



FOURTEEN5

14545 DALLAS PKWY DALLAS, TX 72548

LOCATION OVERVIEW



DALLAS NORTH TOLLWAY

FRISCO

15 MINUTE DRIVE TO LEGACY

UNMATCHED PROXIMITY TO DFW'S LARGEST POP. CONCENTRATION

PLANO

6 MIN TO ADDISON AIRPORT



COPPELL

Fourteen5

RICHARDSON

DIRECT ACCESS TO DALLAS NORTH TOLLWAY & LBJ FREEWAY

20 MIN TO DFW



15 MIN TO LOVE FIELD

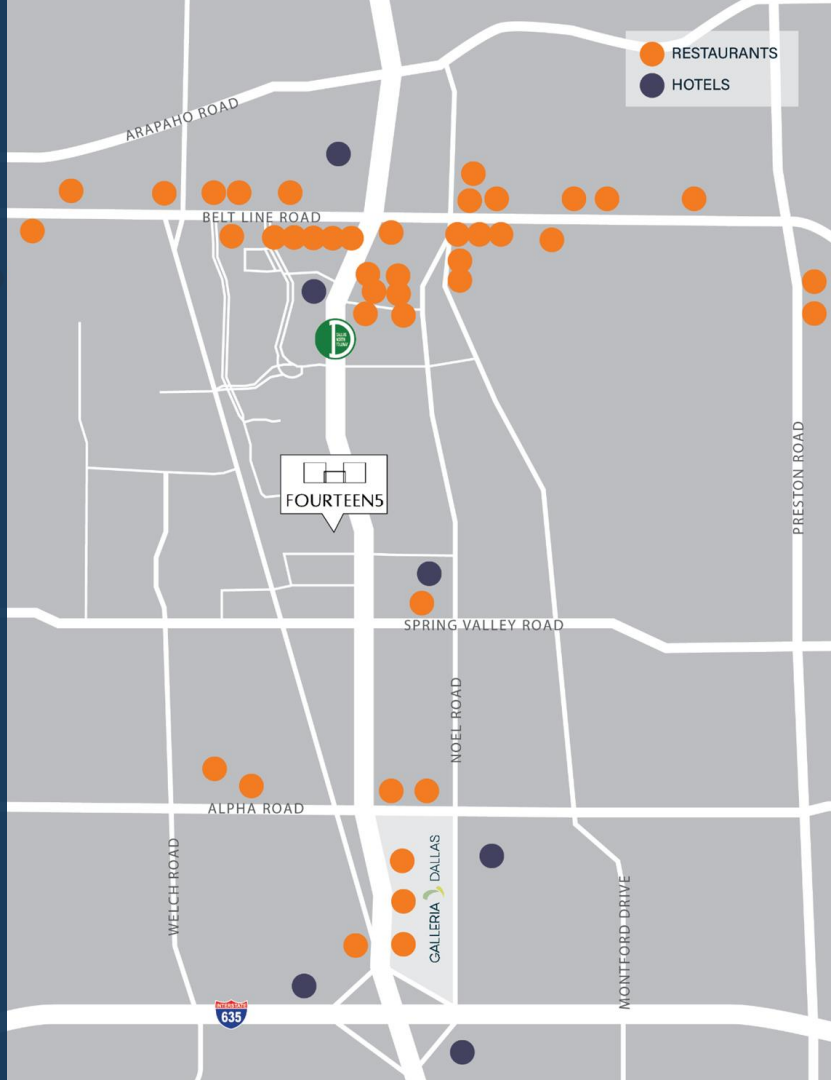


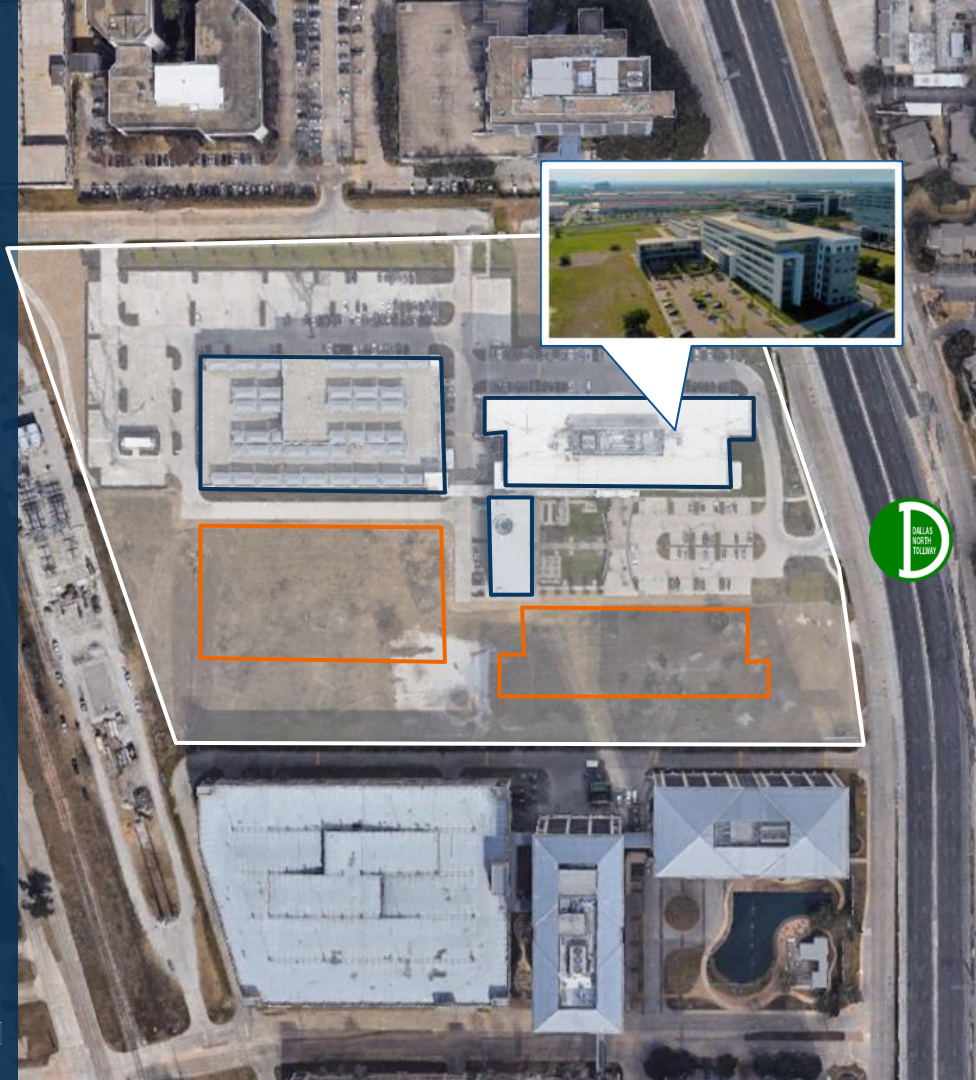
7 MINUTES TO DECISION MAKER NEIGHBORHOODS

IRVING

15 MINUTE DRIVE TO DOWNTOWN DALLAS

DALLAS





PHASE I (100% LEASED)

**4-STORY
PARKING GARAGE**

**250,000 SF
OFFICE BUILDING**

THE HUB

**4-STORY
PARKING GARAGE**

**239,909 SF
OFFICE BUILDING**

PHASE II

Phase I



Phase I



Phase I



Phase I



Phase I



Phase I



Maguire's Bistro & Bar NOW OPEN

Maguire's Bistro & Bar, the new onsite restaurant 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.

