

TWO HICKORY

CENTRE

1750 Valley View Ln

BUILDING FEATURES



Built in 1999; Renovated in 2014



Minutes from DFW International Airport



4 stories; 97,117 RSF



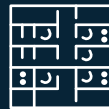
4.00/1,000 Parking Ratio
Carpool Spaces Available



Tenant Conference Center



Parks Pantry Grab-N-Go



Move-in Ready Spec Suites Available



Building Signage Available

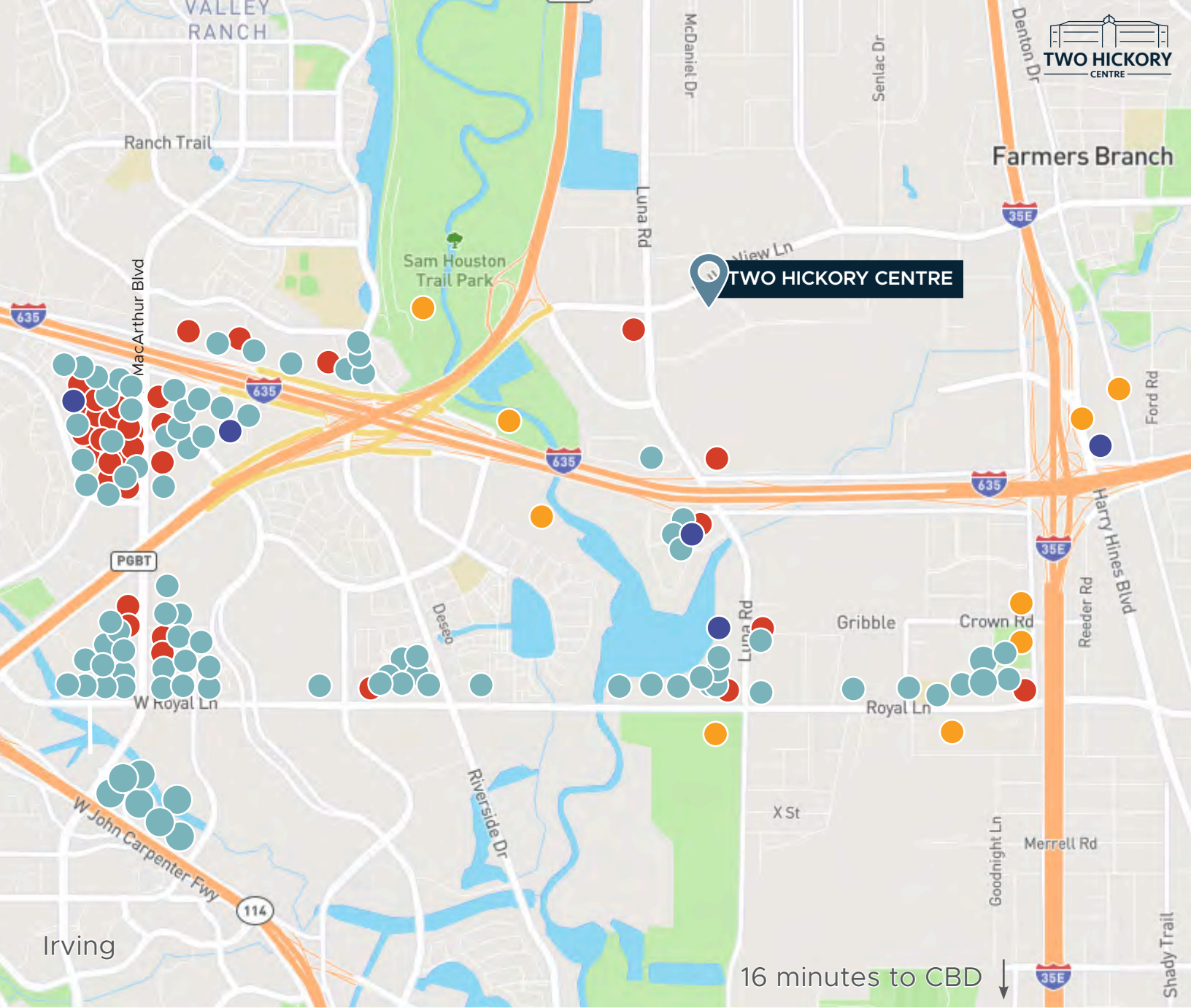


Private Balconies



AT&T Fiber





NEARBY AMENITIES

- 78** RESTAURANTS
- 13** HOTELS
- 30** RETAIL/SERVICE BUSINESSES

— ALL WITHIN A 2-MILES



WITHIN 2 MILES...

