



## Hillwood Commons I

**CLASS A OFFICE SPACE AVAILABLE**

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Fort Worth, Texas 76177  
Tarrant County

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**STEVE ALDRICH**  
Senior Vice President



CLASS A OFFICE

# Hillwood Commons I

Find spacious and efficient layout options with impressive views from floor to ceiling double pane windows at Hillwood Commons I. This fully amenitized office space is located within Alliance Town Center, a 900-acre vibrant master-planned community anchored by a robust medical district, major retailers, and high-quality, upscale living options. Situated across from Bluestem Park, Hillwood Commons I promotes a healthy lifestyle while delivering work, leisure, and balance all within an arm's reach.







## BUILDING FEATURES

### Overview

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- 154,063 SF, 3-story Class A Office
- Space available:
  - Suite 330: 3,210 RSF (spec suite)
- 5/1,000 SF parking ratio (expandable)
- Three-story glass lobby with high finish wood and stone accents
- 10' ceiling height in tenant spaces
- Floor-to-ceiling double pane 1" insulated glazing unit with Solarban 60 Low E coating
- 2 elevators with 3,000 lb capacity
- Central core with efficient layout
- Sustainable LEED design features
- Security system with keyless entry & after-hours card access
- Ample walkable amenities, to parks, hotels, restaurants, etc.
- Directly connected to Bluestem Park
- Immersed in integrated mixed-use master plan
- On-site fueling service with Booster Fuels
- 25 minutes to DFW Airport
- Bike share program