MAGUIRE'S

Phase I



Phase I – Shared Fitness Facility



Phase I – Shared Rooftop Lounge



Phase I – Shared Park



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PARKING GARAGE

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OFFICE BUILDING

○
THE HUB

4-STORY
PARKING GARAGE

239,909 SF
OFFICE BUILDING

○ PHASE II

FOURTEEN5 Phase II

ADDRESS	14545 DALLAS PKWY
ARCHITECT	BOKA POWELL
SITE SIZE	6.68 ACRES
BUILDING SIZE	239,909 RSF
TYPICAL FLOORPLATE	~42,000 RSF
CORE FACTOR	13-18%
STORIES	6 STORIES
PARKING	4.0/1,000 (67% Garage)
FLOOR TO FLOOR	15'

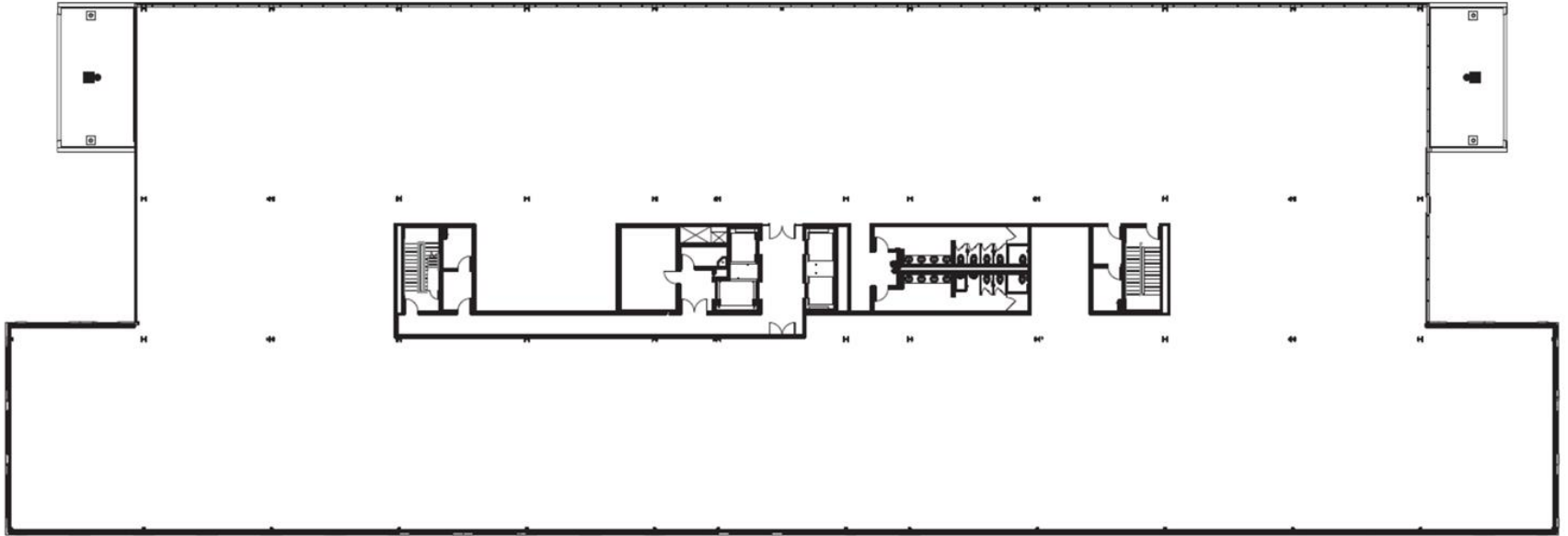
Phase II







TYPICAL FLOORPLATE

41,292 RSF



Example Floor – Private Office Focused


41,680 sqf
RSF


142
Headcount

0
Open Space


140
Offices


10
Conf Room

293.52
Density sqf/person



Example Floor – Open Office Focused


41,680 sqf
RSF


291
Headcount

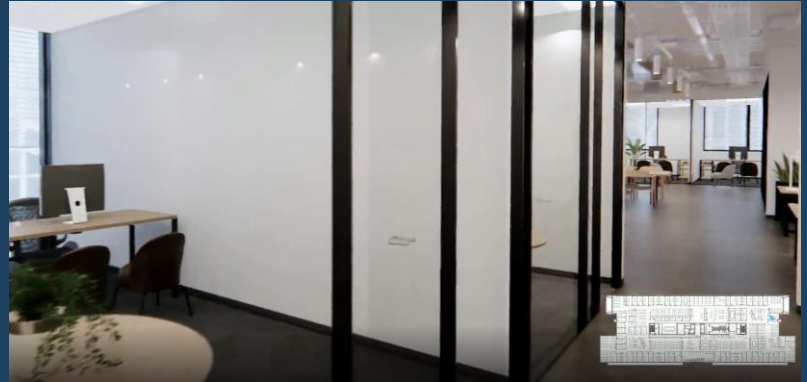
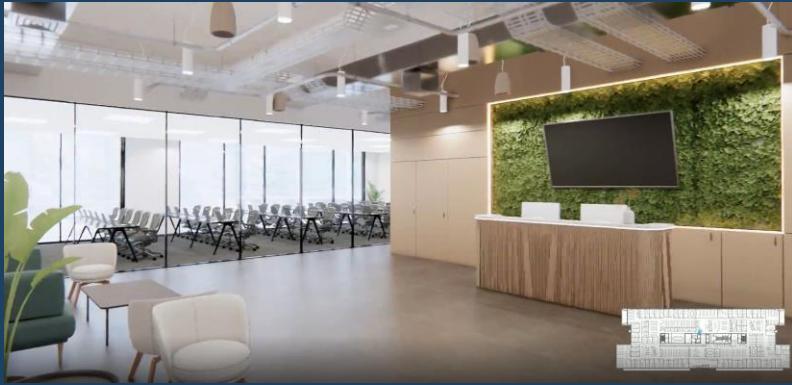
226
Open Space

63
Offices

8
Conf Room

143.23
Density sqf/person





FOURTEEN5 Phase II Development

+20
MONTHS

Tentative Schedule

	Construction Plans	Complete
	Permit	Complete
	Construction Loan	Complete
	Capital Stack & Land Closing	April 2023
	Groundbreaking	May 2023
	T1 Can Begin	May 2024
	Building CO	August 2024
	Potential Tenant CO	October 2024



40+ YEARS

Cawley Partners is a full-service, Dallas based commercial real estate company. We offer an entire suite of services designed to create the best possible customer experience.

1.3 MILLION SQUARE FEET

Development and
Acquisition Projects
