



Heritage Commons II

CLASS A OFFICE WITH I-35W FRONTAGE

13601 North Freeway
Fort Worth, Texas 76177
Tarrant County

CLASS A OFFICE

Heritage Commons II

Heritage Commons II offers a high-finish common area and open office layouts with direct access and visibility to Interstate 35W. Ideally situated, Heritage Commons II is located within the 27,000-acre AllianceTexas master-planned community in one of the fastest growing large cities in the United States.

The efficient building layout with large windows allows for abundant natural light exposure and views of a heavily landscaped courtyard. Built in 2008, the building is in excellent condition, with fully built out suites offering an opportunity for expedited operations. Join groups like DynCorp International, Progress Rail - A Caterpillar Company, and Ferrovial Agroman in calling Heritage Commons II home.





BUILDING FEATURES

Overview

The only opportunity for over 20,000 SF+ Class A contiguous office space in the AllianceTexas corridor.

- 115,202 SF, 2-story (Class A)
- 7.6 acre site
- Various layouts available
- 4.5:1,000 SF parking ratio
- Heavily landscaped courtyard and grounds
- High finish atrium lobby with wood and stone attributes
- Energy-efficient design features
- Security system with keyless entry & after-hours card access
- Full-service property management 24/7/365

BUILDING FEATURES

Area Amenities



Abundant Dining

Heritage Commons II benefits by being within minutes to over 230 diverse restaurants including international and regional chains, as well as, local favorites.



Fitness

The AllianceTexas masterplan is built around a vision of healthy living and features a wide variety of fitness options including Lifetime Fitness, OrangeTheory, Crossfit 817, Sunstone Yoga, 24 Hour Fitness, YMCA and others.



Regional Retail

Within a short drive of the building, your employees can enjoy shopping at destination retail centers such as the 1.4 million SF Alliance Town Center mixed-use development, Tanger Outlets, and Presidio Crossing.



Parks & Trails

Parks such as Prairie Vista Park and Bluestem Park serve as activated nodes for the community. In addition to serving as trailheads for the walking and biking trails that weave through the project, the parks regularly host live music, fitness classes, and family-friendly events.



BUILDING FEATURES

Infrastructure

Power

There is a 2500 kVA Oncor transformer serving the building with area redundant power in a deregulated market. The building has a 4000 Amp main service 480/277V with an Automatic Transfer Switch for the generator and a 2008 Cummins Diesel generator capable of handling portions of the building's electrical load.

Telecom

The building has two 4-inch underground conduits for communications. There are numerous fiber providers within immediate proximity to the building including: AT&T, CenturyLink, Fiberlight, OneSource, Transtelco, Verizon, and Zayo Metro.

Plumbing

The building has a 4-inch domestic water line and an 8-inch water line for the fire system. There is also an 8-inch sanitary line.



MORE DINING OPTIONS

Arby's
Babe's Chicken
Cheddar's
Chicken Salad Chick
Chili's Grill & Bar

Chuy's
Costa Vida
Cousin's Bar-B-Q
Dairy Queen
El Pollo Loco

Firehouse Subs
Five Guys
Freebird's Burrito
Fuzzy's Taco Shop
Grub Kitchen + Bar

In-N-Out Burger
Kincaid's Hamburgers
La Madeleine
McAlister's Deli
McDonald's

Newk's Eatery
Olive Garden
Piada Italian
Razzoo's
Starbucks

LOCATION

Proximity to Airports

Heritage Commons II is located within 40 minutes of four major airports (Dallas Fort Worth International, Love Field, Alliance Airport, and Fort Worth Meacham Airport) and 15 minutes from Fort Worth's central business district.

MARKET OVERVIEW

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



#1 market in the country
by ULI Emerging Trends



3.24% expansion of
employment base in 2018



Access to workforce of
over 4 million in DFW



#1 market for number of
jobs added

MAJOR EMPLOYERS WITHIN 10 MILES:

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

 American Specialty Health

BNSF
RAILWAY

charles SCHWAB

Deloitte.

