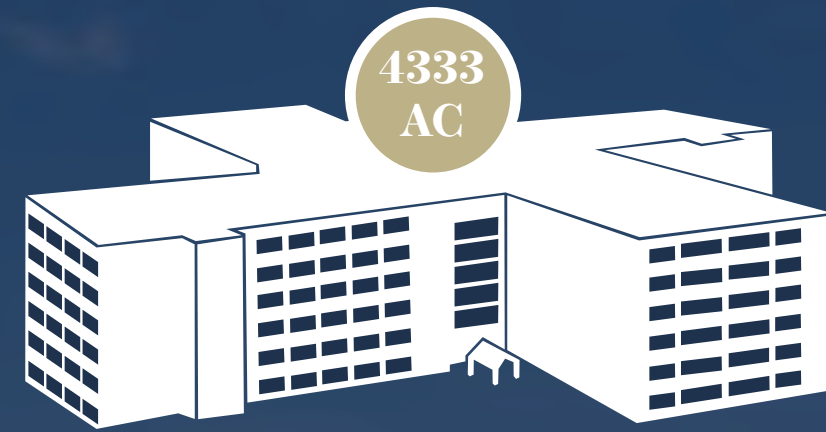


4333 & 4255
AMON CARTER

Building FEATURES



Square Footage: 728,915 SF
Number of Floors: 6
Year Built: 1989
Parking: 4 to 5/1,000 RSF



Square Footage: 574,387 SF
Number of Floors: 4
Year Built: 1987
Parking: 4 to 5/1,000 RSF



4333 & 4255 Amon Carter
PROPERTY PHOTOS



LOBBY



OFFICE AREA



DINING AREA



IMAGES FROM AMERICAN AIRLINES OCCUPANCY



COURTYARD



ENTRY

Amenity Renderings

LOBBY



Amenity Renderings
LOBBY LOUNGE



Amenity Renderings

FITNESS CENTER



Amenity Renderings

TRAINING ROOM





THE CENTER OF DFW

Situated 17 miles between the cities of Dallas and Fort Worth, 4333 & 4255 Amon Carter sits at the literal epicenter of the DFW Metroplex. Seven (7) major freeways intersect and connect all regions of the DFW Metro area to DFW International Airport and the Centreport submarket. Over 150 companies engaged in manufacturing, logistics, distribution, data centers, office operations, hospitality, multifamily and retail call Centreport home.

Both Dallas and Fort Worth are directly connected to 4333 & 4255 Amon Carter by the Trinity Railway Express (TRE) commuter train that runs approximately every 30 minutes. The Centreport Rail Station is only a 15 minute walk south of the property.



Exceptional AREA AMENITIES

4333 & 4255 Amon Carter at Dallas-Fort Worth International Airport commands a location central to some of the areas most iconic entertainment venues.



AT&T STADIUM

Located in Arlington, and the home of the Dallas Cowboys, AT&T Stadium is an entertainment mecca. It is the fourth largest stadium in the country and hosts a variety of activities such as concerts, basketball games, rodeos, and motocross.



TEXAS LIVE!

Known as the entertainment and sports Capital of Texas, Texas Live! is expected to bring an estimated 1,025 permanent jobs and is targeted to attract more than three million new visitors to the city, according to the Texas Live! officials.



LONE STAR PARK AT GRAND PRAIRIE

Lone Star Park is a horseracing track and entertainment attraction located in the heart of the Dallas-Fort Worth Metroplex. Over 800,000 customers annually visit the facility for live horse racing, simulcast horse racing wagering 363 days of the year and for year-round events ranging from ride and drives, concerts, meetings and weddings.



SIX FLAGS

Located in Arlington, this 212-acre theme park is perfect for thrill seekers and team outings. The Park houses the largest and fastest roller coasters in Texas - the Titan.



GAYLORD TEXAN

Located in Grapevine, the resort and convention center includes 4.5 acres of indoor gardens, ten restaurants, seasonal water parks and dining options. It's 490,000 SF of event space, is ideal for large conferences and conventions.



