



Heritage Commons IV

FULLY FURNISHED CLASS A OPPORTUNITY

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Fort Worth, Texas 76177
Tarrant County

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alliancetexas.com

CLASS A OFFICE

Heritage Commons IV

Heritage Commons IV offers best in class amenities and open work areas with direct access to Interstate 35W. Ideally situated, Heritage Commons 4 is located within the 26,000-acre AllianceTexas in the fastest growing large city in the United States.

The highly efficient building layout with floor to ceiling windows allows for maximum natural light exposure for employees with centralized common areas. Built in 2008 for its only tenant, Mercedes-Benz Financial Services, the building is presented completely furnished, offering an opportunity for day one operations. As is its legacy, Heritage Commons IV is an ideal atmosphere for today's top companies to call home.





BUILDING FEATURES

Overview

The only existing 150,000+ SF plug and play Class A office building in Dallas-Fort Worth available for direct lease.

- **Available March 1, 2019**
- 164,333 SF, 3-story (Class A)
- Fully plug & play with 859 workstations
- Cafe, fitness, town hall facility, patio & game room amenities
- CAT 6 cabling & 100% backup power throughout
- 5:1,000 SF parking ratio
- Adjacent land for building expansion to 200,000+ SF
- High finish atrium lobby with wood and stone attributes
- Sustainable LEED design features
- Security system with keyless entry & after-hours card access
- Full-service property management 24/7/365
- Rental rate: \$17.00 NNN per SF
- Operating Expenses: \$7.92 per SF

BUILDING FEATURES

Amenities



In-House Cafe

A grab-and-go micro-market makes lunch or snack easy, while an existing, attached full-service kitchen is equipped to support a corporate cafeteria. Located directly off the main building lobby, the cafeteria is easily accessible by all employees.



Fitness

Complete with premium fitness amenities, the building boasts an expansive fitness equipment area attached to fully appointed men's and women's locker rooms. There are personal training rooms, as well as a group aerobics studio that can be divided into two separate studios.



Robust Conference/Town Hall Facility

The first floor of the building features an expandable area with collapsible partition walls for company-wide meetings and meals. The spacious hall can accommodate 800+ chairs for meetings, and 215+ table seats with additional seating in an adjacent outdoor covered patio.



Outdoor Covered Patio

As an added amenity, the building has a covered patio area with outdoor seating directly off the main dining facility. With seating for 50+, there is plenty of room for associates to congregate and socialize.



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 2-MW 2008 Cummins Diesel generator capable of handling the entire building's electrical load.

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. Natural gas is currently piped to the building for the kitchen equipment in the cafeteria.

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. All wiring in the building is Cat 6.

PLUG AND PLAY FEATURES

Furniture

The building is fully furnished, presenting a true plug and play opportunity with modern workstations and high quality equipment.

- 859 Modern Workstations with 15+ in parts
- Workstations: Knoll Dividends
- Chairs: Steelcase Leap
- Lateral Filing Cabinets: Steelcase

BUILDING FEATURES

Technical Information

- Cat 6 Cabling Throughout
- 100% Generator Backup Power
- 1,200 SF Raised Floor Data Center
- UPS System Infrastructure In-Place





Surrounded by 230+ eateries, hotels, fitness centers, and retailers within an approximate ten-minute drive, Heritage Commons IV is in an ideal location within AllianceTexas.



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
- Kincaid's Hamburgers
- La Madeleine
- McAlister's Deli
- McDonald's
- Newk's Eatery
- Olive Garden
- Piada Italian
- Razzoo's
- Starbucks
- Subway
- Zoe's Kitchen

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.



charles SCHWAB



Deloitte.



