



FOURTEEN5

14545 – 14555 N. Dallas Parkway





FOURTEEN5 is an office park containing two, 240,000 square foot, 6-story buildings, built in phases, and a 3-story amenity building.

FOURTEEN5 is located on Dallas Parkway and is accessible to a highly diverse and talented work force. Phase I has delivered and Phase II is in design.



Phase I - 14555

95% Leased (In leases to 98%)

Phase II - 14545

0% Leased (Delivering Q3/Q4 2020)



Phase I: 14555

Building Details

- Class: AA
- Year Built: 2018
- Building Size: 249,564 RBA
- Typical Floor Plate: 43,716 RSF
- Max Contiguous: 7,040 RSF
- Structured Parking: 3:1000
- Surface Parking: 2:1000
- Typical Live Load: 50 lbs psf
- Finished Ceiling Height: 10'
- Security: 24/7

Share Amenities

- Restaurant
- Fitness Center
- Conference Center
- Rooftop Lounge
- Courtyard Gathering Area
- Basketball Court



Phase II: 14545

Building Details

- Class: AA
- Delivery: Q3/Q4 2020
- Building Size: 239,909 RBA
- Typical Floor Plate: 41,661 RSF
- Max Contiguous: 239,909 RSF
- Structured Parking: 3:1000
- Surface Parking: 2:1000
- Typical Live Load: 50 lbs psf
- Finished Ceiling Height: 10'
- Security: 24/7

Share Amenities

- Restaurant
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Availabilities

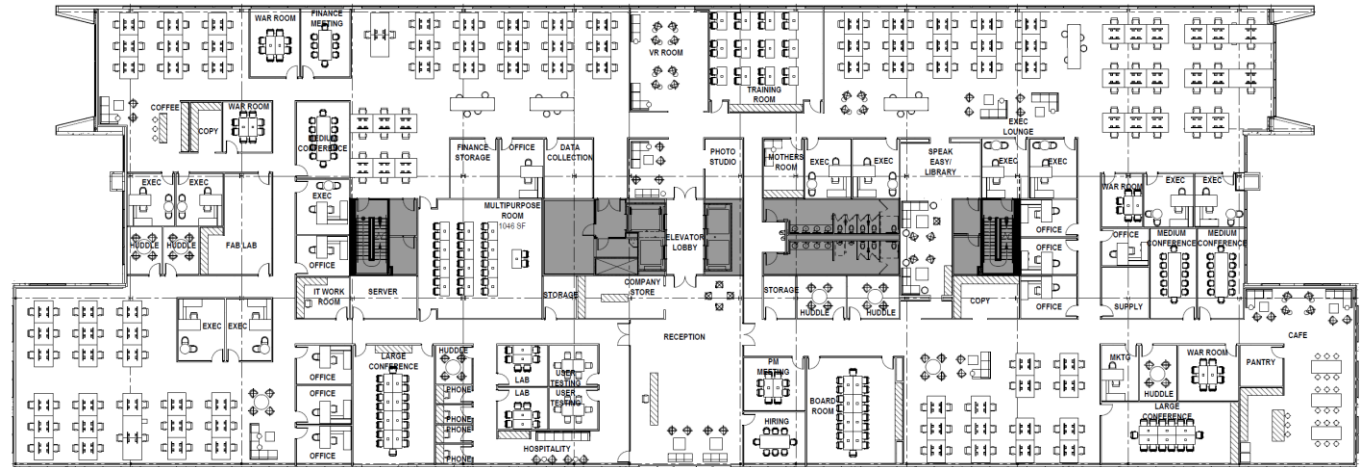
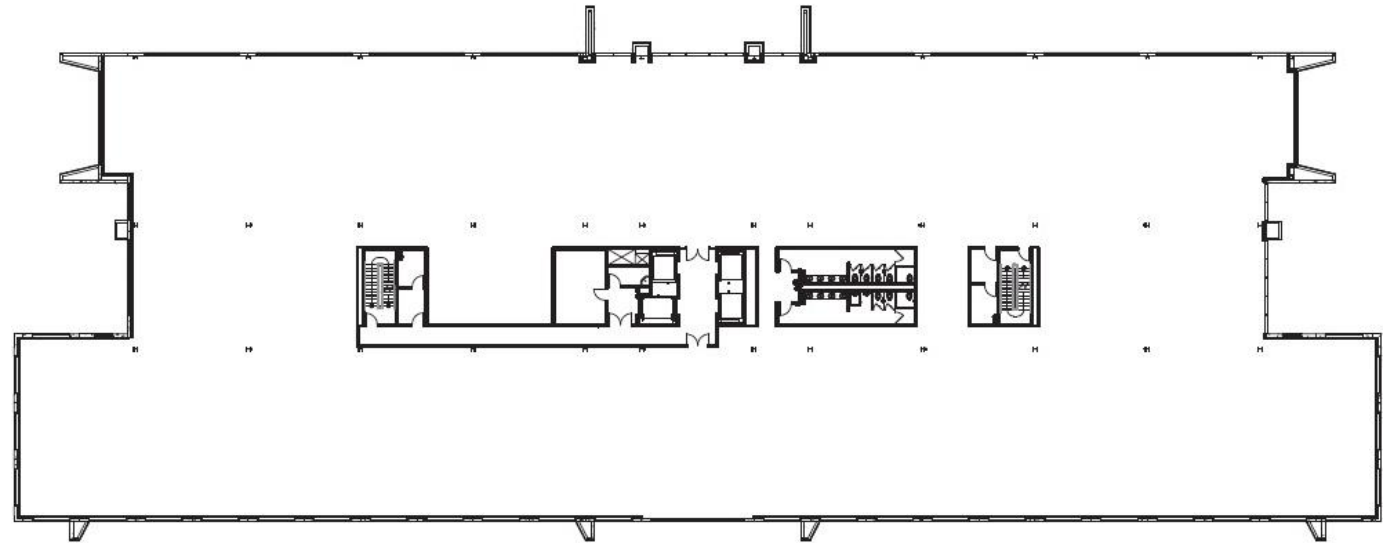
Phase I: 14555

