



# 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

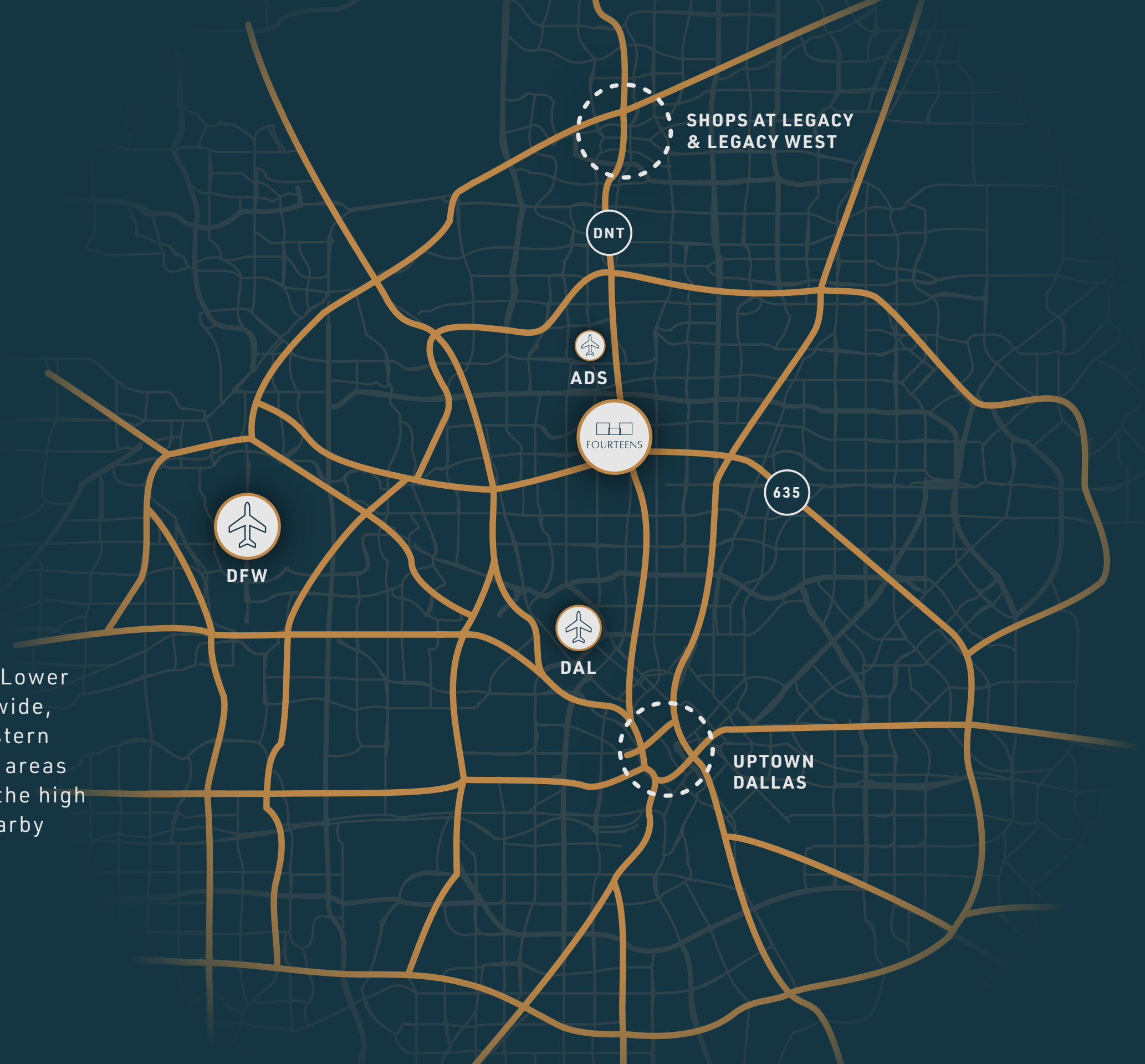
20 min drive to DFW International Airport

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 200,000 square foot office building that mirrors Phase I.



