

FOURTEEN5

PHASE II

DIGITAL BROCHURE

14545 DALLAS PKWY
DALLAS, TX 75254



Welcome to Fourteen5

GOING TO WORK HAS NEVER BEEN EASIER.

Fourteen5 offers location, amenities, outdoor space, and stylish interiors. It's modern meets flexible; the ideal environment for employees to perform and thrive!

15 min drive to Dallas

15 min drive to Legacy

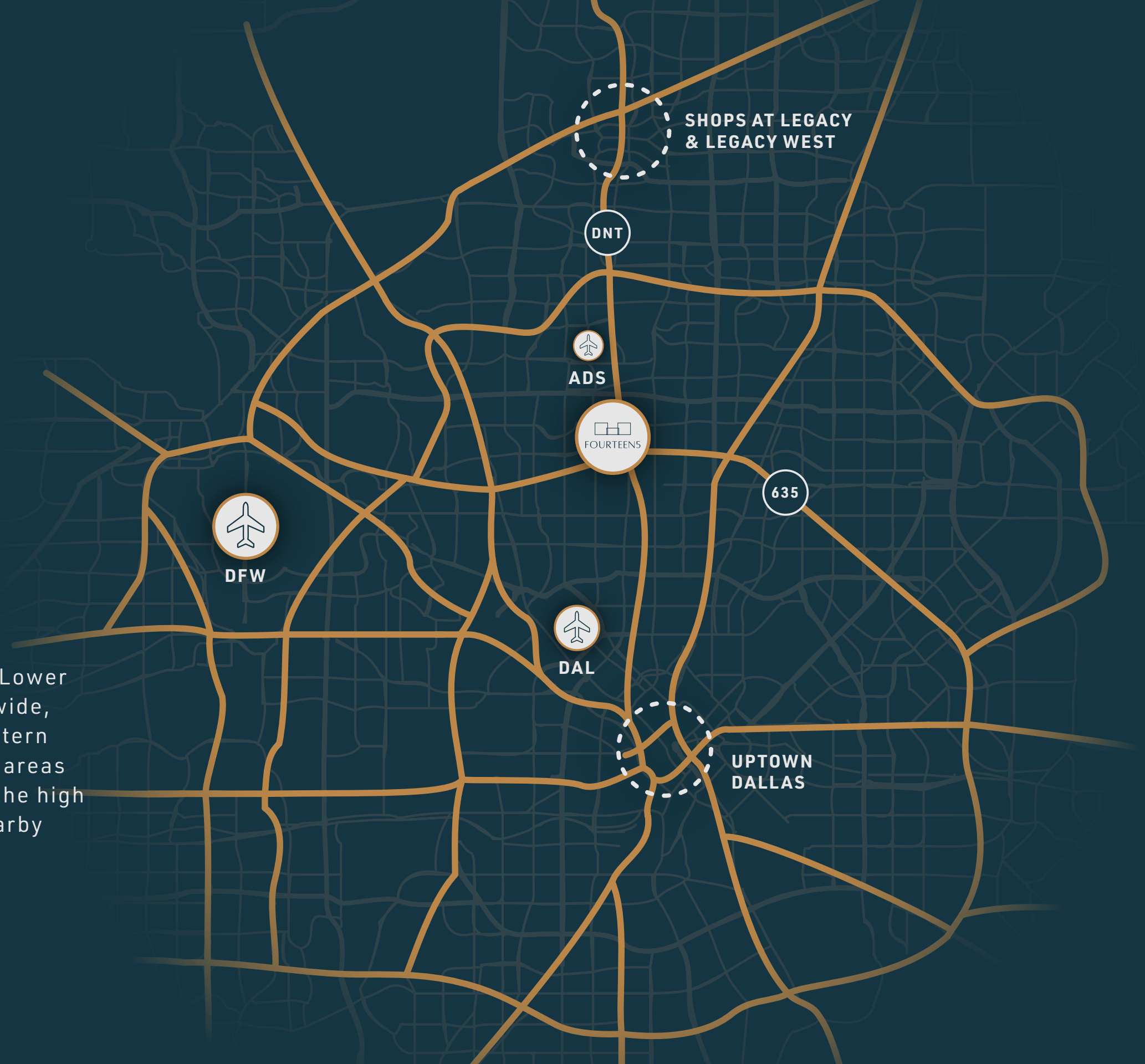
20 min drive to DFW International Airport

15 min drive to Love Field Airport

5 min drive to Addison Airport

LOCATION

Fourteen5 is conveniently located along the Lower Tollway, where companies like Hilton Worldwide, Coca Cola, Amazon, Softlayer, and Northwestern Mutual office. It's easy to pull talent from all areas of the metroplex and retain employees with the high quality, on-site amenities with numerous nearby dining options.



AMENITIES



CLASS A

Brand new construction with state-of-the-art systems, materials and inviting modern interiors.

RESTAURANT

Maquire's Bistro & Bar, a concept by Mark Maguire.

CONFERENCE CENTER

Phase II will have an internal massive training facility that can seat 100 guests with convenient hospitality and pre-function areas.