TOYOTA MUSIC FACTORY

The Toyota Music Factory is an unbeatable destination for concerts with a live music venue that holds more than 8,000 spectators and 300,000 SF of restaurants and retail. The venue is a short 15-minute drive from International Centre making it an excellent location to mix, mingle and see live entertainment.



GLOBE LIFE FIELD

Home of Major League Baseball's Texas Rangers, the roof at Globe Life Field is the first of its kind in baseball. With portions made of transparent material, fans can enjoy outdoor ambiance in air-conditioned comfort. The roof retracts in minutes bringing the great outdoors to the ballpark experience.



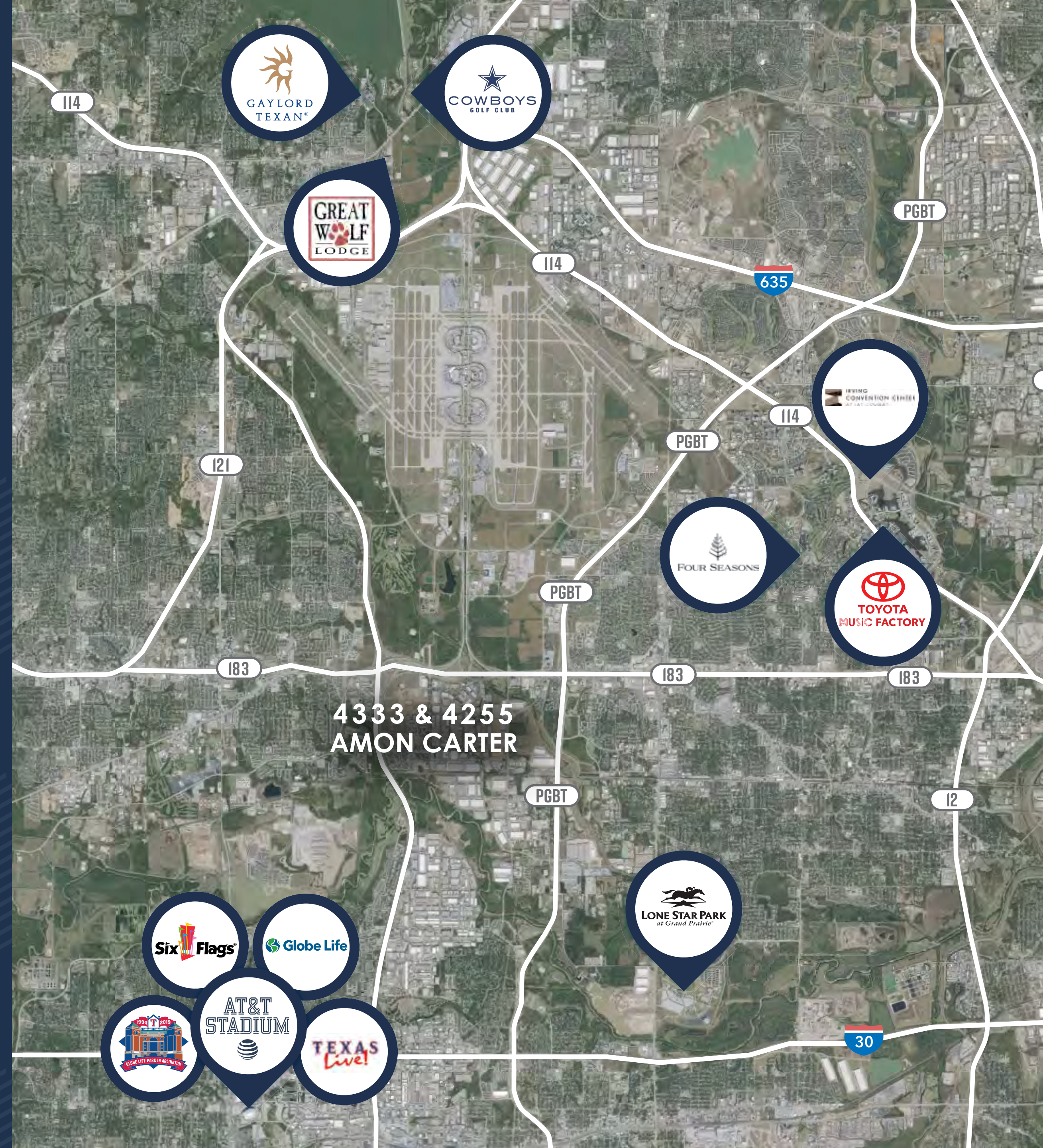
GLOBE LIFE PARK

The current home of MLB's Texas Rangers, it was announced that an XFL squad will begin playing there in early 2020. Football, soccer, and other events figure to be part of the future of Globe Life Park, but the scope of the redevelopment initiative that the Rangers and Arlington are exploring would go well beyond that.



GREAT WOLF LODGE

This family-friendly resort offers recently renovated suites, an 80,000 SF indoor water park kept at a comfy 84-degrees year-round, and dry-land adventures for the entire family. Featuring kid-friendly activities, cabanas, a range of dining options, an adult wine down service, and more all under one roof.