○ PHASE I (100% LEASED)



○ PHASE II





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





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	200,000 RSF
TYPICAL FLOORPLATE	±43,000 RSF
CORE FACTOR	Single Tenant • 1.0849 Multi-Tenant • 1.1407 - 1.1854
STORIES	5 STORIES
PARKING	4.0/1,000 (67% Garage)
FLOOR TO FLOOR	15'



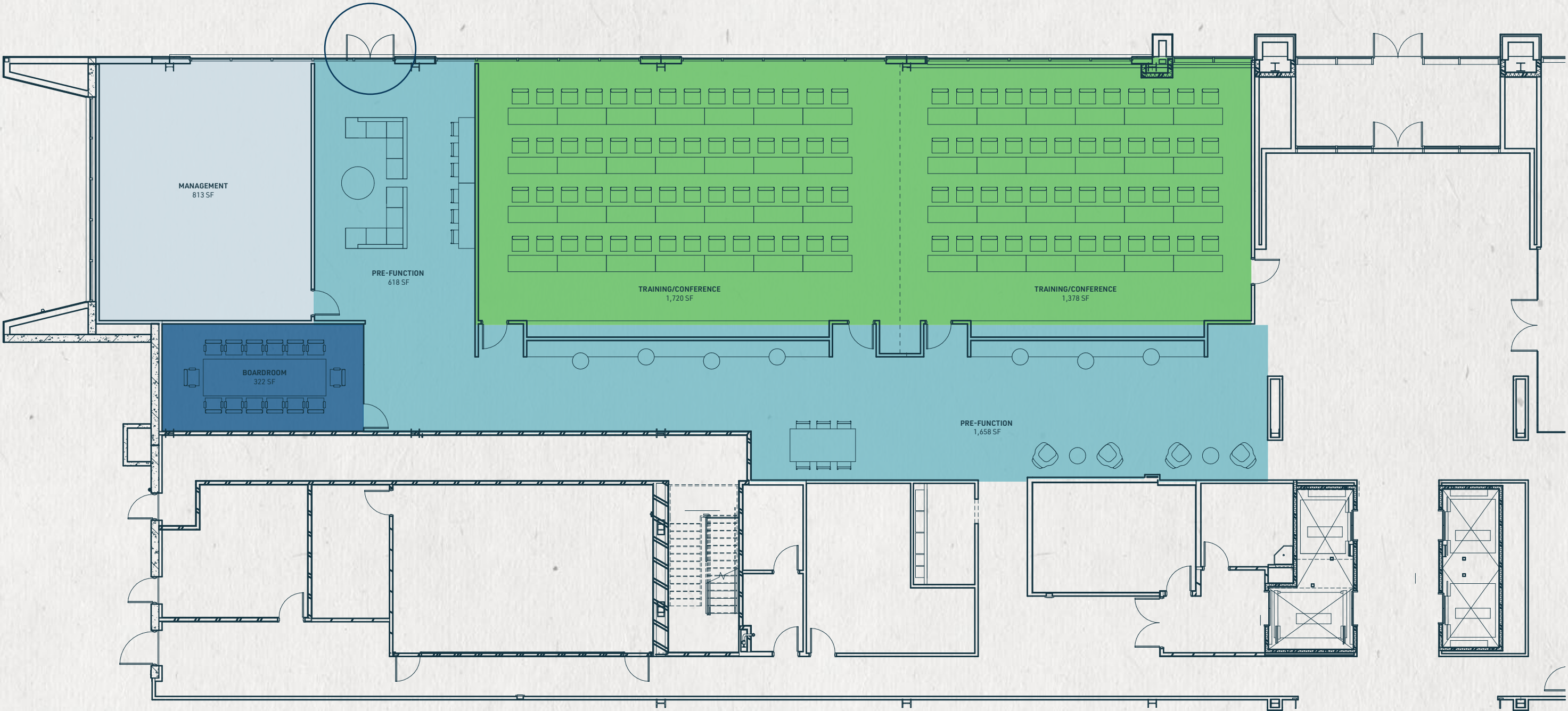


Fourteen5  
PHASE II



# PHASE II CONFERENCE CENTER

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







# FOURTEEN5 PHASE II 200,000 RSF

Available Suites

**Suite 500 • 43,266 RSF**

**Suite 400 • 43,672 RSF**

**Suite 300 • 