FITNESS CENTER

Elevated fully equipped workout facility with country club style locker rooms, showers and towel service.

ROOFTOP TERRACE

Weather protected aerial lounge, with cocktail seating, grand fire pit and a built-in catering station ready for corporate entertainment.

PRIVATE PARK

Large green space with an intimate fire pit, hanging hammock chairs, patio seating, and outdoor games.



AREA AMENITIES

- Al Biernat's
- BJ's Restaurant
- Buffalo Wild Wings
- Chamberlain's Steakhouse
- Chipotle
- Corner Bakery
- Five Guys
- Flying Fish
- Fratelli Pizza
- Gloria's
- Grand Lux Cafe
- Haagen-Dazs
- Hopdoddy Burger Bar
- Hudson House
- Jamba Juice
- Jersey Mikes
- La Madeline
- Lawry's
- Little Katana
- Luciano Pizzeria
- Mi Cocina
- Neighborhood Services
- Panda Express
- Pluckers
- Potbelly
- Raising Canes
- Rocky Mountain Chocolate Factory
- Sbarro
- Starbucks
- Subway
- Hyatt Place
- Marriot
- Residence Inn
- AMC Theatres
- Barnes & Noble
- Bed Bath & Beyond
- Dick's Sporting Goods
- Nordstrom
- Whole Foods

WITHIN 5-10 MINUTES



OVERVIEW

Fourteen5 is an award-winning office park comprised of two buildings that share a central amenity hub. The first phase opened in 2019 and is 100% leased.

Phase II will complete the development, with the addition of a 240,000 square foot office building that mirrors Phase I.

4-STORY
PARKING GARAGE

○ PHASE I (100% LEASED)

6-STORY
250,000 SF
OFFICE BUILDING

THE HUB
PRIVATE PARK

4-STORY
PARKING GARAGE

6-STORY
240,000 SF
OFFICE BUILDING

○ PHASE II



Occidental Chemical Corporation

COMMON DESK



Fourteen5
PHASE I



Fourteen5
PHASE I



Fourteen5
PHASE I



Fourteen5
PHASE I
•
EXISTING
CUSTOMER
EXPERIENCE



Fourteen5
PHASE I



Fourteen5
PHASE I
•
CONFERENCE
CENTER



Fourteen5
PHASE I
•
SHARED
PARK





Fourteen5
PHASE I



SHARED
HUB
OVERLOOK



Fourteen5
PHASE I
•
SHARED
FITNESS
CENTER



Fourteen5
PHASE I

•
SHARED
AERIAL
LOUNGE



Fourteen5
PHASE I
•
SHARED
AERIAL
LOUNGE



Fourteen5

PHASE I



SHARED
PARK



MAGUIRE'S
BISTRO & BAR

Welcome to Maguire's Bistro & Bar

A TASTE OF THE ORIGINAL

The new onsite cafe at FOURTEEN5, is a restaurant concept by renowned restaurateur Mark Maguire (Maguire's Dallas). The menu offers rotating weekly specials and convenient grab and go items.