- Suite 350: 7,040 RSF
- Suite 146: 3,804 RSF

Phase II: 14545

- Suite 100: 17,761 RSF
- Suite 160: 8,563 RSF
- Suite 175: 7,196 RSF
- Suite 200: 40,067 RSF
- Suite 300: 41,661 RSF
- Suite 400: 41,689 RSF
- Suite 500: 41,680 RSF
- Suite 600: 41,292 RSF

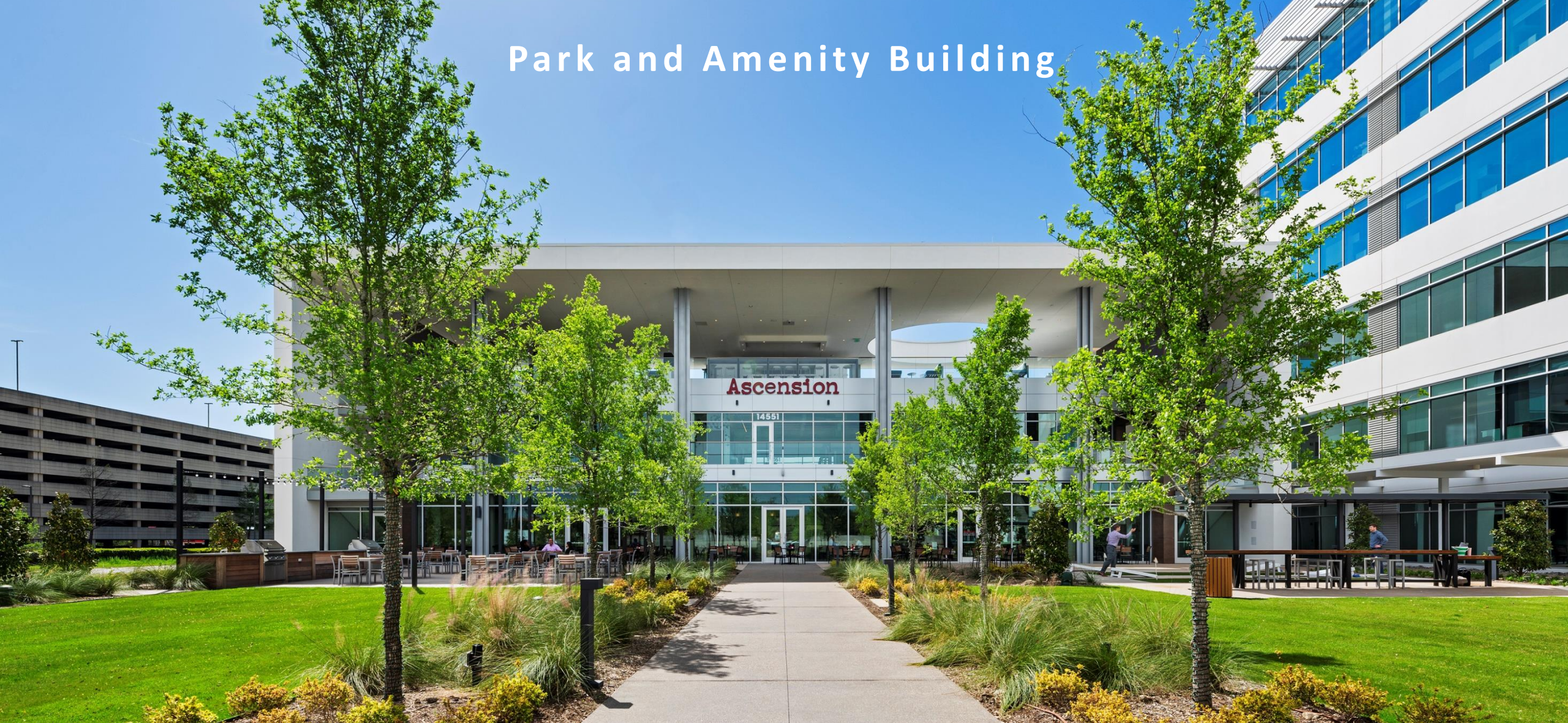
The large rectangular floorplates allow for very efficient layouts that maximize the employee experience with minimal columns. Most of the windows face to the north or to the south which provides an abundance of natural light without the heat.



Shared Conference Center



Park and Amenity Building



The 3-story amenity building anchors the site, and it was designed to be the epicenter of the project. From the big pitch with an important client, to breaking bread with the team, this is a place where meaningful relationships will thrive.

Level 1: Restaurant

Having a food option on site is good. But having a farm-to-table restaurant that provides world-class service and gourmet coffee on site is huge. **Ascension** is on the first floor, and we couldn't be more excited about it.

From catering your next customer event to breakfast for your small group, the food and experience will exceed your expectations.