DynCorp
INTERNATIONAL

facebook

 **Fidelity**
INVESTMENTS



 GALDERMA

 **leidos**

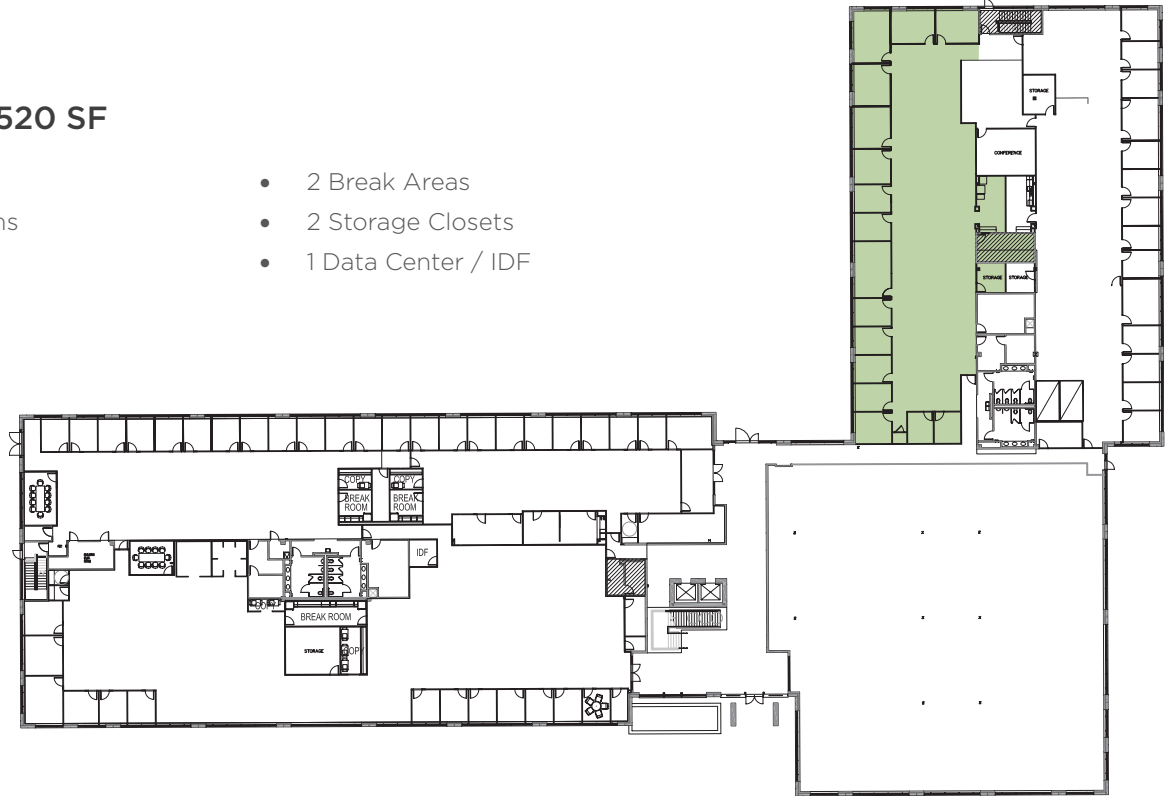
McKESSON

Mercedes-Benz
Financial Services

Availability

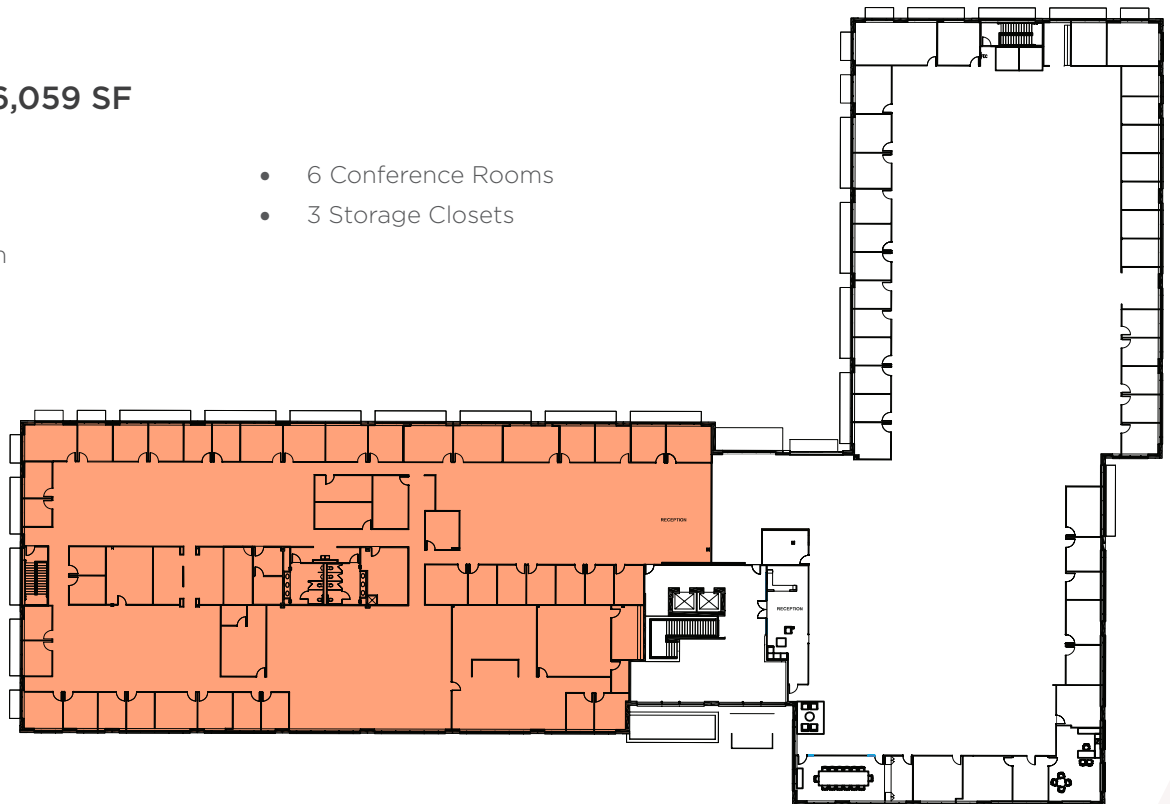
Suite 130 - 7,520 SF

- 13 Offices