FOURTEEN5 PHASE II

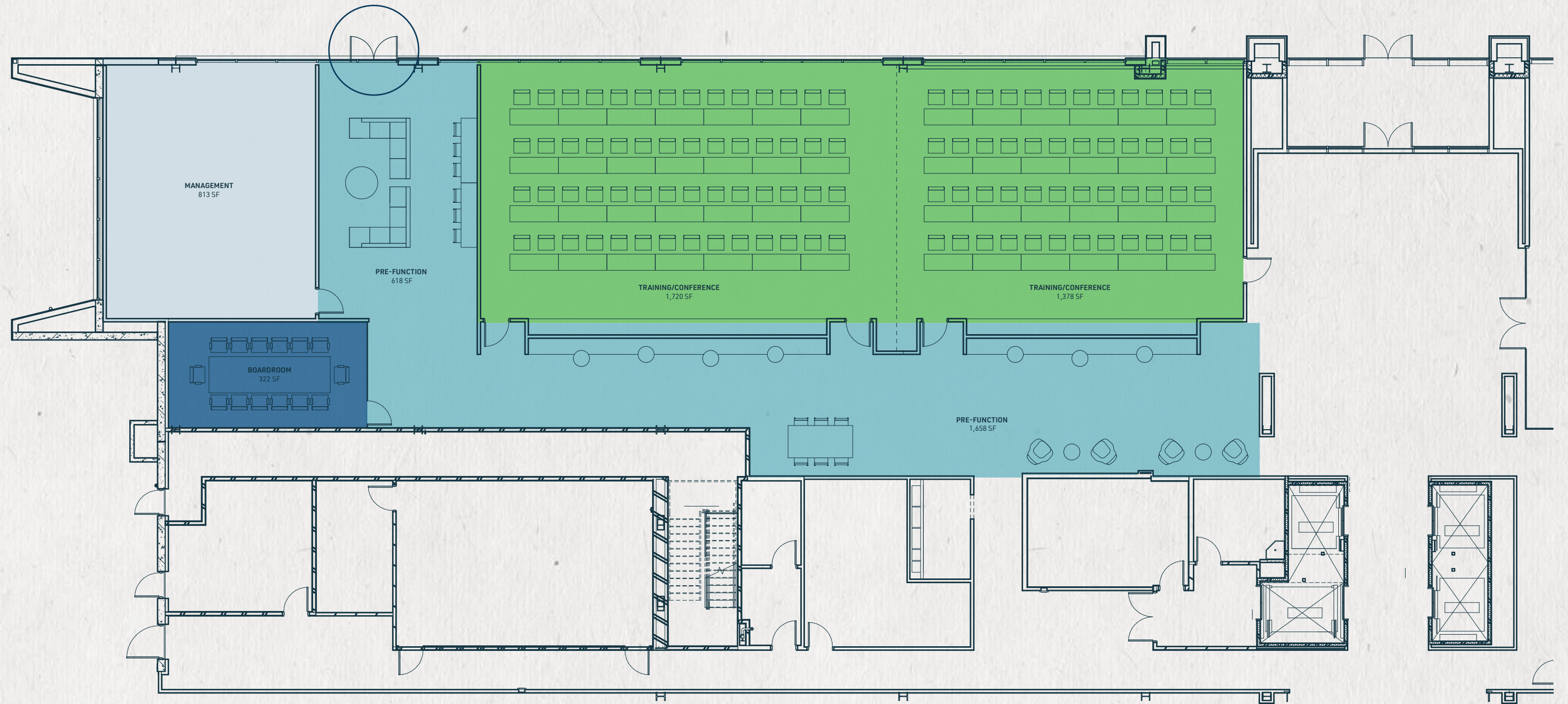
ADDRESS	14545 DALLAS PKWY
ARCHITECT	BOKA POWELL
SITE SIZE	6.68 ACRES
BUILDING SIZE	240,419 RSF
TYPICAL FLOORPLATE	±43,000 RSF
CORE FACTOR	SINGLE TENANT • 1.0697 MULTI-TENANT • 1.1247 - 1.1688
STORIES	6 STORIES
PARKING	4.0/1,000 (67% Garage)
FLOOR TO FLOOR	15'



Fourteen5
PHASE II

PHASE II CONFERENCE CENTER

- 108 Seat Conference Center
- 14 Seat Board Room
- Pre-Function Lounge
- On-Site Management Team
- Park Access