• GALDERMA



Mercedes-Benz
Financial Services

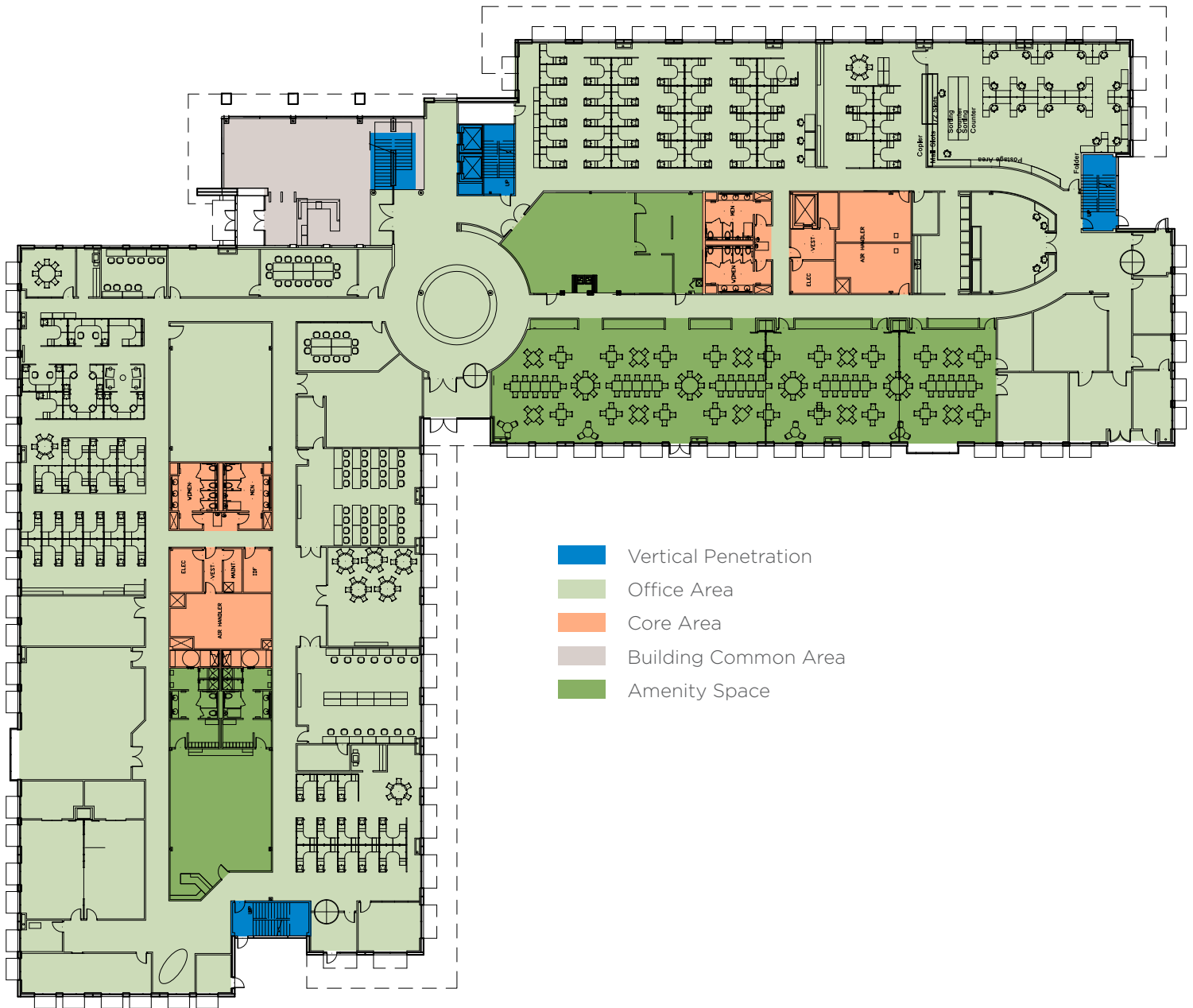
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SITE PLAN