TRANSIT-PROXIMATE DEVELOPMENT



One of 4333 & 4255 Amon Carter's most important yet unheralded attributes is its close proximity to the Centreport Railway Station and the Trinity Railway Express (TRE) commuter train. Offering six day per week train service on 30-minute intervals, the TRE operates 22 hours per day and provides luxury train service to the Centreport Railway Station from both Dallas and Fort Worth. The property is only a 15 minute walk from the Centreport Railway Station and may also be accessed via on-street and off-street bike trails. Additionally, The TRE Link shuttle bus system distributes passengers to and from the rail station directly to the front door of International Centre, DFW International Airport and additional stops within Centreport.

With DFW's population expanding beyond 7.4 million residents, automobile commute times have increased considerably making both Transit-Proximate and Transit-Oriented Communities extremely desirable for both residential and commercial uses and development. With its nexus location, luxury train service and over 10,000 nearby residences, Centreport is a highly desirable corporate headquarters location.

TRINITY RAIL STATIONS



DFW

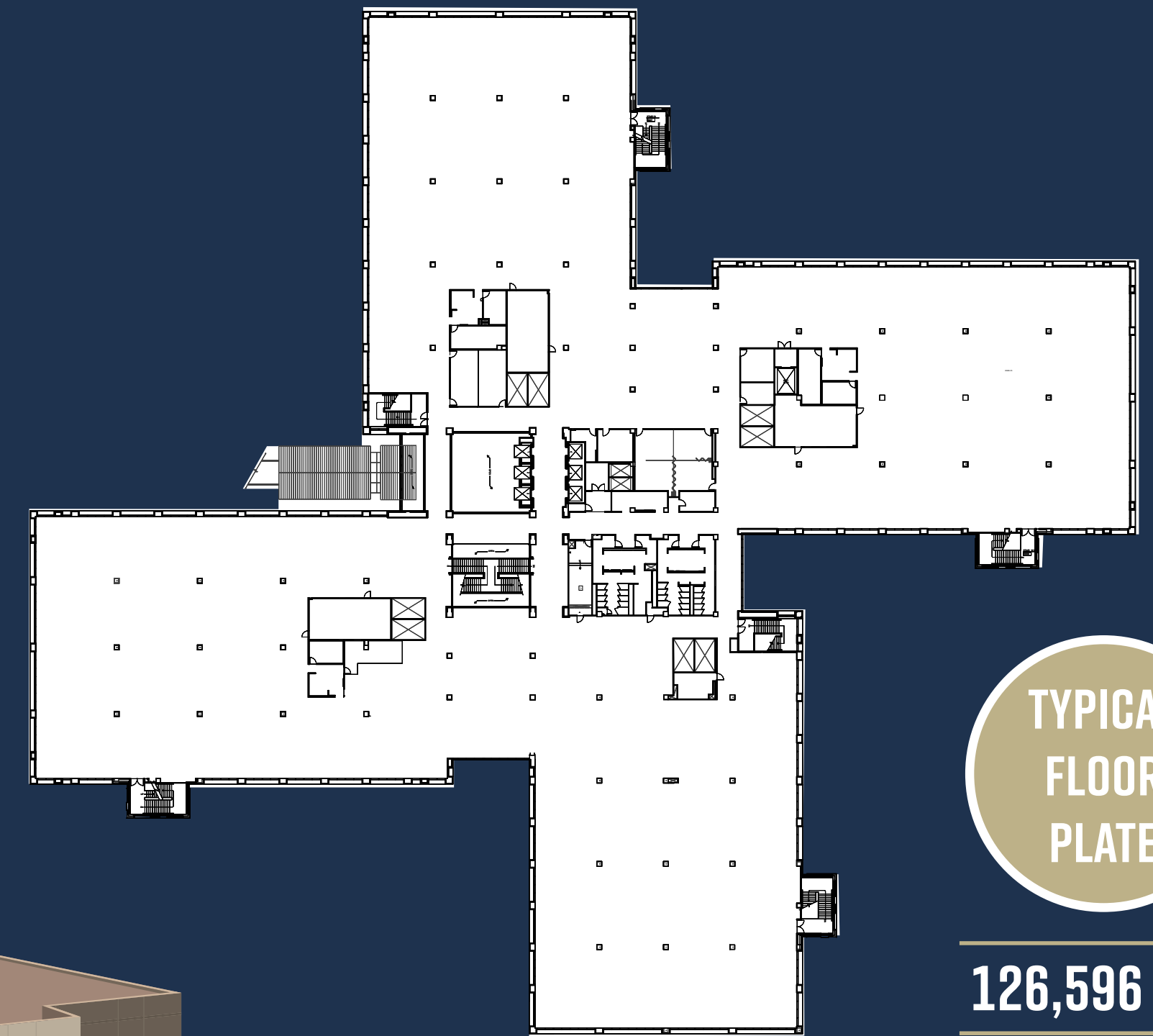
DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