FOURTEEN5 PHASE II 240,019 RSF

Available Suites

Suite 600 • 42,659 RSF — LEASED

Suite 500 • 43,060 RSF — LEASED

Suite 400 • 43,070 RSF

Suite 300 • 43,040 RSF

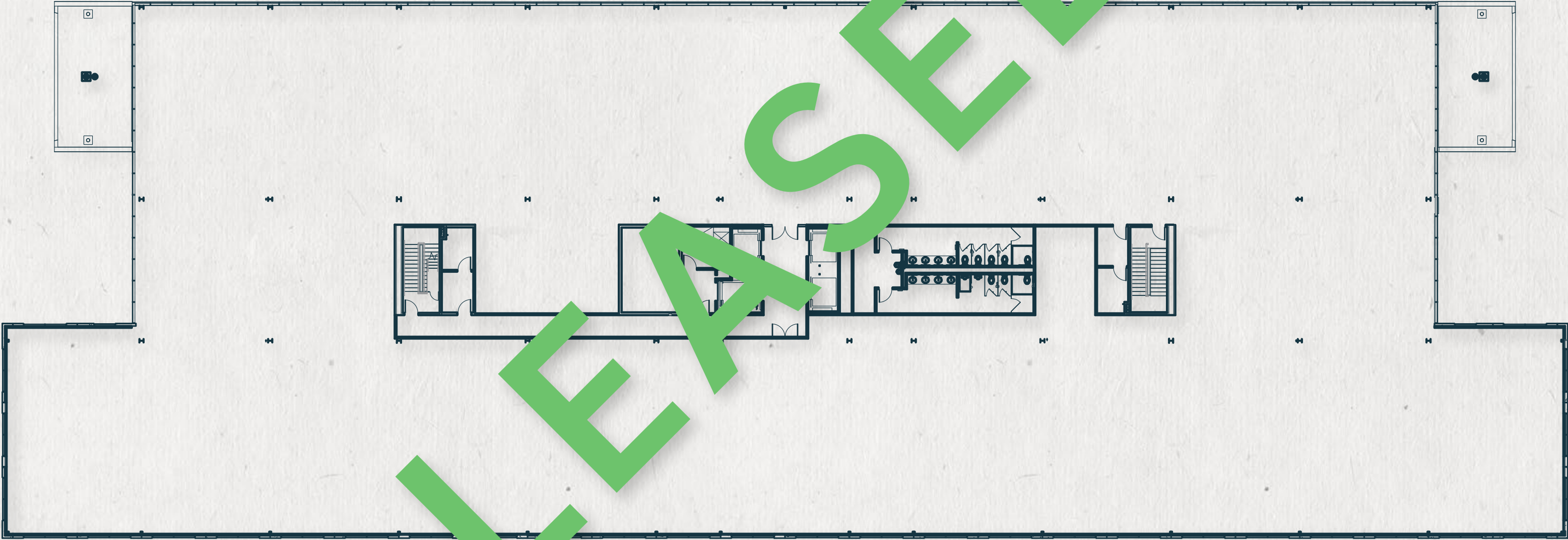
Suite 200 • 41,393 RSF — LEASED