Level 2: Fitness Center with Locker Rooms

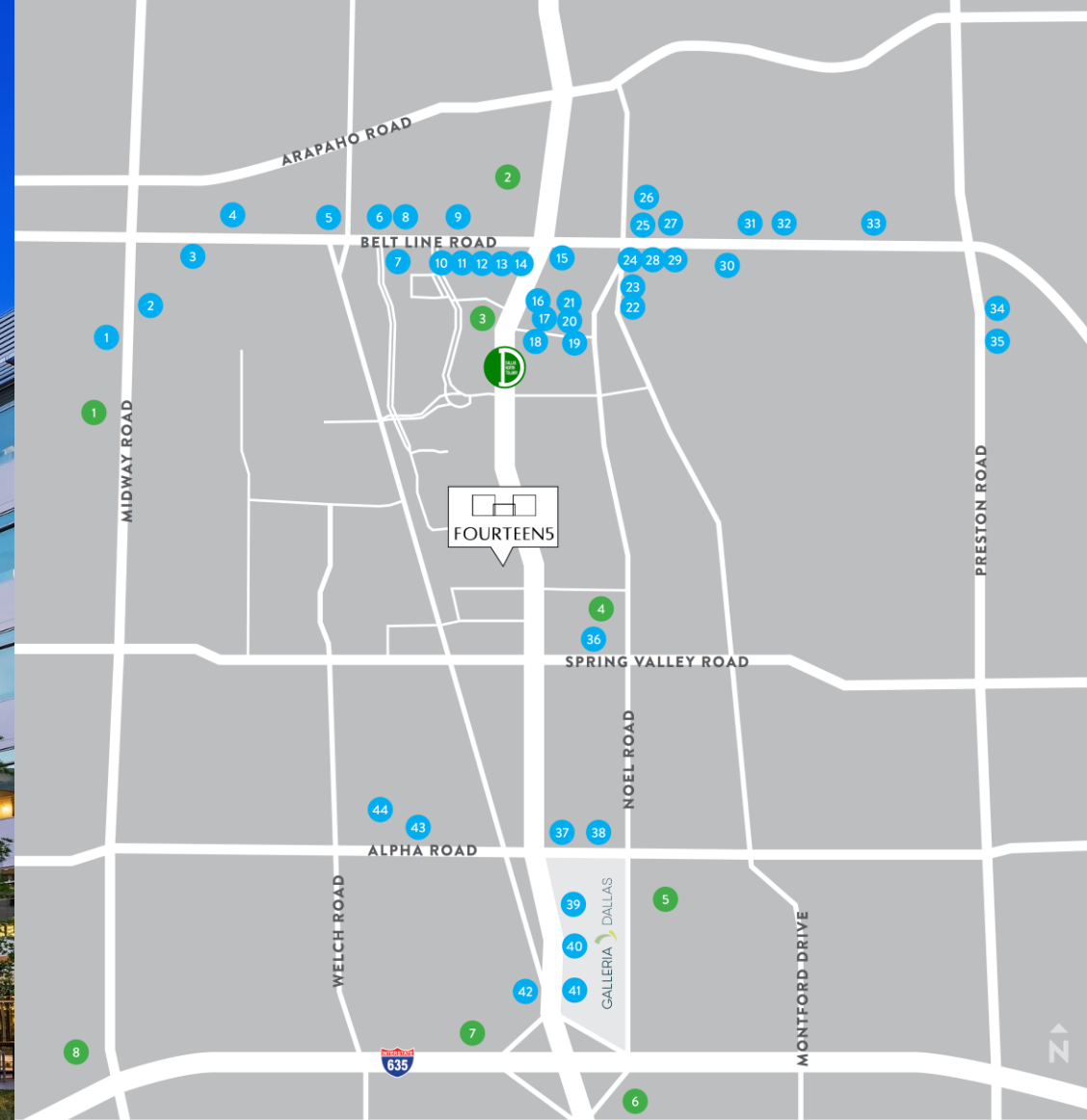


Level 3: Rooftop Lounge





For Leasing
972-759-7716



| RESTAURANTS | | HOTELS | |
|-----------------------------------|----------------------------|--------------------------|-------------------------------|
| 1 Thai Star | 9 IDA Claire | 18 RA Sushi | 27 Houlihan's |
| 2 Blue Goose Cantina | 10 PaneVino Osteria | 19 Yard House | 28 Flower Child |
| 3 Chuy's | 11 Starbucks | 20 Saffron House | 29 Houston's |
| 4 Chamberlain's Fish Market Grill | 12 Kobe Steaks Japanese | 21 Neighborhood Services | 30 Chamberlain's Steak Chop |
| 5 Texas de Brazil | 13 Kenny's Wood Fire Grill | 22 Public School 972 | 31 Coal Vines |
| 6 On the Border | 14 Cinco Mexican Kitchen | 23 Blue Mesa Grill | 32 IVY Kitchen |
| 7 Salata | 15 Zoes Kitchen | 24 Little Greek | 33 Mesero |
| 8 BJ's Brewhouse | 16 Gloria's Latin Cuisine | 25 Sushi Axiom | 34 Snappy Salads |
| | 17 HopDaddy Burger Bar | 26 Corner Bakery Cafe | 35 Torchy's Tacos |
| | | | 36 Al Biernat's |
| | | | 37 Paradise Bakery |
| | | | 38 Starbucks |
| | | | 39 Grand Lux Cafe |
| | | | 40 The Oceanaire Seafood Room |
| | | | 41 The Grill On The Alley |
| | | | 42 Hibashi |
| | | | 43 Jen's Place Bakery & Cafe |
| | | | 44 Cattleack Barbeque |
| | | | 1 Crown Plaza |
| | | | 2 Renaissance |
| | | | 3 Marriot |
| | | | 4 Hyatt |
| | | | 5 Le Meridien |
| | | | 6 Hilton |
| | | | 7 Sheraton |
| | | | 8 Doubletree |