



Heritage Commons IV

CLASS A OFFICE SPACE AVAILABLE

13650 Heritage Pkwy
Fort Worth, Texas 76177
Tarrant County



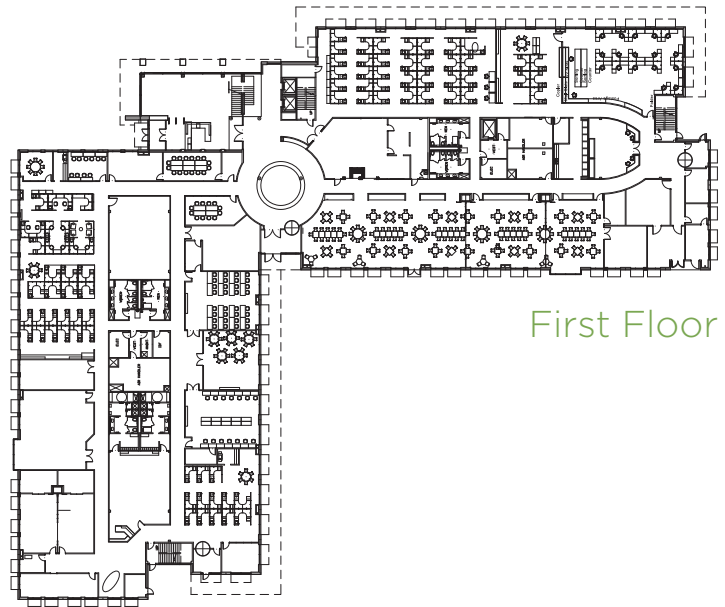
Heritage Commons IV

BUILDING HIGHLIGHTS:

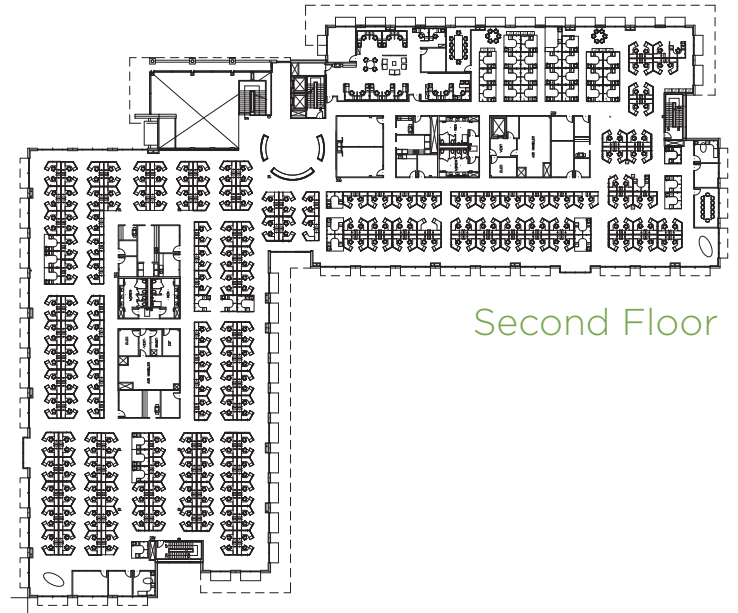
- Building size: 164,333 SF, three-story (Class A)
- 10.293 acre site
- 54,778 SF floor plates
- Single and multi-tenant floor layout availability
- Sustainable LEED design features
- High finish lobby includes wood and stone attributes
- 5:1,000 SF parking ratio
- Local redundant fiber ring with multiple providers
- Security system with keyless entry and after hours card access
- On-site property management 24/7/365

LOCATION ADVANTAGES:

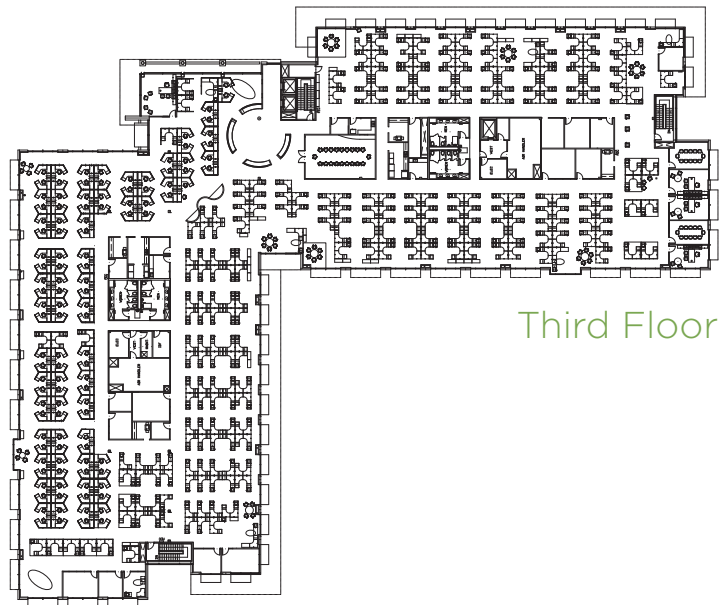
- Direct access and visibility to Interstate 35W
- 5 minutes to State Highways 114 and 170
- Minutes to Alliance Town Center
 - 1.4 million SF of regional retail and boutique shopping
 - High-quality, upscale living options
 - Biking and hiking trails offering connectivity throughout
- Adjacent to Fort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



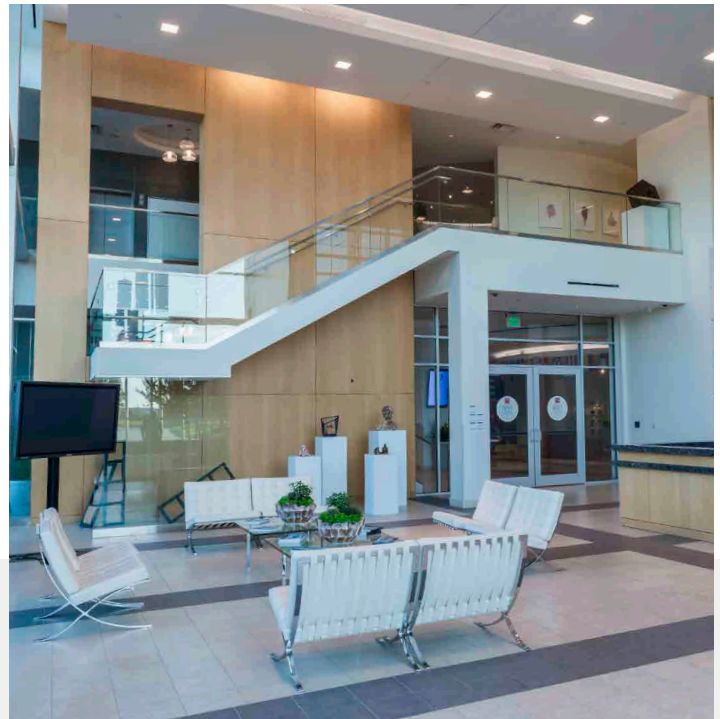
First Floor



Second Floor



Third Floor



Sustainable Design

Designed and constructed by LEED®-accredited professionals, Heritage Commons III includes added components to reduce environmental impact and increase energy savings for the customer.

- ▼ White, solar-reflective roofing
- ▼ Low-e glass coatings
- ▼ Energy efficient HVAC system
- ▼ Sunshade screens
- ▼ Water-saving features
- ▼ CFC-free cooling system



AllianceTexas Advantages

13650 Hillwood Pkwy
Fort Worth, Texas 76177
Tarrant County

- ▼ 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 26,000-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.



STEVE ALDRICH
IAN KINNE
BILL BURTON

817.224.6000

9800 Hillwood Parkway
Suite 300
Fort Worth, Texas 76177
alliancetexas.com