Suite 100 • 18,350 RSF

Suite 150 • 8,847 RSF

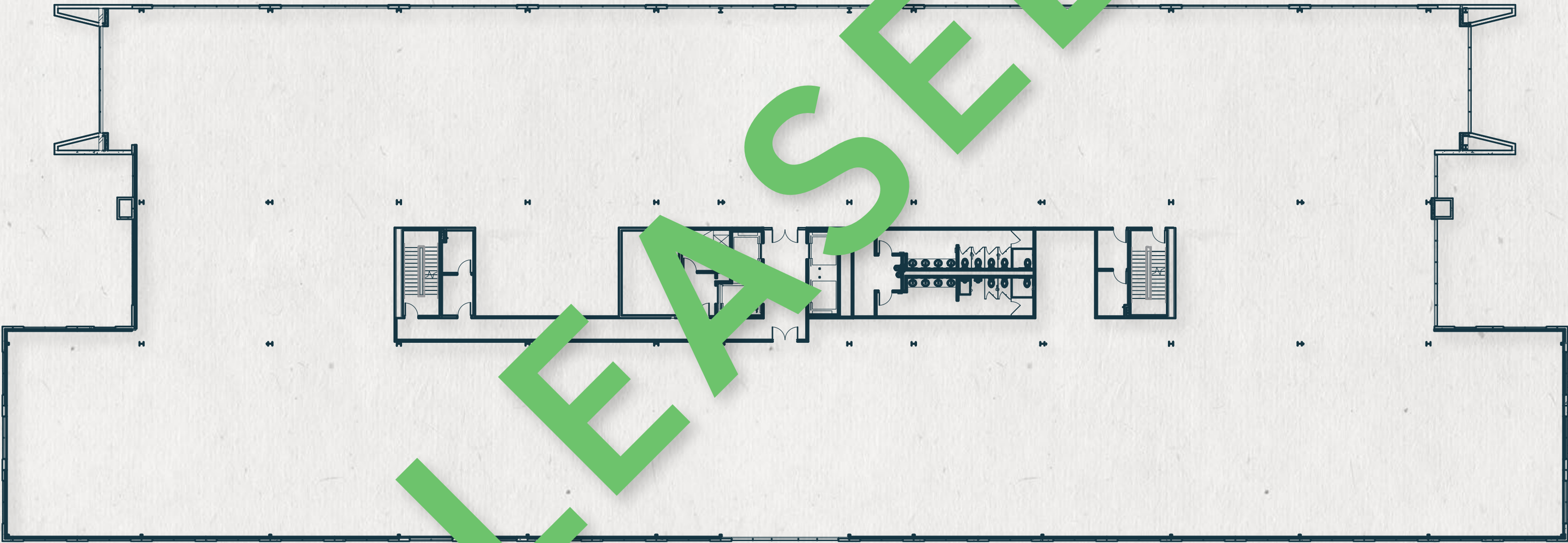
SUITE 600

42,659 RSF



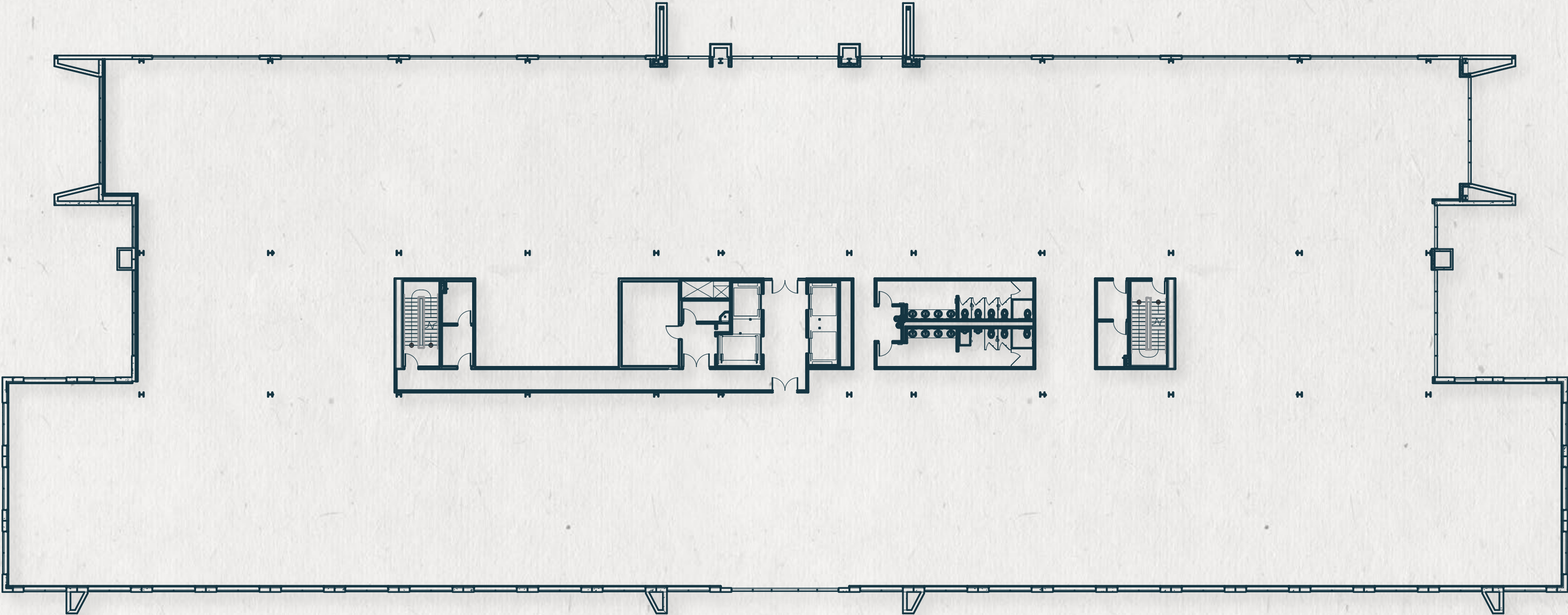
SUITE 500

43,060 RSF



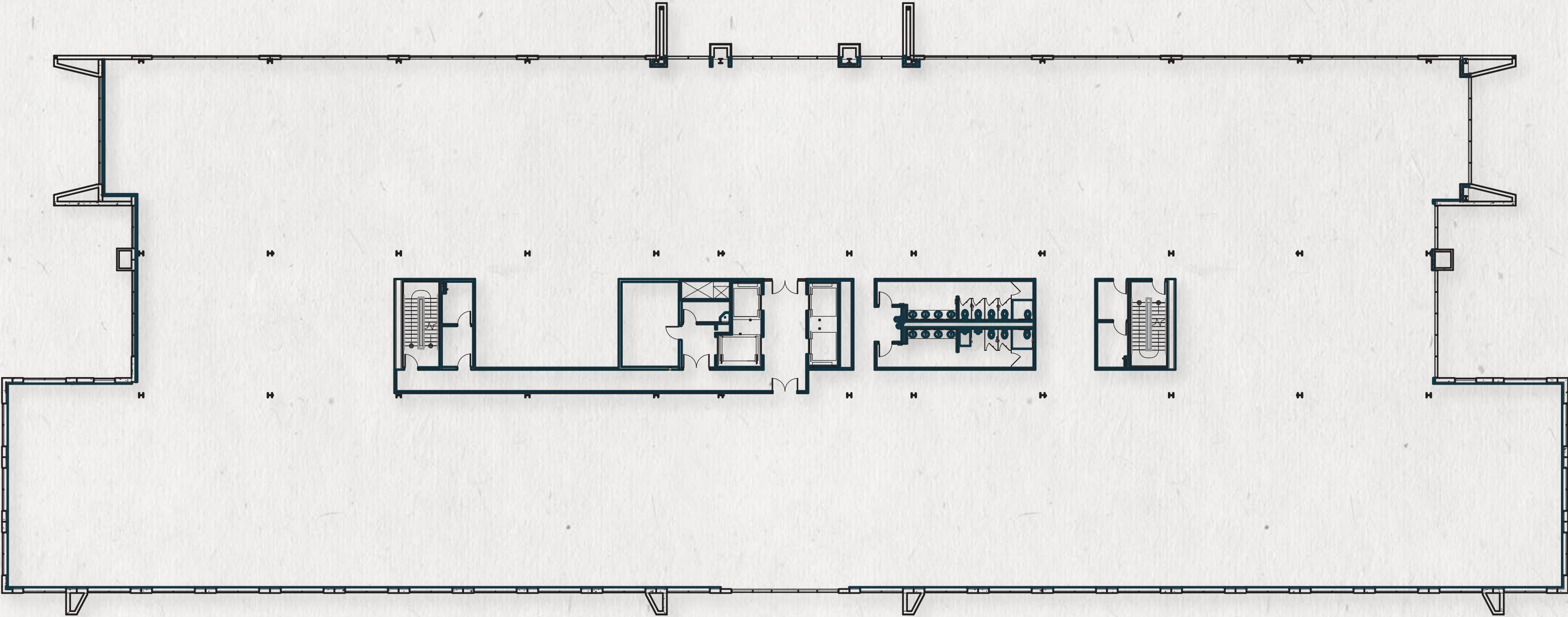
SUITE 400

43,070 RSF