First Floor

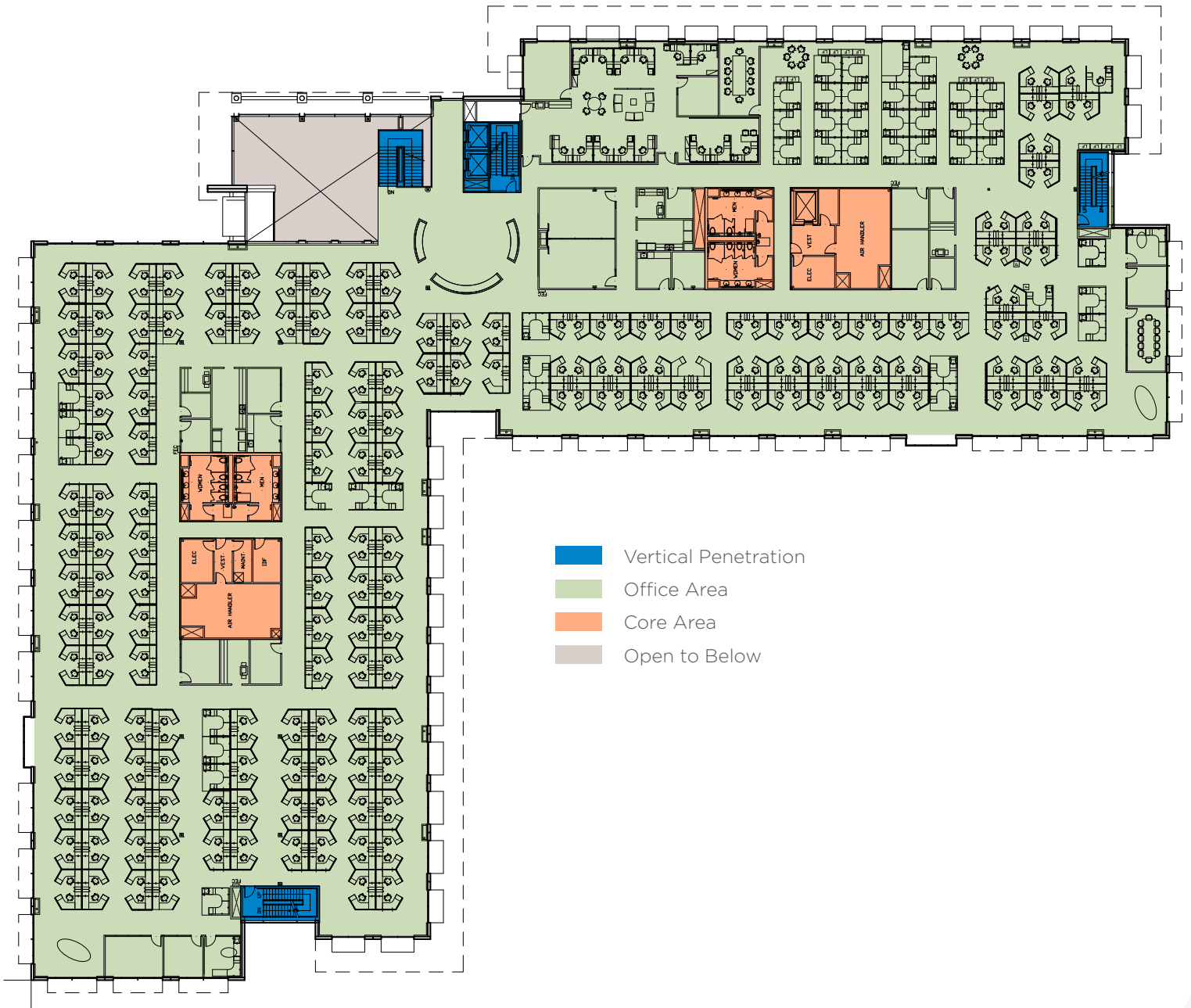
- 3 Conference Rooms
- 4 Training Classrooms
- 2 Print & Copy Areas
- 1 Town Hall Facility
- 1 Raised Floor Data Center
- 1 Raised Floor Security Hub
- 1 Secure File Storage Vault
- 1 Café & Prep Kitchen
- 1 Fitness Center