RESTAURANTS

Chipotle
 Chick-fil-a
 Mi Cocina
 Potbelly Sandwich Shop
 Which Wich
 i Fratelli Pizza
 Corner Bakery Cafe
 Starbucks
 Snappy Salads
 Zoës Kitchen
 Boston's Support Center
 Dover's Grille at the Omni Hotel
 Hunter's Lounge at the Omni Hotel
 Wine Thief Bar at the Omni Hotel
 Tacolicious Taqueria
 Applebee's
 Fish City Grill
 Saltgrass Steakhouse
 Cheddar's Scratch Kitchen
 McDonald's
 Pei Wei
 Jason's Deli
 Anjappar Chettinad Restaurant
 Panera Bread
 Schlotzsky's
 Little Hunan Chinese Cuisine
 Marble Slab Creamery
 Masala Wok
 Firehouse Subs
 Paradise Biryani Pointe
 Yogurt Zone
 Taco Bueno
 Dos Tacos
 Whataburger
 IHOP
 Raising Cane's
 Outta the Oven
 Taco Bell
 7 Salsas
 Michael's Italian Kitchen
 Fortune House Chinese Cuisine
 I Luv Pho Noodle Soup & Grills
 Biryani Pot @ Hilltop
 Saravanaa Bhavan
 Bawarchi Biryani
 Royal Sweets
 Goji Cafe
 No 1 Plus Chicken

RESTAURANTS (CONT.)

Yun Tan Gil
 Smoothie King
 Quiznos
 Sura Korean
 Ajumma Kimbob Deli
 Hanmiri Restaurant
 Dan Sung Sa Restaurant
 Rocking Crab Dallas
 Taqueria Durango
 Mozart Bakery
 Blue Bird
 Namoo Korean BBQ Restaurant
 La Hanbat
 Jack in the Box (2)
 Famous Joe's Pizza & Pasta
 Tokyo Teriaki
 Dickey's Barbecue Pit
 Dave's Deli
 Ambala Grill
 Yummy Thai
 Wayback Burgers
 Shawarma Press
 Post Oak Smokehouse
 Pizza Hut
 TOUCH NINE
 J's Deli
 The Original Pancake House
 Blue Ginger Thai Cafe
 SushiYAA
 Jersey Mike's

RETAIL/SERVICES

Race Trac
 Quik Trip
 Southwest Bank
 Iberia Bank
 All Dogs Unleashed
 Independent Banker's Bank
 Texas Outdoor Patio Center
 Bath Planet/Window Expo
 Omni Hotel Conference Facilities
 The Dump Furniture
 Dick's Sporting Goods
 Compass Bank
 Gap
 TJ MAXX
 Homegoods
 Target
 Men's Warehouse
 Lane Bryant
 Hallmark
 FedEx Office
 Walgreen's
 Office Depot
 Bath & Body Works
 UPS Store
 Ross Dress for Less
 Kroger
 Chevron
 Capital One Bank
 Crossfit Luna
 Exxon Mobile

PARKS/ENTERTAINMENT

TW Richardson Grove Park
 Sam Houston Trail Park
 Ross Stewart Soccer Complex
 Keenan Crossing Trail Park
 Luna Vista Golf Course
 Indoor Soccer Zone
 King Spa and Sauna
 Indoor Soccer Zone
 Farmer's Branch Historical Park
 Dr Pepper Star Center
 Family Karaoke & Entertainment
 Liberty Plaza
 Jeff Fuller Rose Garden
 Spring Trail Park

HOTELS

NYLO Hotel
 Omni Dallas Hotel at Park West
 Doubletree Hotel
 La Quinta Inn and Suites
 Hyatt House
 Budget Suites
 Wyndham Garden Hotel
 Comfort Suites
 Wingate by Wyndham
 Hilton Garden Inn Hotel
 Motel 6
 WoodSpring Suites Signature
 Days Inn

LOCATION



9.8 miles to
DFW Airport

8.5 miles to
Love Field Airport

8.7 miles to
Addison Airport

13.5 miles to
CBD

2.6 miles to
MacArthur Blvd

ABOUT THE BUILDING OWNERSHIP:

Founded in 1992, Capital Commercial Investments (CCI) is based in Austin, Texas and has a regional office in Dallas, Texas. CCI has traditionally had a strong presence in the Texas and Southwestern marketplace, and in recent years has extended its reach to the Northeast and Southeastern regions of the United States. They place a high value on tenant relations, and their leasing success is largely the result of focusing on long-term tenant satisfaction. Direct contact with building tenants is critical to their successful track record in retaining quality tenants.

For leasing information, please contact:

Russell Podraza

972.435.0516
rpodraza@forgecommercial.com

Grant Sumner

972.435.0511
gsumner@forgecommercial.com

Jackson Donovan

972.435.0507
jdonovan@forgecommercial.com