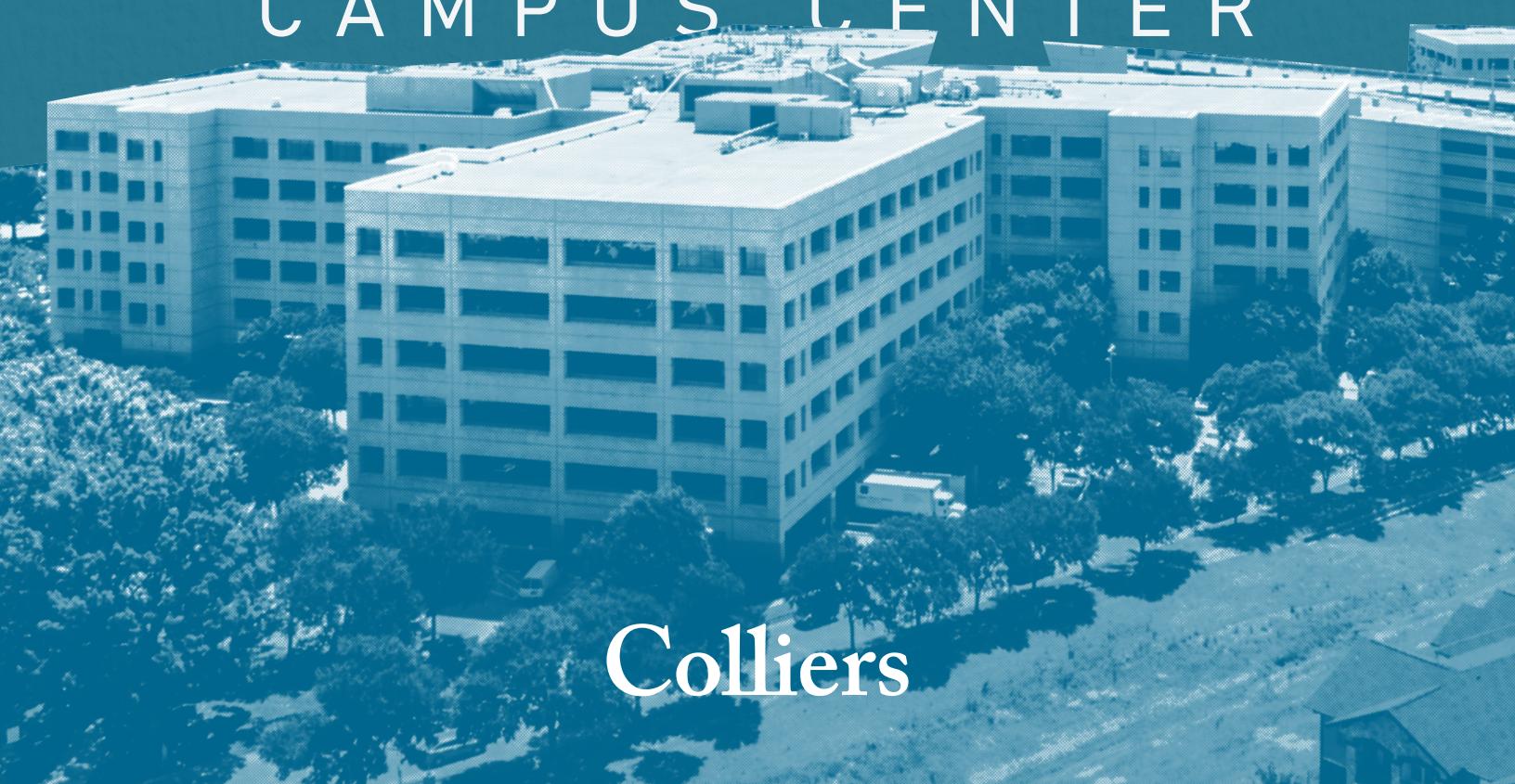


4255 & 4333 AMON CARTER BLVD | FORT WORTH, TX 76155

AMON CARTER

CAMPUS CENTER



Colliers

DISCOVER A WORKPLACE IN THE MOST CONNECTED LOCATION IN DALLAS-FORT WORTH

Geographically centered between Dallas and Fort Worth, Amon Carter Campus Center sits at the true center of the DFW Metroplex. Currently undergoing extensive capital improvements, these modern office buildings will feature sophisticated atrium lobbies, stylish lounges, and a full suite of amenities including a state-of-the-art fitness center, training and conference rooms, on-site dining, and landscaped outdoor courtyards.

Located just three miles south of DFW International Airport, the property is easily accessed via major freeways, bike trails, and the nearby Centreport Railway Station, with TRE shuttle service linking directly to the airport and surrounding area. Home to over 150 companies, Centreport is one of DFW's most dynamic business districts and Amon Carter Campus Center is in the middle of it all.



OST DYNAMIC &
FORT WORTH .



EXCEPTIONAL AREA AMENITIES

Amon Carter Campus Center commands a location central to some of the areas most iconic entertainment venues.