4333 & 4255
AMON CARTER

TRE

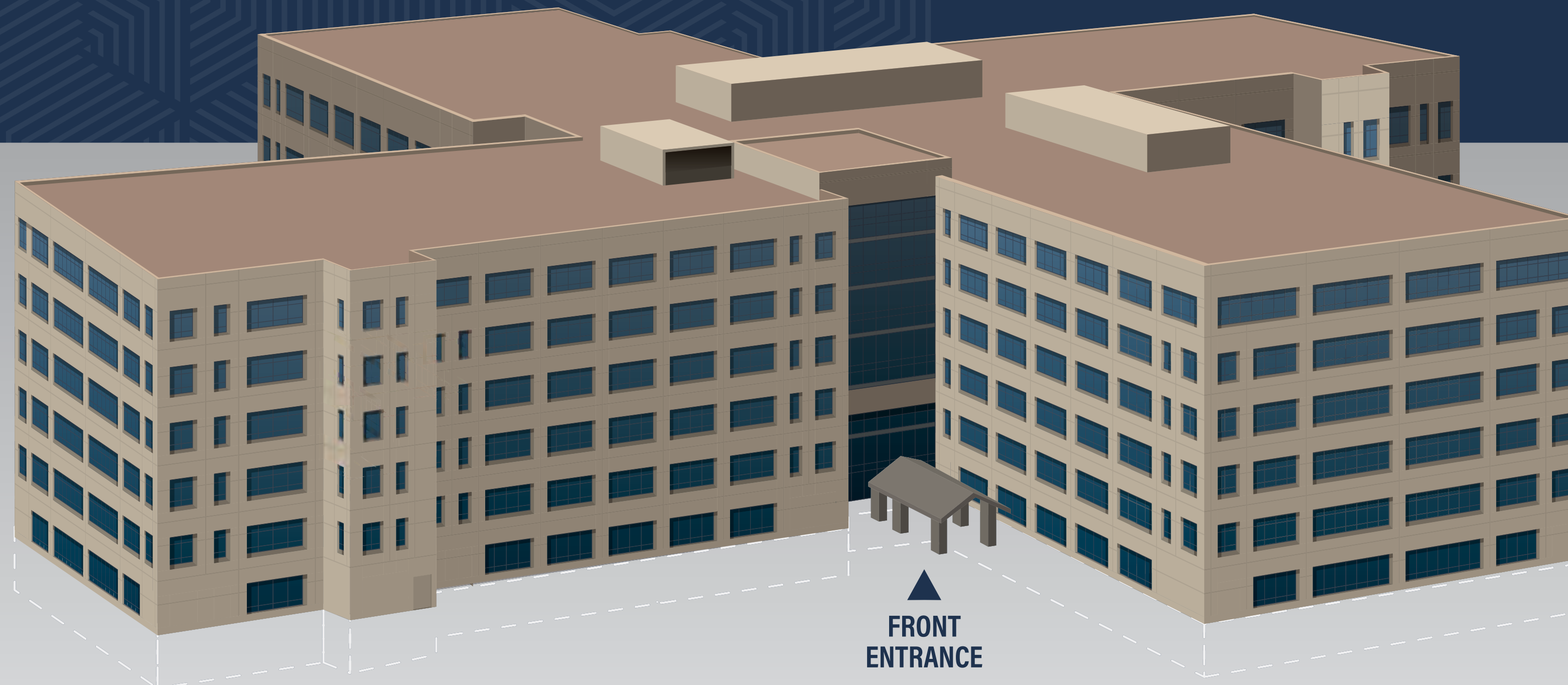
STACKING PLAN

4333 AMON CARTER



TYPICAL
FLOOR
PLATE

126,596 RSF