- 3 Conference Rooms
- 1 Print & Copy Area
- 2 Break Areas
- 2 Storage Closets
- 1 Data Center / IDF



Suite 250 - 26,059 SF

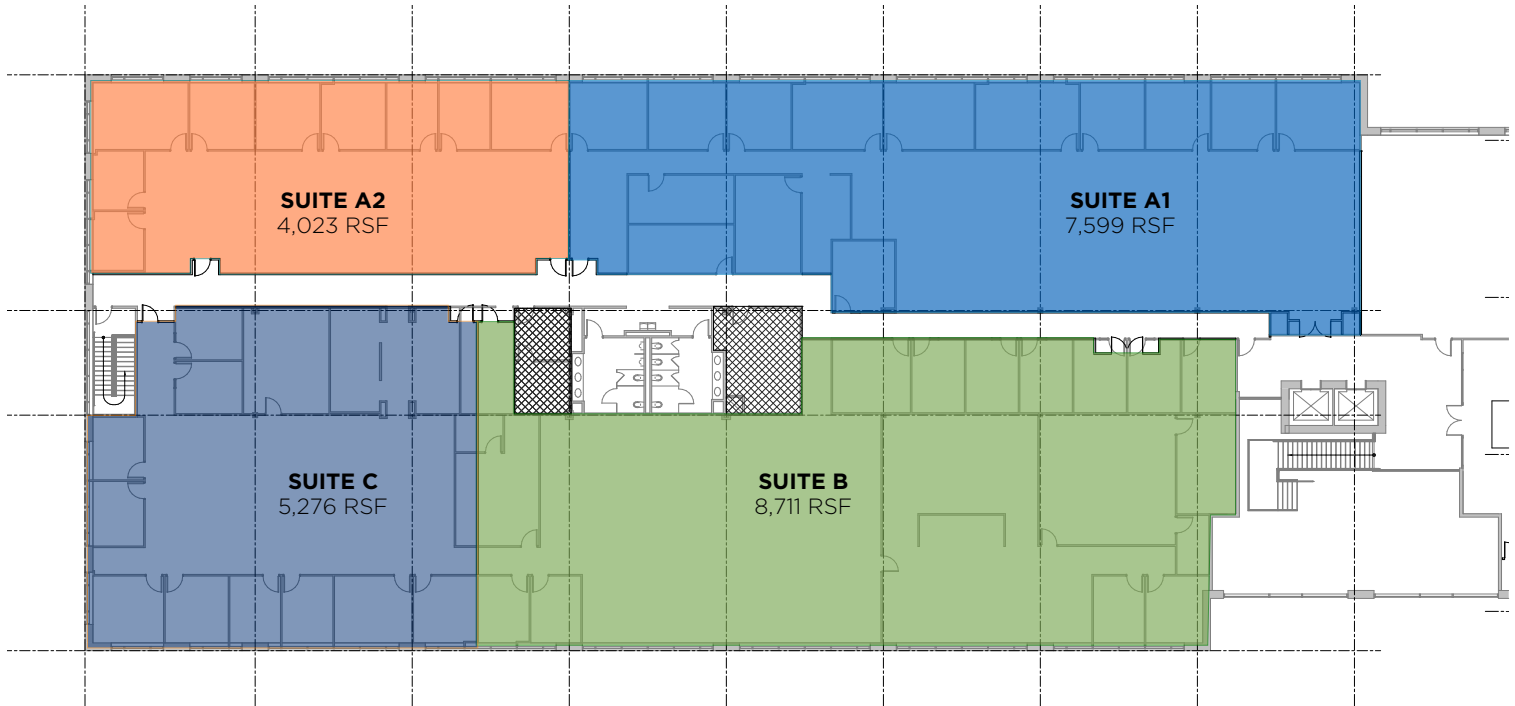
- 40 Offices
- 1 Print & Copy Area
- 1 Large Break Room
- 6 Conference Rooms
- 3 Storage Closets



