growing and culturally diverse regions in the U.S.

### EASY COMMUTES

Multiple highways and reliable mass transit provide employees hassle-free work commutes.

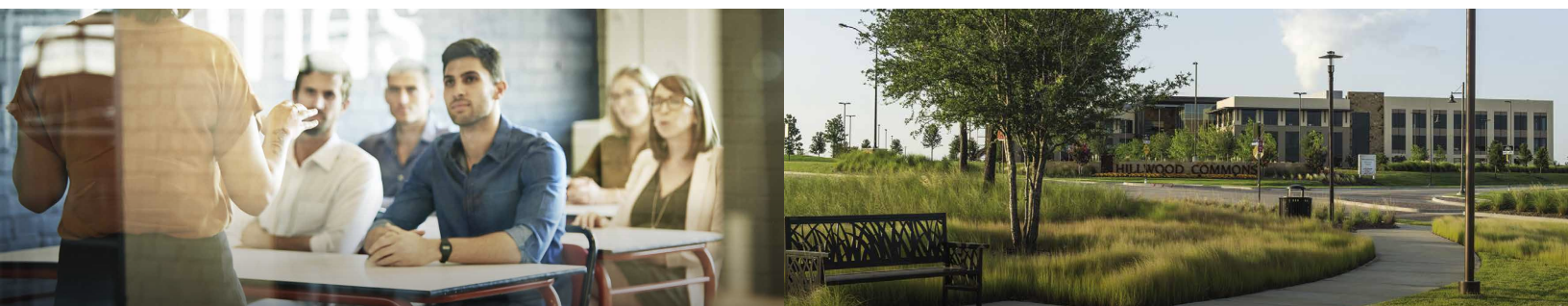


### DINING AND RETAIL OPTIONS

AllianceTexas hosts a variety of excellent dining options including dynamic Alliance Town Center and Front 44.

### YEAR-ROUND EVENTS

AllianceTexas plays host to business networking events as well as community events throughout the year.



### FOCUS ON EDUCATION

University partnerships and training programs give businesses a competitive edge. Award-winning school districts support future growth.

### GREEN SPACES

Parks and hiking and biking trails connect and highlight the area's natural beauty.

## OFFICE DISTRICTS

# There's an office development right for your needs and culture.

AllianceTexas is home to several major office park developments.

Located in the heart of the DFW metroplex and within reach of an experienced, trained workforce, the office districts at AllianceTexas provide businesses the amenities and facilities they need to flourish.



### Alliance Center

This 2,600-acre business complex surrounds Perot Field Fort Worth Alliance Airport, grants access to I-35 and is located within a short distance to a variety of dining options.



### Alliance Commerce Center

This 300-acre business park in the heart of AllianceTexas provides 1.7 million square feet of space ideal for companies associated with the distribution, light manufacturing, high-tech and aviation industries.



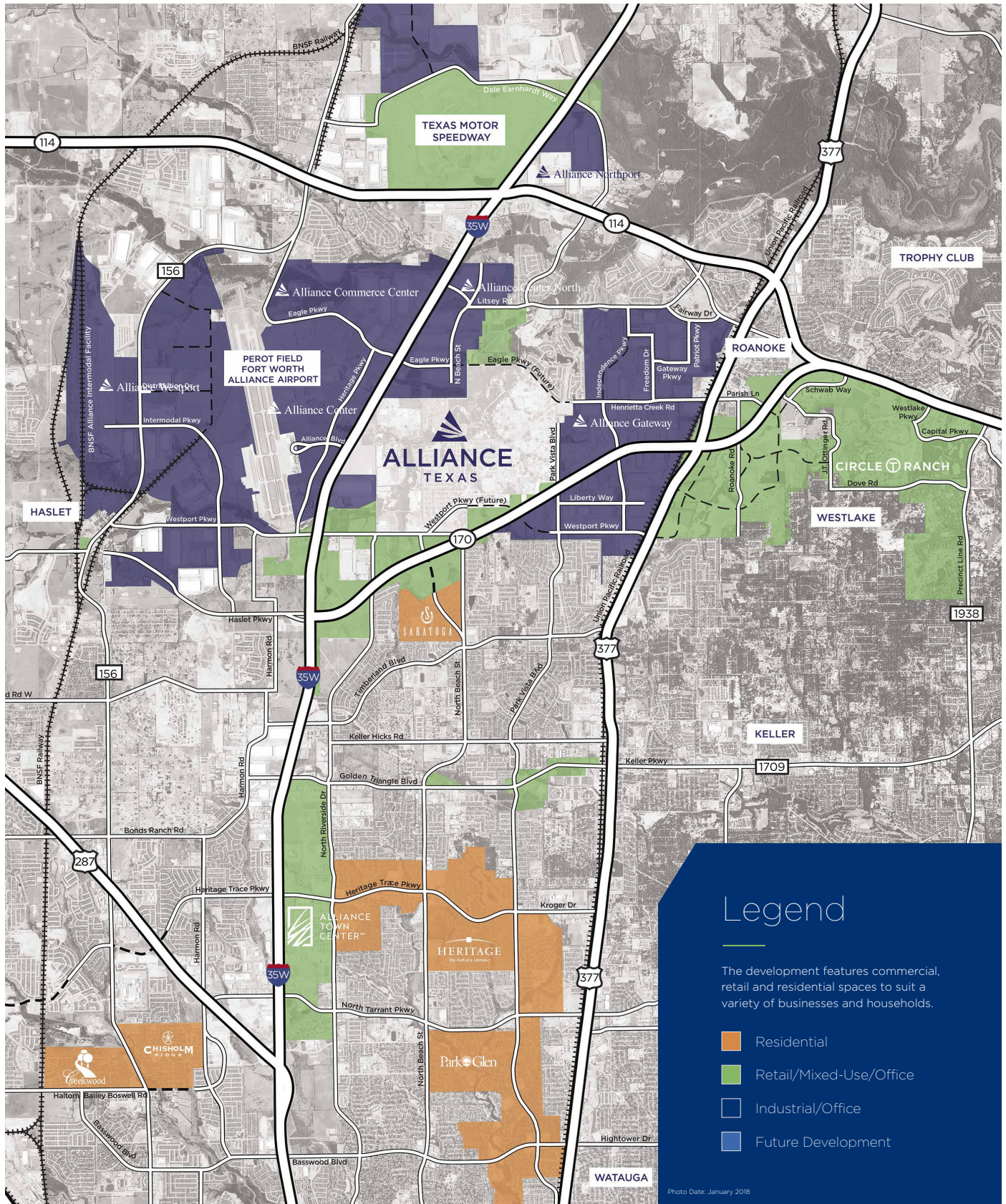
### ALLIANCE TOWN CENTER<sup>SM</sup>

This integrated, 900-acre mixed-use project includes parks, trails, office spaces, community programming, medical facilities, multifamily housing, hospitality, retail, dining and entertainment.

### CIRCLE RANCH

This 2,500-acre mixed-use development boasts an idyllic setting, and features corporate campuses, a championship golf course and beautiful natural open spaces. It's also home to Front 44, a highly crafted mixed-use development.









**FOR MORE INFORMATION**

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