▲
FRONT
ENTRANCE

126,596 RSF - 6TH FLOOR

126,734 RSF - 5TH FLOOR

126,737 RSF - 4TH FLOOR

126,734 RSF - 3RD FLOOR

124,955 RSF - 2ND FLOOR

97,156 RSF - 1ST FLOOR

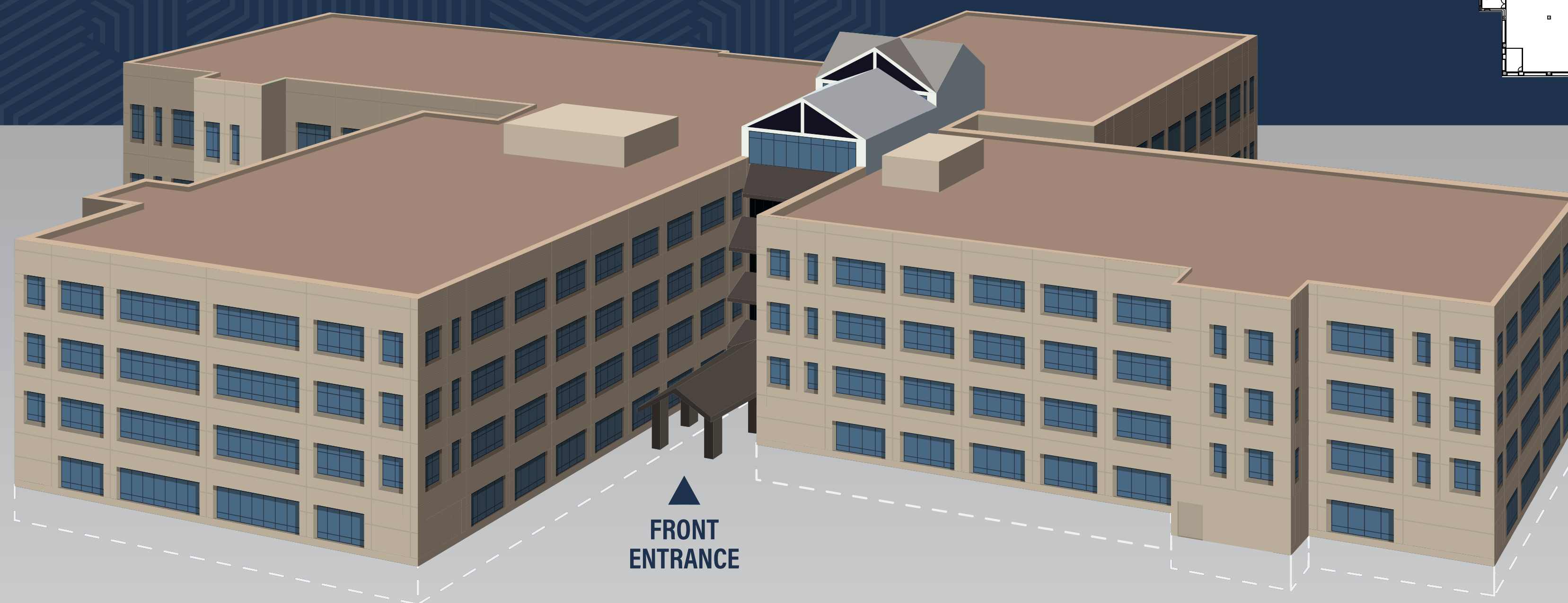
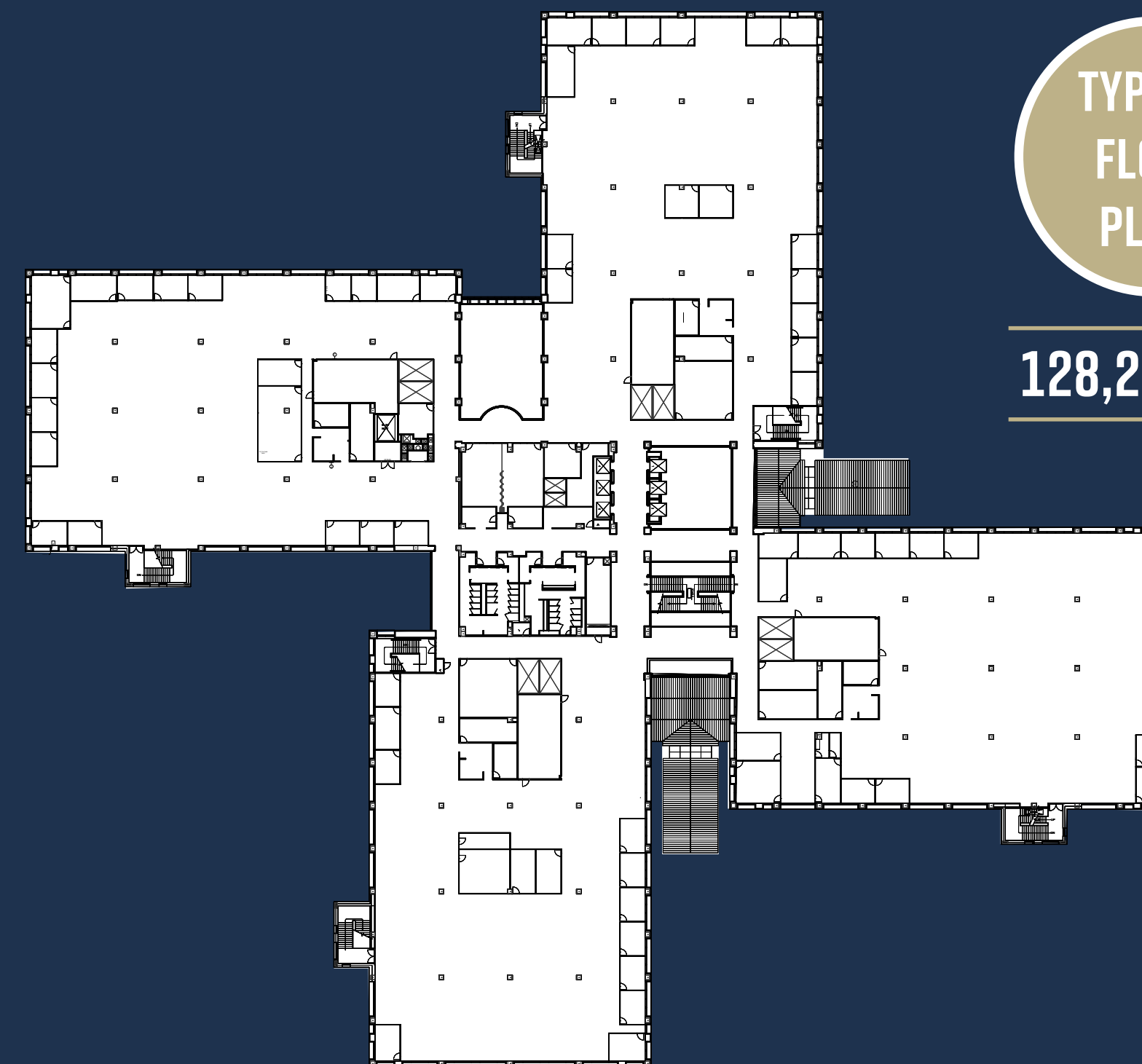
0 RSF - BASEMENT