AT&T Stadium

AT&T Stadium in Arlington, home of the Dallas Cowboys, is a top venue for sports and entertainment events.

Texas Live!

Texas Live!, the entertainment hub of Texas, is set to create over 1,000 jobs and draw 3 million visitors.

Lone Star Park

Lone Star Park in DFW draws 800,000+ visitors yearly for live racing, simulcast betting, and events like concerts and weddings.

Six Flags

This 212-acre Arlington theme park features Texas's tallest and fastest coaster, the Titan—great for thrill seekers and groups.

Gaylord Texan

The Gaylord resort features 4.5 acres of indoor gardens, ten restaurants, water parks, and 490,000 SF of event space for major conventions.

Toyota Music Factory

Just 15 minutes from Amon Carter Campus Center, Toyota Music Factory offers live shows for 8,000+ guests and 300,000 SF of dining and retail.

Globe Life Field

Globe Life Field, home of the Texas Rangers, features MLB's first retractable roof with transparent panels—outdoor feel with indoor comfort.

Globe Life Park

Globe Life Park, home to the Texas Rangers, will host XFL games and other events as part of a larger redevelopment plan.

Great Wolf Lodge

This family resort features renovated suites, an 80,000 SF indoor water park, dining, and year-round fun for all ages—all under one roof.

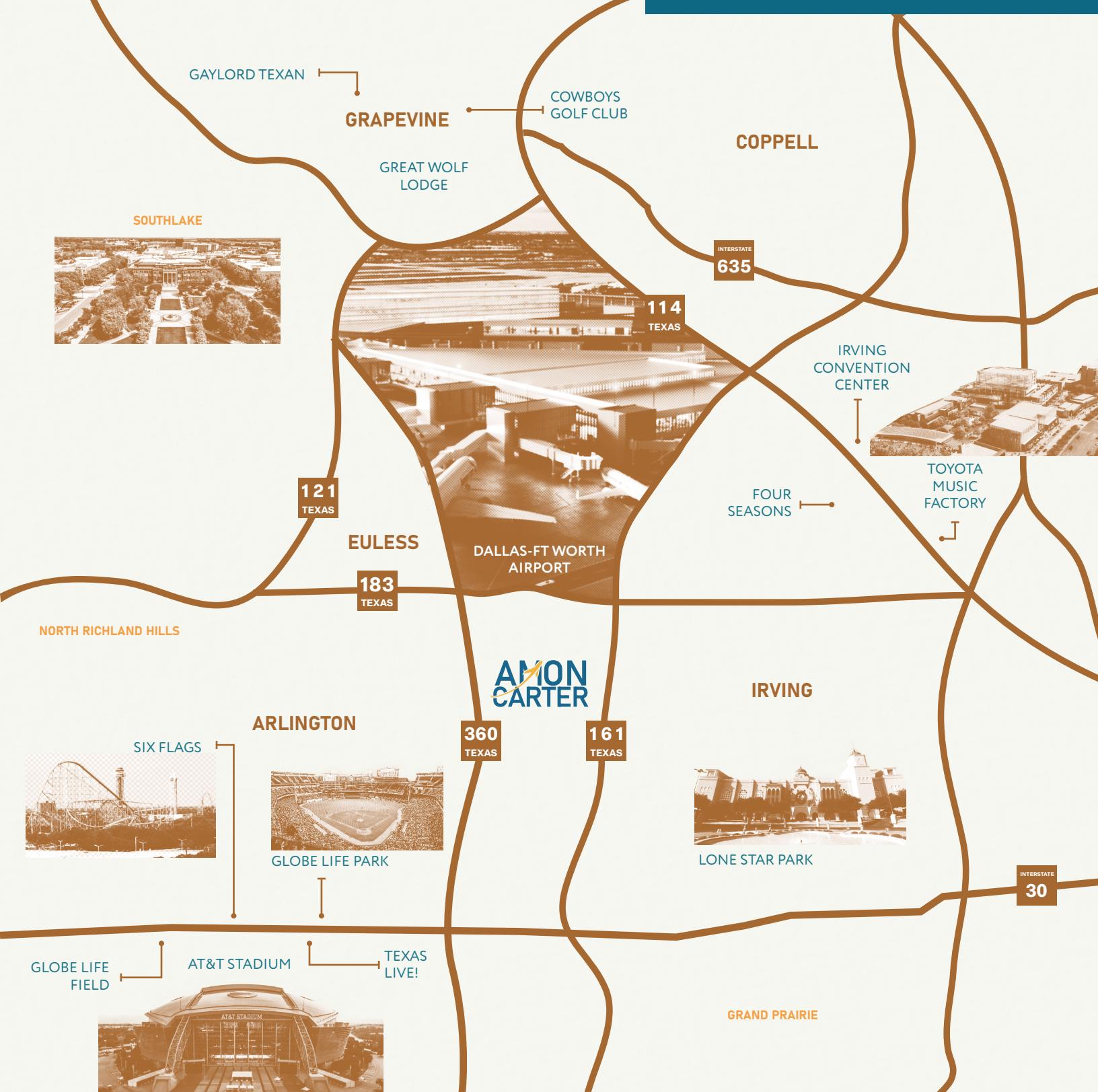
LOCATED NEAR MANY DAILY-USE AMENITIES INCLUDING





FUN FACT

The old runway at the Greater Southwest International Airport, now DFW, is Amon Carter Boulevard. Following the airport's closure, Runway 17/35 was converted into Amon Carter Boulevard. Some remnants of the runway, like a portion of the taxiway and run-up area of Runway 18, still exist on the north side of State Highway 183.