SITE PLAN

Second Floor

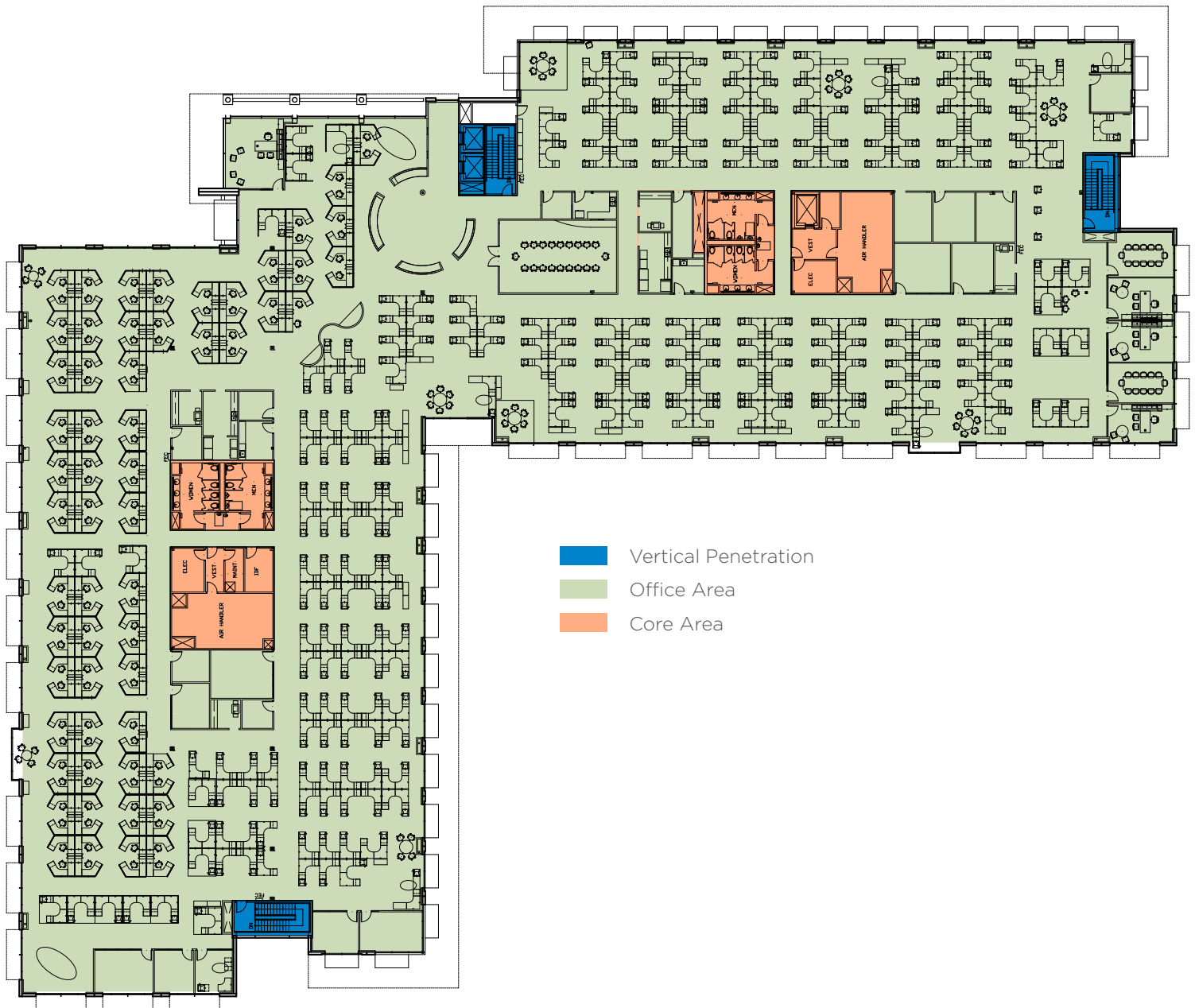
- 10 Conference Rooms
- 4 Coaching Rooms
- 4 Print & Copy Areas
- 3 Private Offices
- 2 Satellite Break Rooms
- 2 Personal Health Rooms



SITE PLAN

Third Floor

- 11 Conference Rooms
- 3 Coaching Rooms
- 4 Print & Copy Areas
- 7 Private Offices
- 2 Personal Health Rooms
- 3 Satellite Break Rooms
- 1 Executive Boardroom



- Vertical Penetration
- Office Area
- Core Area

A TRANSFORMATION FOR THE FUTURE

Expansion Option

New Adjoining 3-floor 36,000 SF Building Addition (Total SF will be over 200k SF)

- Additional amenity space on 1st floor
- Additional 190 work seats on 2nd and 3rd floors
- Ultimate capacity could be 1,050- if and when desired





HERITAGE COMMONS IV

A modern headquarters building
for today's top employers

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