STACKING PLAN

4255 AMON CARTER

TYPICAL
FLOOR
PLATE

128,265 RSF



FRONT
ENTRANCE

128,265 RSF - 4TH FLOOR

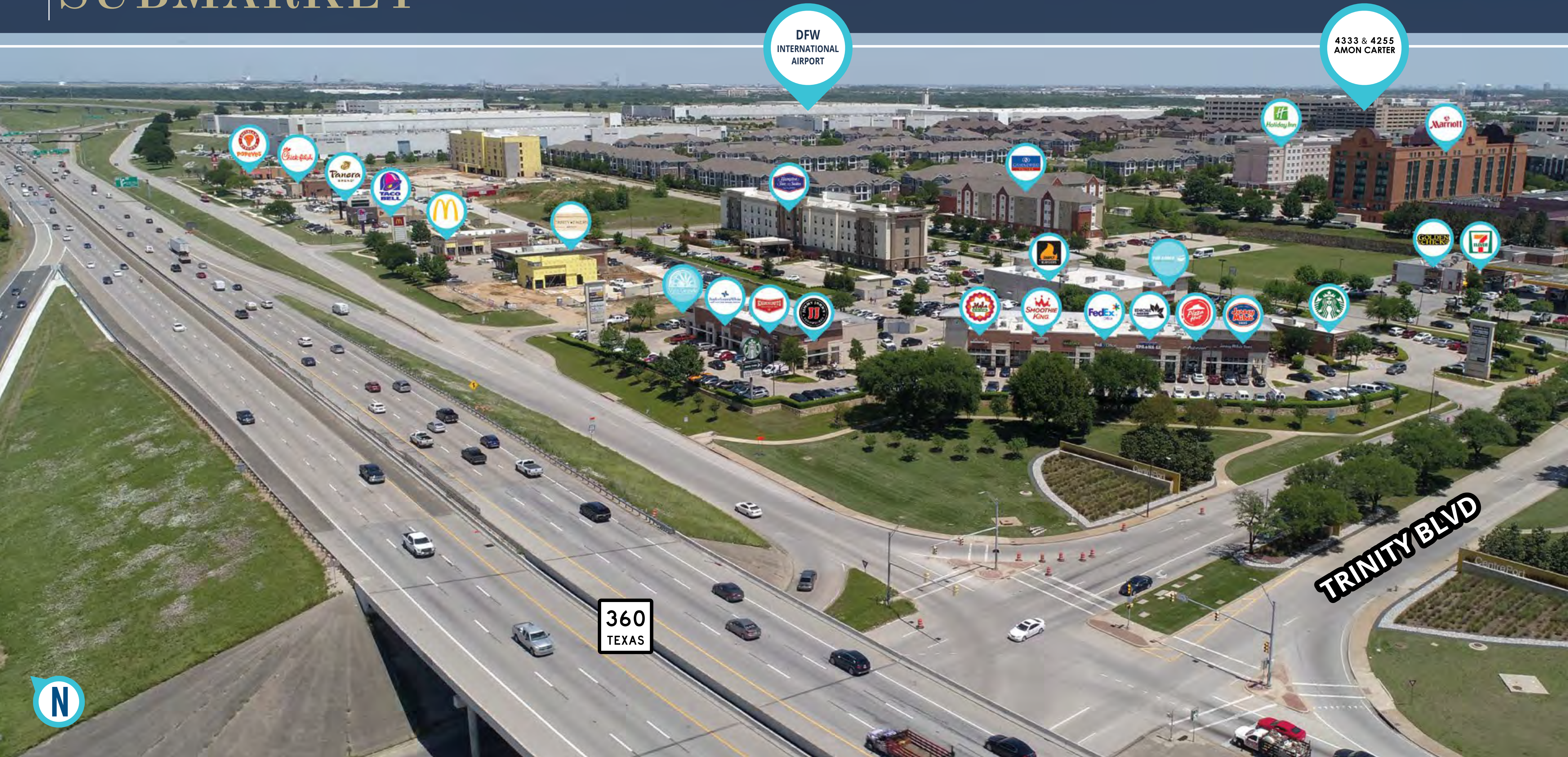
128,260 RSF - 3RD FLOOR

13,171 RSF - 2ND FLOOR

105,244 RSF - 1ST FLOOR

80,896 RSF - BASEMENT

Centerport SUBMARKET



DFW
INTERNATIONAL
AIRPORT

4333 & 4255
AMON CARTER

360
TEXAS

TRINITY BLVD

Property

HIGHLIGHTS

DEEP CENTREPORT / AREA AMENITIES

Neighborhood Hotels	5 Hotels – 960 Rooms
Neighborhood Restaurants	20 +
Armed Security	24/7 Patrol + Child Care Facility + On-site Fire Station
Master Planning	Deed Restricted Park
Tax Incentives	Foreign Trade Zone / Triple Freeport
Mass Transit	Trinity Railway Express Station & LINK Shuttle
Fully Zoned	Landscaped Boulevards & Entrance Features
Fiber-optics	11 servers / Underground utilities
Entertainment	AT&T Stadium, Globe Life Park, Globe Life Field, Six Flags, Lone State Park

EPICENTER LOCATION - UNRIVALED ACCESS

Location	17 miles to Dallas or Fort Worth
Freeway Access	7 direct Freeways: SH183, SH 121, Highway 161, SH 114, Highway 360, IH 635, IH 820
Metro Rail Access	Trinity Railway Express – Centreport Rail Station <ul style="list-style-type: none">30+ daily trains East & West bound30 minute departures4 stops to/from Fort Worth5 stops to/from Dallas30 minute travel time from either city
Worldwide Access	DFW International Airport – World’s 3rd Busiest 664,000 Global Flights Annually

FUTURE-PROOF STRUCTURES - HIGH RESILIENCE

Architectural Style	Classic Modernist