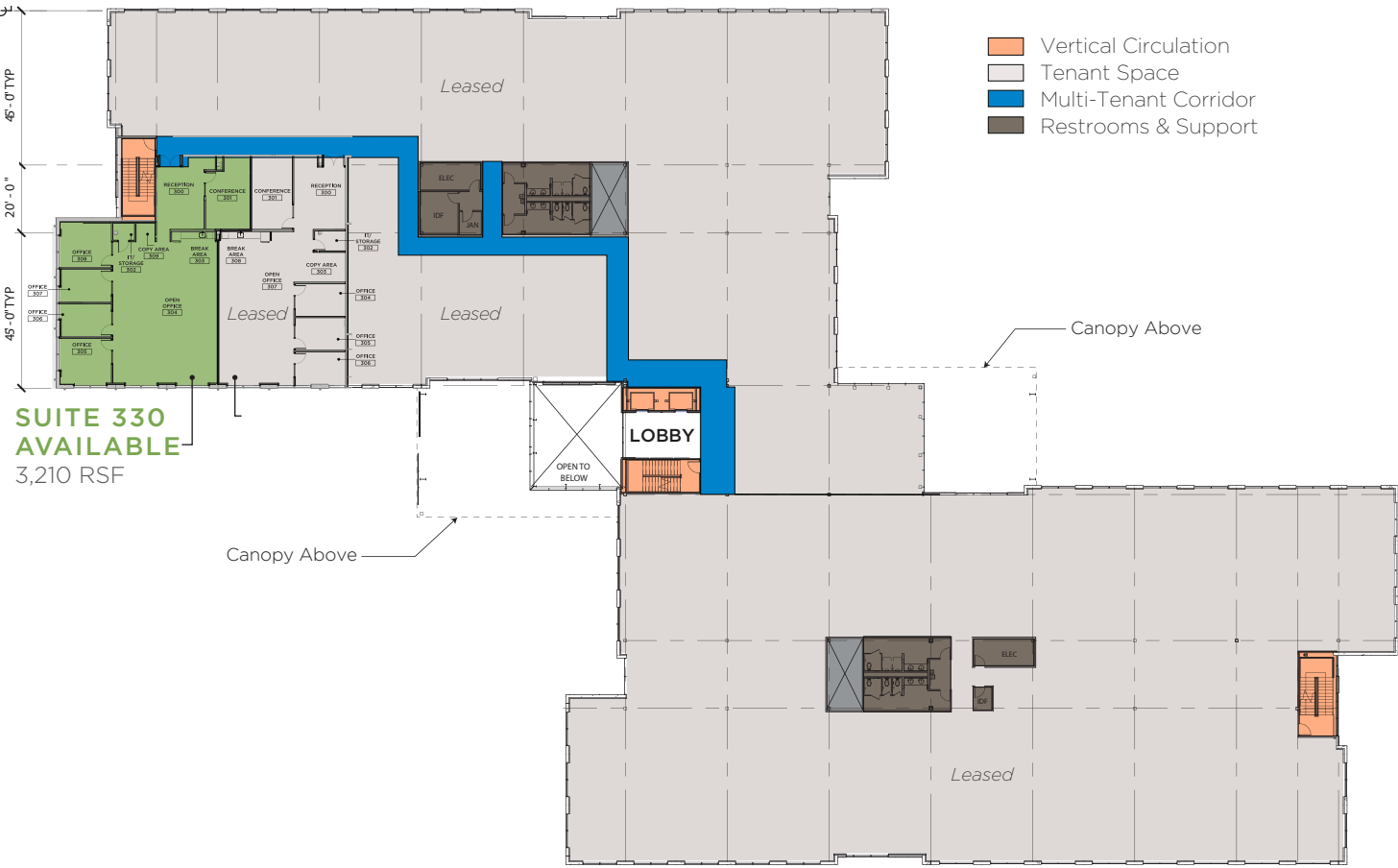
## Sustainable Initiatives

- ▼ Harvested water system using runoff from building parking lots, and surrounding property for irrigation and other non-potable water needs
- ▼ Water efficient landscape and open space utilizing native plants
- ▼ Enhanced refrigerant management of air
- ▼ Increased ventilation results in higher indoor air quality
- ▼ Green power consumption
- ▼ Emphasis on thermal comfort design
- ▼ Optimized energy performance of more than 12% over standard conditioning units
- ▼ Bicycle storage area, charging stations for electric vehicles available, and designated parking for low-emitting and fuel efficient vehicles



FLOOR PLAN

Third Floor Availability









## AMENITIES

# Alliance Town Center



The master-planned Alliance Town Center development is full of activity and opportunities to engage steps away from the office.