43,652 RSF**

**Suite 200 • 41,982 RSF**

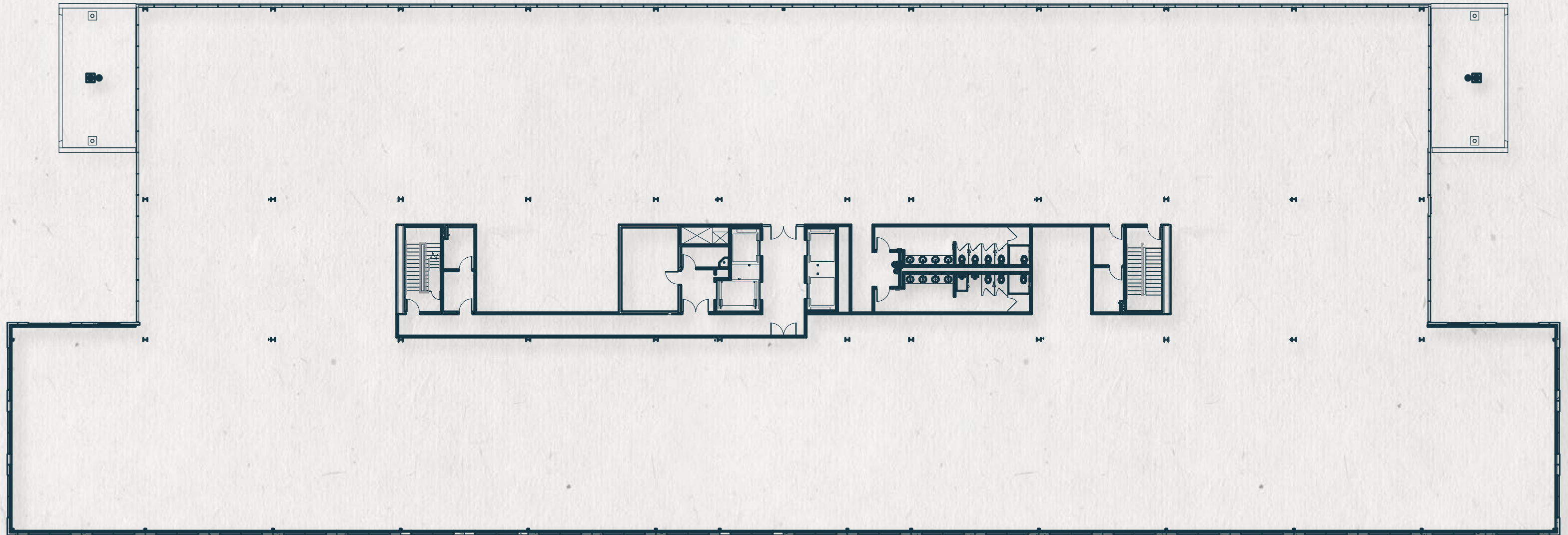
**Suite 100 • 18,610 RSF**

**Suite 150 • 8,973 RSF**



# SUITE 500

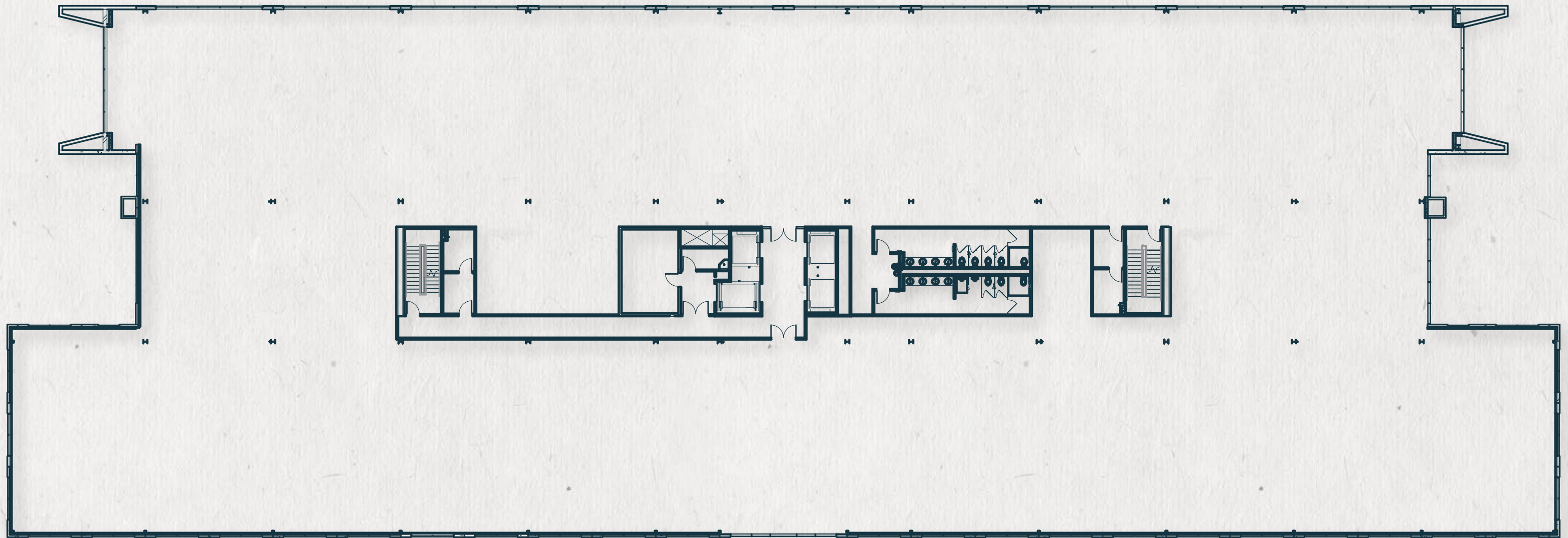
43,266 RSF





# SUITE 400

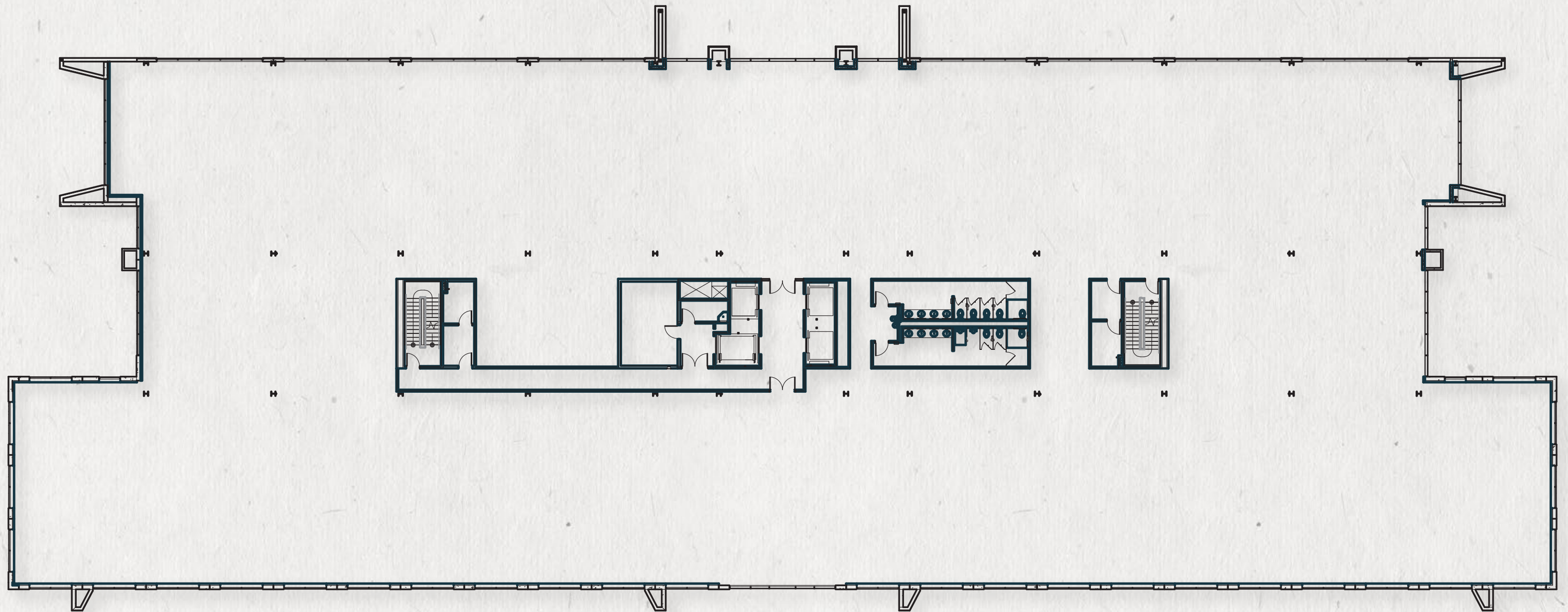
43,672 RSF





# SUITE 300

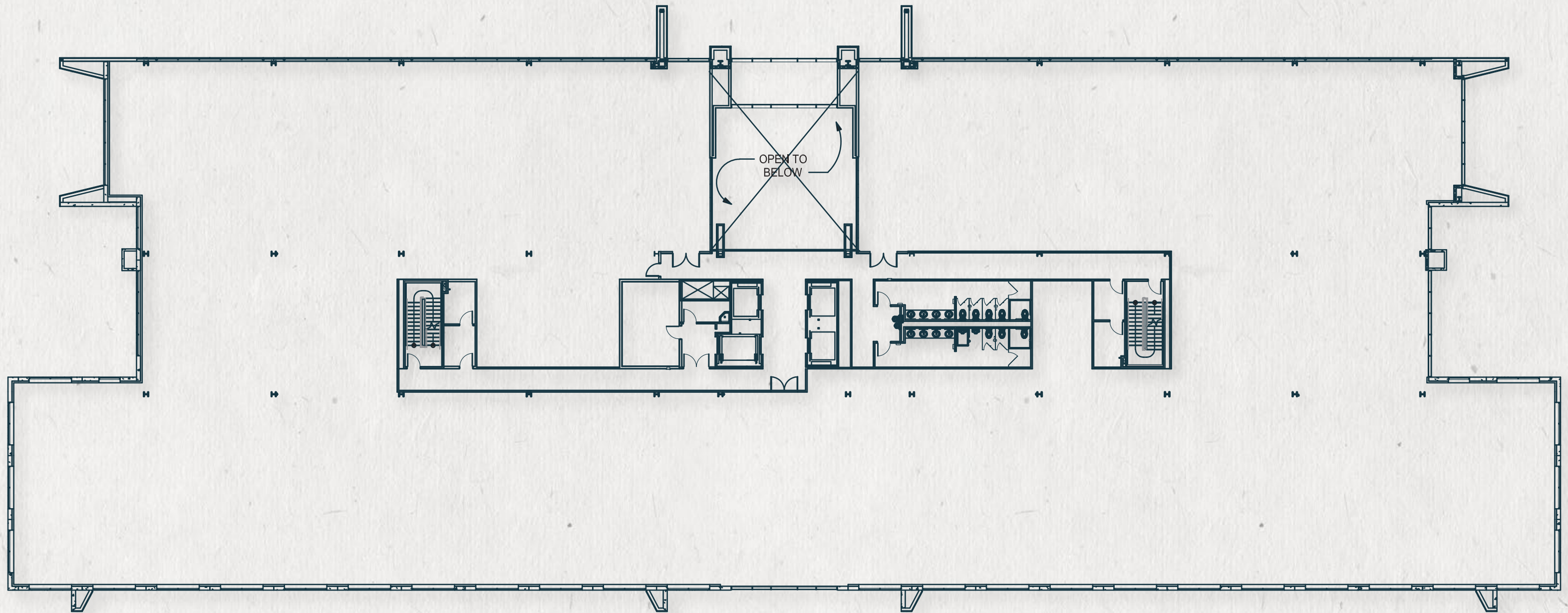