Office & Garage	Cast-in-place, reinforced concrete; with slab on grade foundation; perimeter grade beams spread footings
Exterior Composition	Brick facade with inset windows insulated, dual-glazed tempered glass; interior courtyards & skybridges to garages
Interior Composition	Atrium lobbies in central building core; acrylic skylights; Dodecagon (12 sides) floor plates
Years Built	1987, 1989, and 2001
Underground Tunnel	Cast-in-place continuous tunnel under all three buildings

BEST-IN-CLASS CONNECTIVITY INFRASTRUCTURE

Telco Service Entrance	Dual entrance with cable trays inside protected pedestrian tunnel
Backbone Cabling	Single-mode/Multi-mode Fiber-optics; multi-pair copper connectivity
Telecommunications Rooms	Within each building quadrant & each floor; supported by Central generator and UPS riser service.
Horizontal Cable Systems	Structured Category 5E cable inside via raised access flooring. In-floor interface boxes located within each work area services cabling and power connections.
Ancillary Provisions	802.11 Wi-Fi, Voice/PBX

TRANSIT-PROXIMATE DEVELOPMENT

Commuter Rail & Station	Trinity Railway Express / Centreport Railway Station
Schedule	6 days/week - 30 Trips Daily – 22 Hour Operations
Railway Station Shuttle	TRE Link – 30 Minute Loops
Walk Time / Distance	15 minutes / .05 mile to Campus Center
Mixed-Uses	Office, Residential, Warehouse, Retail, Restaurants
Hike/Bike Trails	Fort Worth to Dallas Regional Trail 37 Miles Existing / 24 Miles Funded



TRANSWESTERN

4333 & 4255 AMON CARTER

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