



Hillwood Commons I

CLASS A OFFICE SPACE AVAILABLE

9800 Hillwood Pkwy
Fort Worth, Texas 76177
Tarrant County





First Floor



Third Floor

Hillwood Commons I at Alliance Town Center

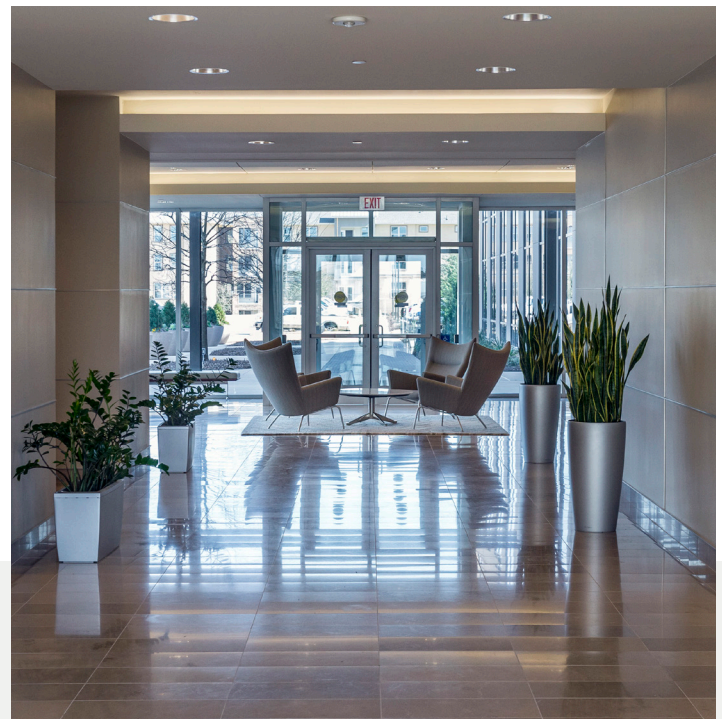
Find spacious and efficient floor layout options with impressive views from floor to ceiling double pane windows at Hillwood Commons I. This fully amenitized office space is located within Alliance Town Center, a 900-acre vibrant master-planned community anchored by a robust medical district, major retailers, 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 HIGHLIGHTS:

- Building size: 154,063 SF (Class A)
- Space Available:
 - Suite 100: 10,820 RSF
 - Suite 330: 5,852 RSF
- 10' ceiling height in tenant spaces
- Three story glass lobby with high finish wood and stone accents
- 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
- 5/1,000 parking ratio (expandable)
- Heavily landscaped courtyard

LOCATION ADVANTAGES:

- Direct access to Interstate 35W
- 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
- 25 minutes to DFW Airport
- More than 20 colleges and universities within a 50-mile radius



Sustainable Initiatives

- Harvested water system using runoff from building rooftops, 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
- Non-smoking building
- 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



AllianceTexas Advantages

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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 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.



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