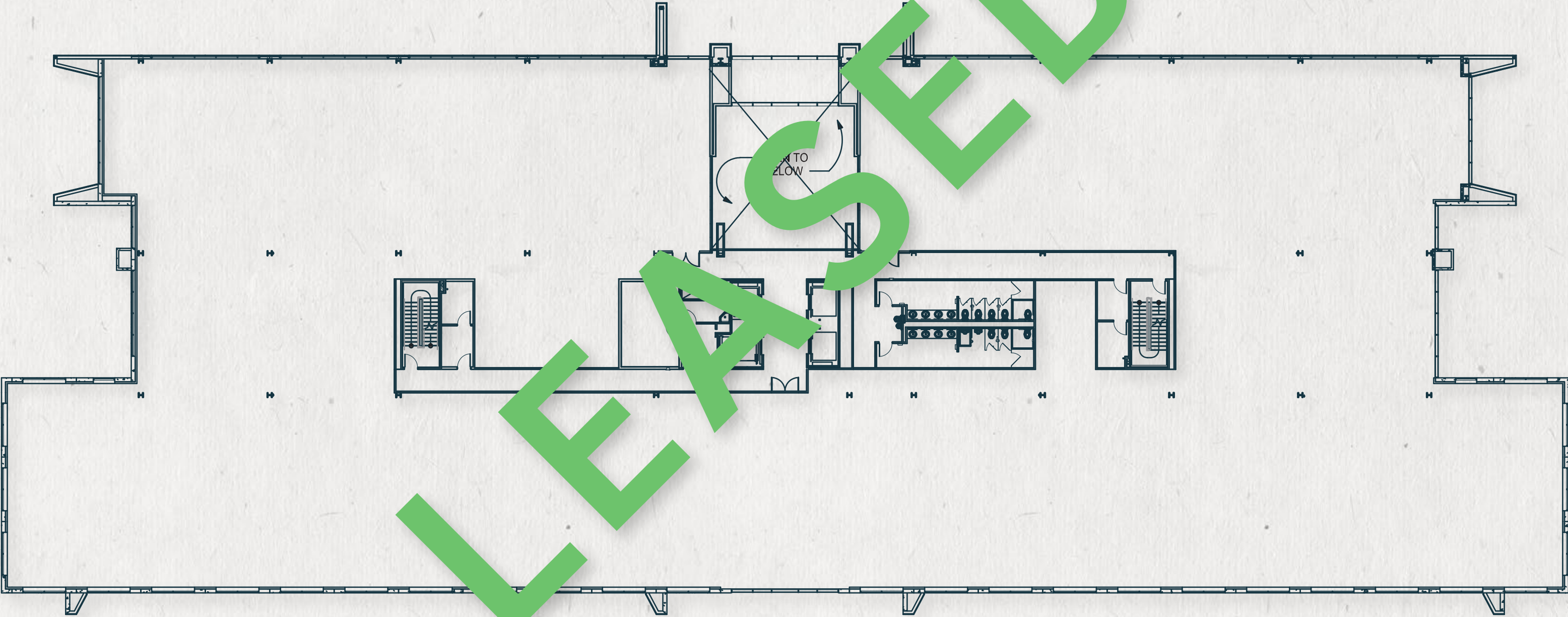
SUITE 300

43,040 RSF

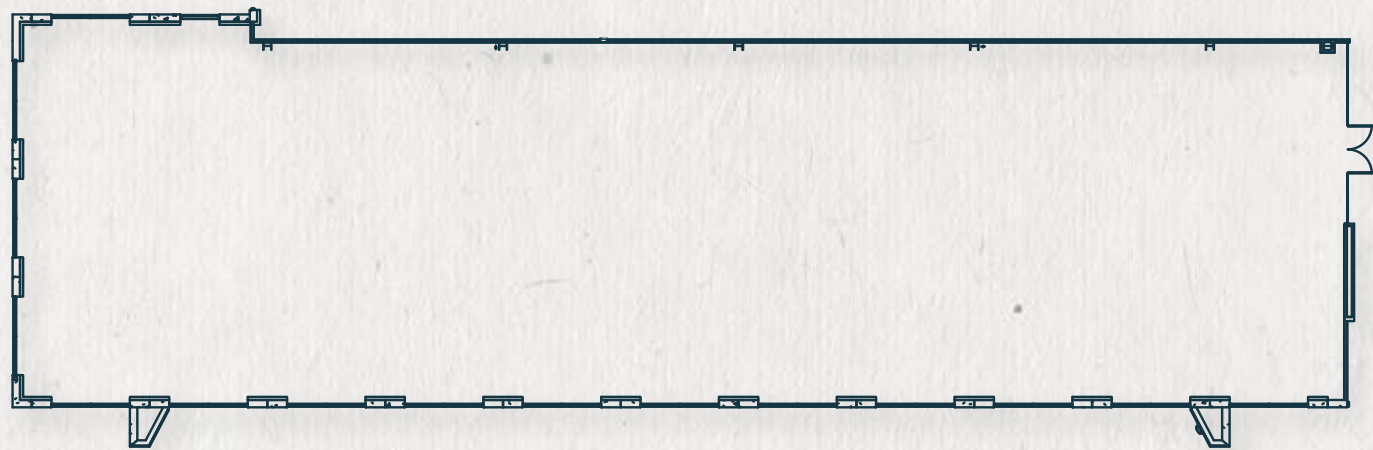


SUITE 200

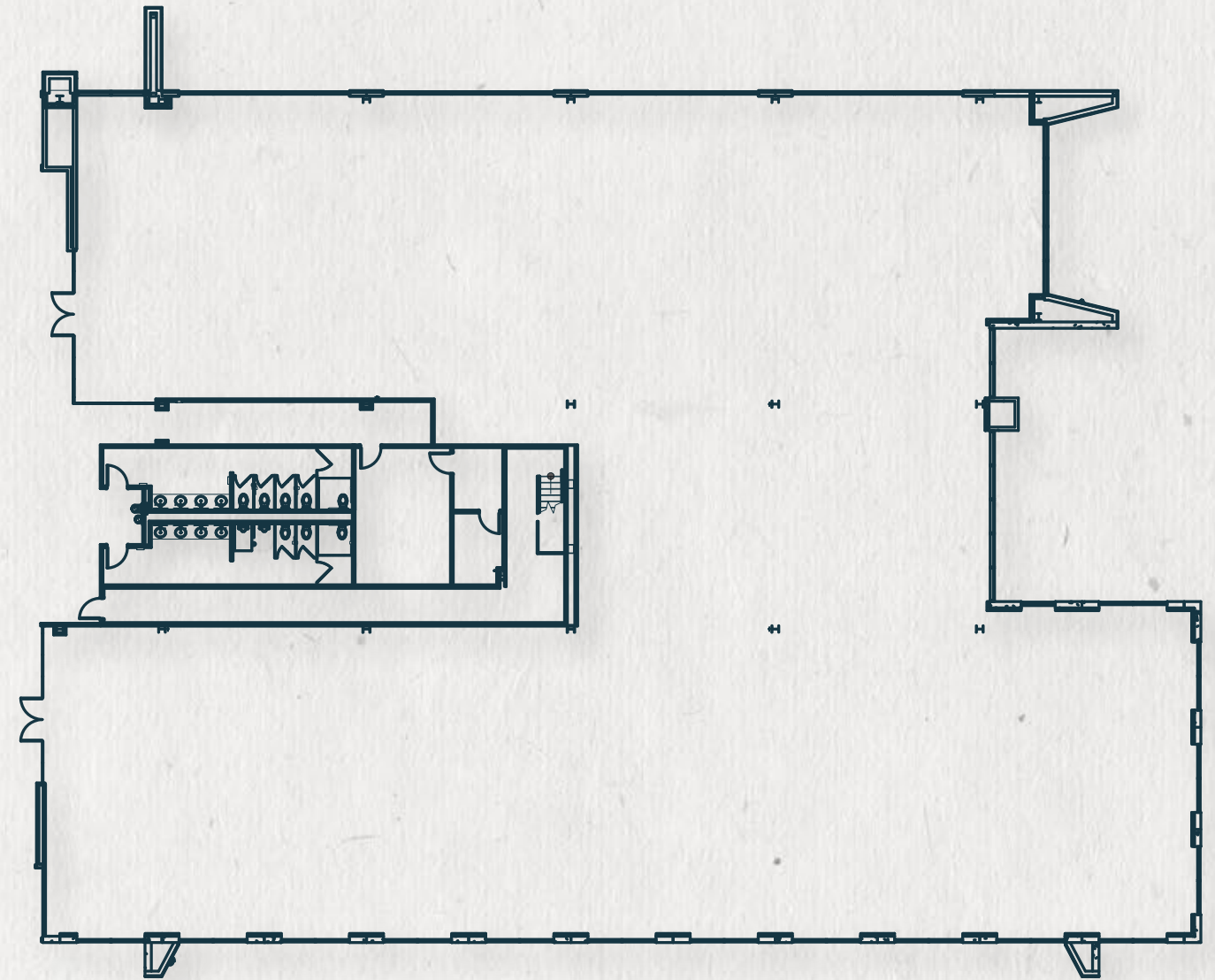
41,393 RSF



SUITE 150
8,847 RSF



SUITE 100
18,350 RSF



EXAMPLE FLOOR PRIVATE OFFICE FOCUSED