43,652 RSF





# SUITE 200

41,982 RSF





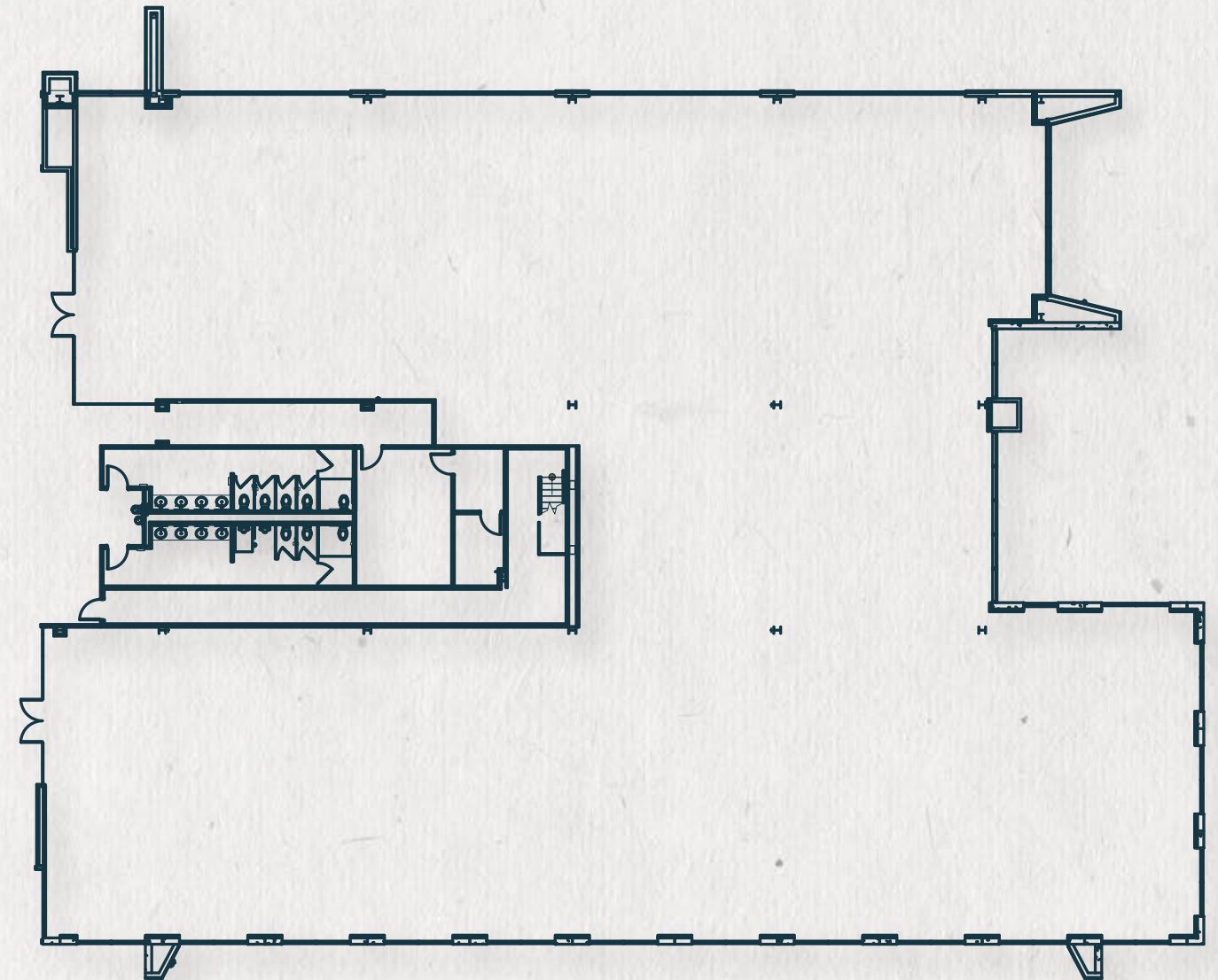
# SUITE 150

8,973 RSF



# SUITE 100

18,610 RSF







**JEREMY DUGGINS**

972.759.7716

[jduggins@cawleypartners.com](mailto:jduggins@cawleypartners.com)



**KRISTI WADDELL**

972.759.7711

[kwaddell@cawleypartners.com](mailto:kwaddell@cawleypartners.com)



**ADDIE LUDWIG**

972.759.7727

[aludwig@cawleypartners.com](mailto:aludwig@cawleypartners.com)

# FOR LEASING INFORMATION



OFFICE

16400 N. Dallas Parkway, Suite 150 Dallas, TX 75248 • [www.cawleypartners.com](http://www.cawleypartners.com)