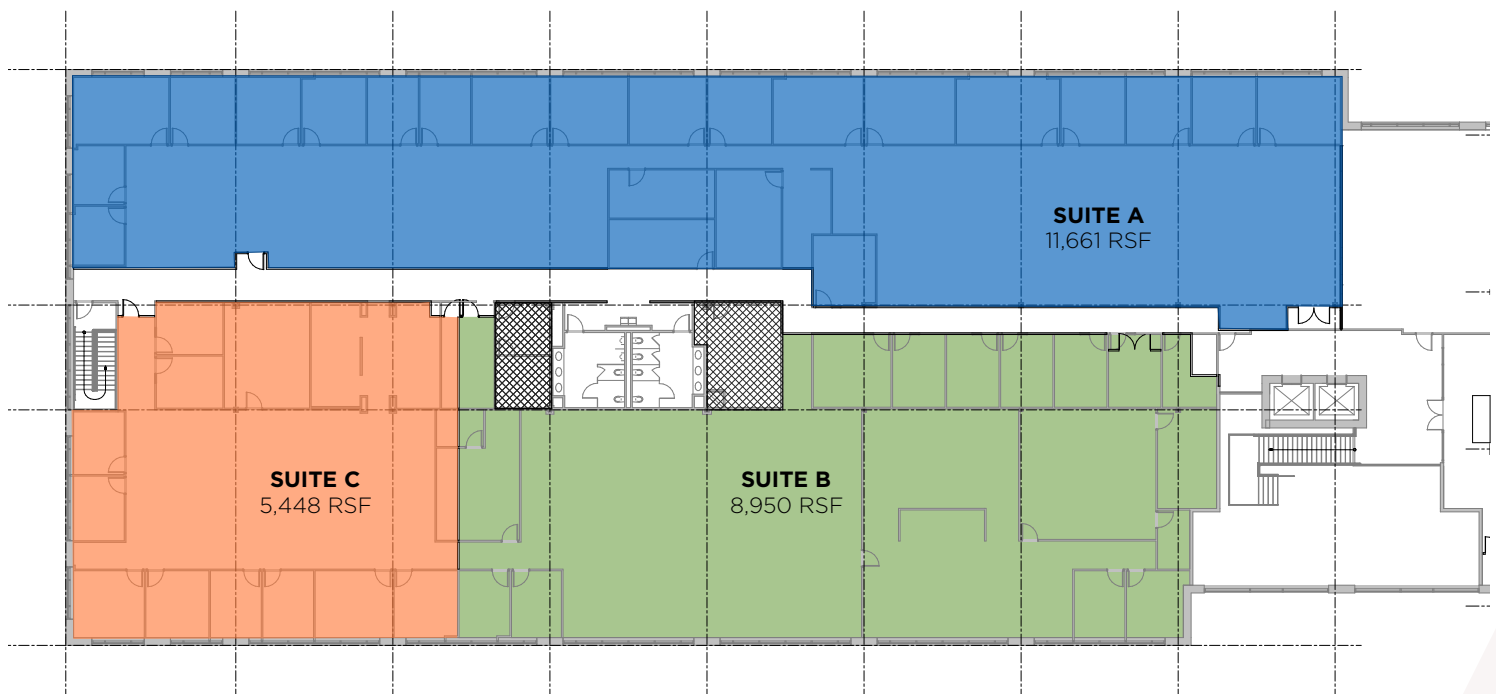
SITE PLAN

Multi-Tenant Configuration

OPTION A



OPTION B





HERITAGE COMMONS II

Class A office located in the booming AllianceTexas corridor with I-35W signage opportunities

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