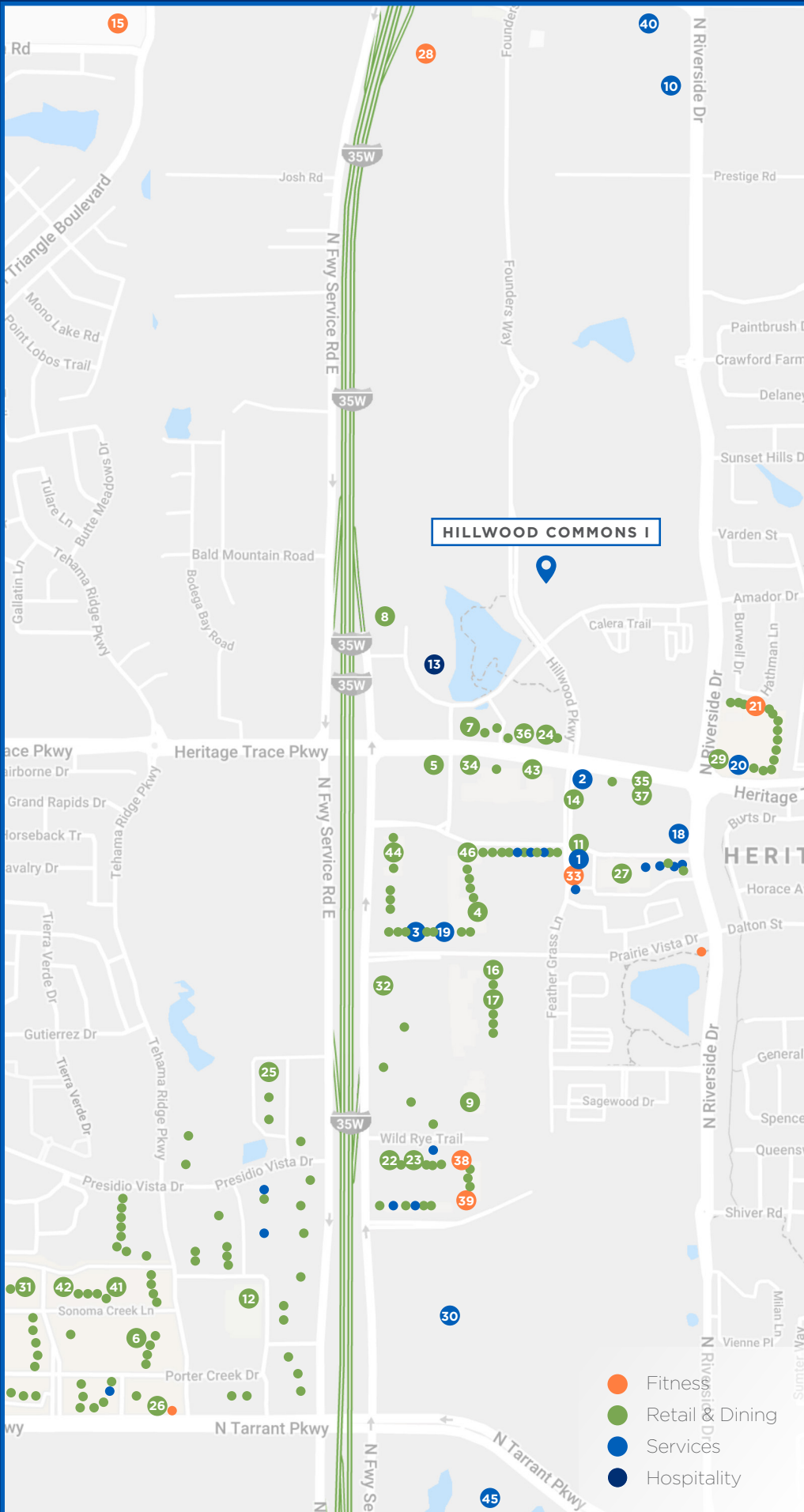
### ALLIANCE TOWN CENTER AMENITIES

- // 1.4 million square feet of retail & dining options
- // Walkable fitness, patio dining, & entertainment
- // Refuel cars on-site with Booster Fuels
- // Four state-of-the-art medical facilities with a top 100 hospital
- // Food Truck Fridays in the parks
- // Regularly-scheduled tenant events and activities
- // Excellent access to major highways
- // Abundant fiber options
- // Building signage opportunities
- // Fort Worth T bus stop throughout the project
- // 15 minutes to downtown Fort Worth CBD
- // 35 minutes to Dallas CBD
- // 20 minutes to Dallas-Fort Worth International Airport



## LOCATION

# Amenities



- 1 Aveda Salon
- 2 Bank of Texas
- 3 Boardroom Salon
- 4 Belk
- 5 Chick-Fil-A
- 6 Chicken Salad Chick
- 7 Chipotle
- 8 Chuy's
- 9 Cinemark
- 10 Cook Children's Urgent Care
- 11 Costa Vida
- 12 Costco
- 13 Courtyard Marriott
- 14 Cousin's Bar-B-Q
- 15 CrossFit 817
- 16 Dick's Sporting Goods
- 17 DSW
- 18 EECU Credit Union
- 19 Envy Nails Spa
- 20 FedEx Office Print & Ship
- 21 Fitness 2000
- 22 Five Guys
- 23 Fuzzy's Taco Shop
- 24 Grub Kitchen + Bar
- 25 Hobby Lobby
- 26 In-n-Out Burger
- 27 Kroger Marketplace
- 28 Lifetime Athletic
- 29 McAlister's Deli
- 30 Medical City Alliance
- 31 Old Navy
- 32 Olive Garden
- 33 Orangetheory
- 34 PetSmart
- 35 Piada Italian
- 36 Shell Shack
- 37 Starbucks
- 38 SunstoneFit
- 39 Texas Family Fitness
- 40 Texas Health Harris Methodist
- 41 Target
- 42 TJMaxx / Home Goods
- 43 Total Wine & More
- 44 Ulta
- 45 Wise Health Surgical Hospital
- 46 Zoe's Kitchen



## LOCATION

# Wellness



Food Truck Friday at Prairie Vista Park



Bluestem Park

### PRAIRIE VISTA PARK

This 17-acre park hosts a wide variety of events, including live music, festivals, and outdoor activities for families. Special events such as Holiday at the Park, Food Truck Fridays, Easter Begg Hunt for dogs, and Run in the Dark provide a hub for surrounding communities

### BLUESTEM PARK

Bluestem Park sits on a 14-acre site that has been transformed back to its original blackland prairie state. Developed in collaboration with the Lady Bird Johnson Wildflower Center, the park features ample open space for corporate events such as group yoga, bootcamp fitness, and more.



Lifetime Fitness



Texas Health Harris Methodist Hospital

### FITNESS

The Alliance Town Center masterplan is built around a vision of healthy living and features a wide variety of fitness options including Lifetime Fitness, OrangeTheory Fitness, Sunstone Yoga, Texas Family Fitness, and others.

### HEALTHCARE

Within Alliance Town Center, there are numerous healthcare facilities including surgery centers, doctor offices, chiropractors, etc. in addition to 4 state-of-the-art hospitals including one Top 100 Hospital (Texas Health Alliance).



## LOCATION

# Living in AllianceTexas

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## MULTIFAMILY

Alliance Town Center currently features six distinct Hillwood-developed multifamily communities with future projects planned and others in close proximity. Additional walkable residences will be available in 2020 with the completion of Tacara Village. The projects feature 1, 2, and 3 bedroom apartments and townhomes with modern features and ample amenities.



## NEIGHBORHOODS

Within the AllianceTexas region, there are numerous developments by Hillwood and others with access to some of the preeminent school districts in the region, such as Northwest ISD, Keller ISD, Argyle ISD, Westlake Academy, etc. Additionally, there is an abundance of affordable housing options with 87.6% of homes within a 15-minute drive of Alliance Town Center valued at less than \$450,000 and hundreds of new homes at various price points under construction.



## 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  
(2 million within 30-mile  
radius)



#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.**

**amentum**

**facebook**

 **Fidelity**  
INVESTMENTS



 GALDERMA

 **leidos**

**MCKESSON**

Mercedes-Benz  
Financial Services





## HILLWOOD COMMONS I

Thoughtfully-designed office  
located within a vibrant mixed-use  
environment.

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