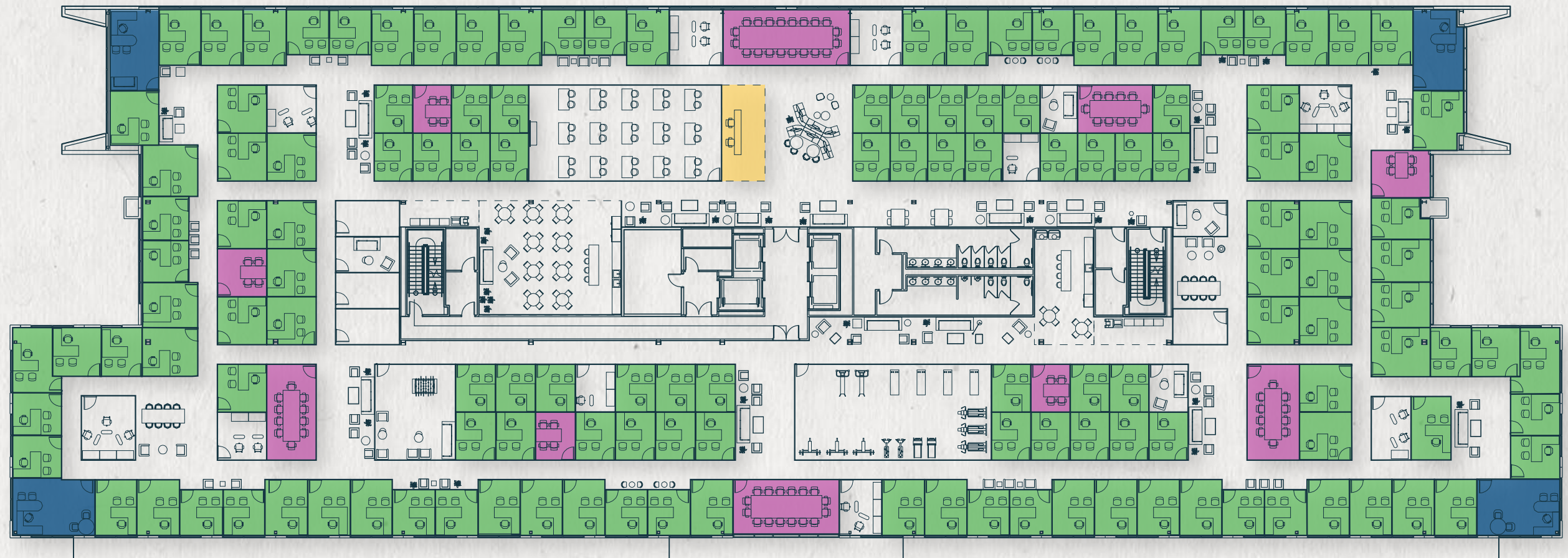
- Office
- Executive Office
- Reception
- Conf. Room

41,680 SQF
RSF

140
Offices

142
Headcount

0
Open Space



EXAMPLE FLOOR OPEN OFFICE FOCUSED

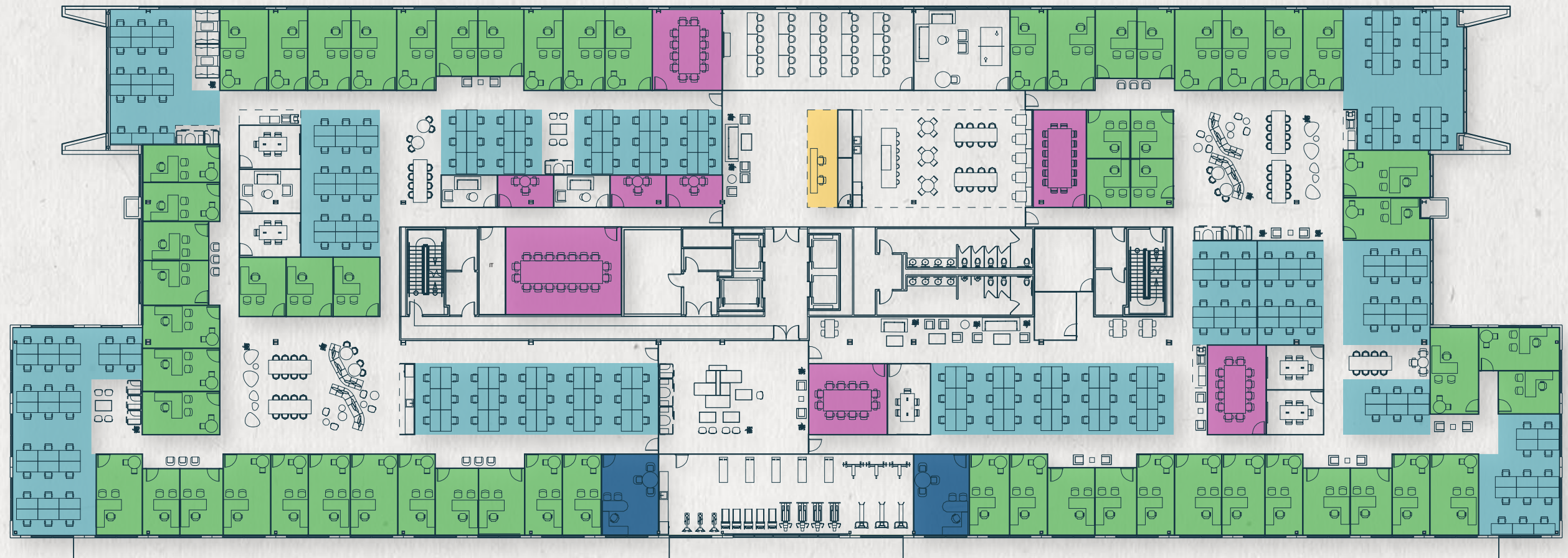
- Office
- Executive Office
- Open Space
- Reception
- Conf. Room

41,680 SQF
RSF

63
Offices

291
Headcount

226
Open Space





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FOR LEASING
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