Completed

4 MILLION SQUARE FEET

Office Leases Completed
this Cycle

2.6 MILLION

Square Feet Office Space
Currently Managed by
Our Team

600+ ACRES

Of Land Acquired

WE DELIVER

As property owners, investors, and asset managers, we understand the importance of trust and accountability in partner selections.

“Cawley Partners is motivated by a desire to achieve their client’s goals while simultaneously focusing on ‘doing what is right.’ We are continuously impressed with their drive, ingenuity, and penchant for providing stellar service.”

Greg Allen • President • Eland Energy

“Cawley Partners has delivered for USAA Real Estate. We would highly recommend them.”

Dirk Mosis • Executive Managing Director • USAA Real Estate

“Cawley Partners continues to exceed our expectations. They have done everything they said they would do and more.”

Joe Popolo • Chief Executive Officer • The Freeman Company

Raytheon



TRANSPLACE



Aimbridge



Leasing

In-House Team with Quick Response Times



JEREMY DUGGINS
PARTNER, LEASING



ADDIE LUDWIG
VP, LEASING



KRISTI WADDELL
VP, LEASING

Construction

On-Site Eyes and Timely Progress Reports



MARK GODFREY
VP, DEVELOPMENT



NICK FORAN
PROJECT MANAGER



PAUL HANNAN
CONSTRUCTION MANAGER

Property Management

Award-Winning Management Team At Your Service



SONJA ELLIS
DIRECTOR, PROPERTY MGMT



MARCUS MOORE
DIRECTOR, SECURITY



BILLY CONN
DIRECTOR, ENGINEERING



**BEST OFFICE
PROJECT 2018**





At the end of the day, it's our relationships that matter.

QUESTIONS?

The answer is yes!