



Alliance Commerce Center 14

CLASS A OFFICE SPACE AVAILABLE

2301 Eagle Pkwy
Fort Worth, Texas 76177
Denton County



East Wing - First Floor

AVAILABLE SPACE

- Space available from 4,478 SF up to 16,677 SF

Suite 150 - 5,042 RSF

Available Today

Existing build out features 9 offices, a conference room, print/copy area, reception, and breakroom

Suite 170 - 7,157 RSF

Available Today

Existing build out features 13 offices, 2 conference rooms, multi-purpose room, break area, storage areas, and ample open office areas

Suite 190 - 4,478 RSF

Available Today

Existing build out features 13 offices, a conference room, reception, breakroom, and print/copy area



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BUILDING HIGHLIGHTS:

- Building size: 73,747 SF, two-story flexible office building (Class A)
- 16,677 SF Available in East Wing
- Divisible into suites of 7,157 SF, 5,042 SF, & 4,478 SF
- Efficient centralized layout (core restrooms & mailroom)
- 4:1,000 parking ratio
- Two-story atrium lobby
- 10' ceiling height
- Adjustable VAV/HVAC systems
- Heavy landscape and irrigation
- On-site property management 24/7/365



2301 Eagle Pkwy - Fort Worth, TX 76177



Location Advantages

- Easy access to Interstate 35W via Eagle Pkwy
- 5 minutes to State Highways 114 and 170
- Minutes to Alliance Town Center
 - 1.4 million SF of regional retail and boutique shopping
 - High-quality, upscale living options
 - Biking and hiking trails offering connectivity throughout
- Adjacent to Fort Worth Alliance Airport
 - Premier general aviation airport
- 25 minutes to DFW Airport
- More than 20 colleges and universities within a 50-mile radius



AllianceTexas Advantages

2301 Eagle Pkwy
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- ▶ Alliance Opportunity Center provides complimentary recruitment services for all career levels
- ▶ Tarrant County College provides on-site employee training
- ▶ Numerous staffing agencies
- ▶ Professional development and networking groups



AllianceTexas® is a 27,000-acre master-planned community including four distinctive developments — Alliance®, Circle T Ranch®, HarvestSM and Alliance Town Center®. Together, they offer world-class aviation, office, industrial, retail, educational, residential and recreational opportunities.



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