PROPERTY HIGHLIGHTS

30,000 SF -
1,305,190 SF
AVAILABLE

4 FLOORS
4255 AMON CARTER

6 FLOORS
4333 AMON CARTER

5/1,000
STRUCTURED
PARKING

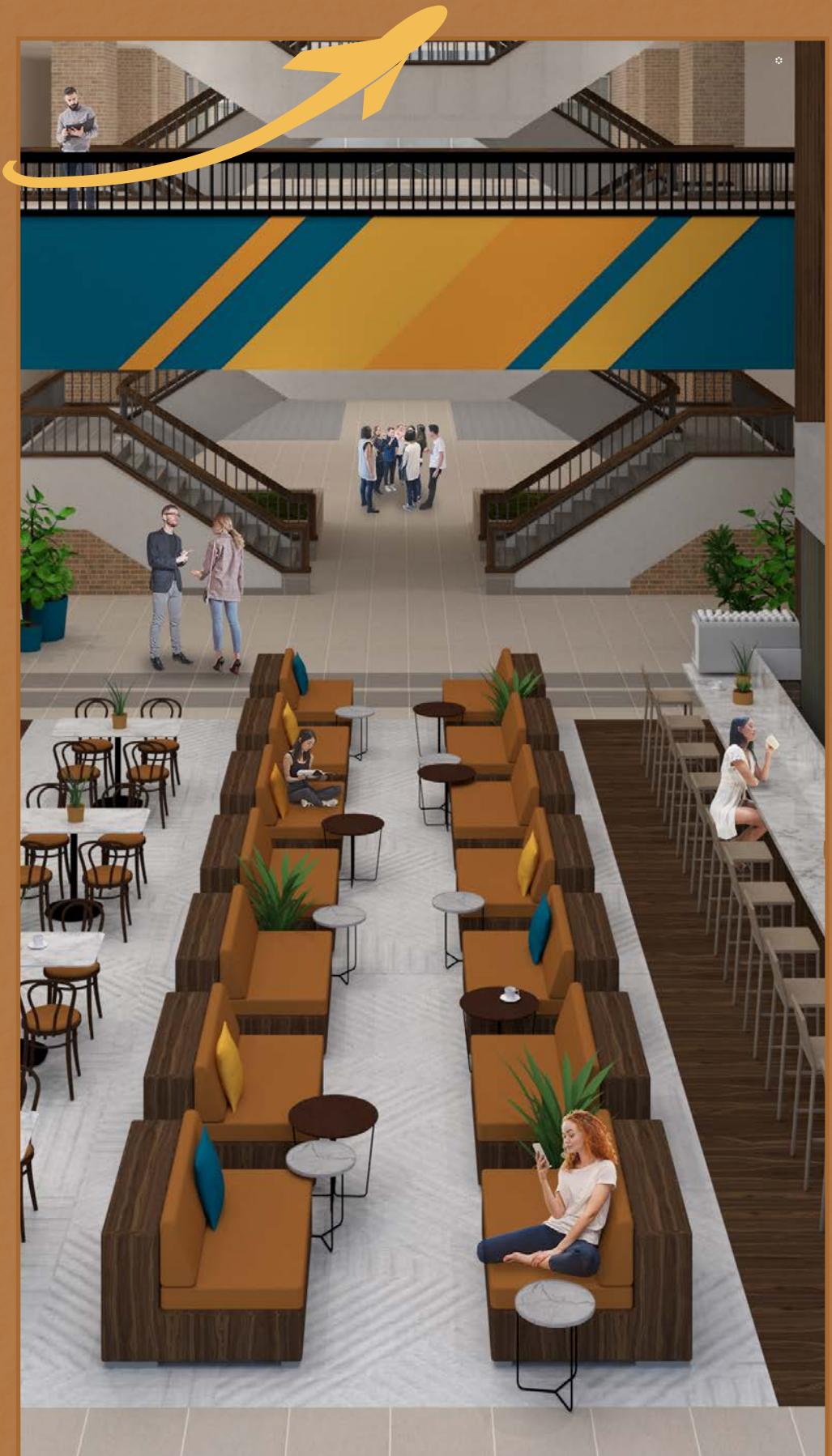
ON-SITE
CAFETERIA &
LOUNGE - NEWLY
REMODELED

MINUTES
FROM DFW
INTERNATIONAL
AIRPORT

WALKING
DISTANCE FROM
TRE STOP

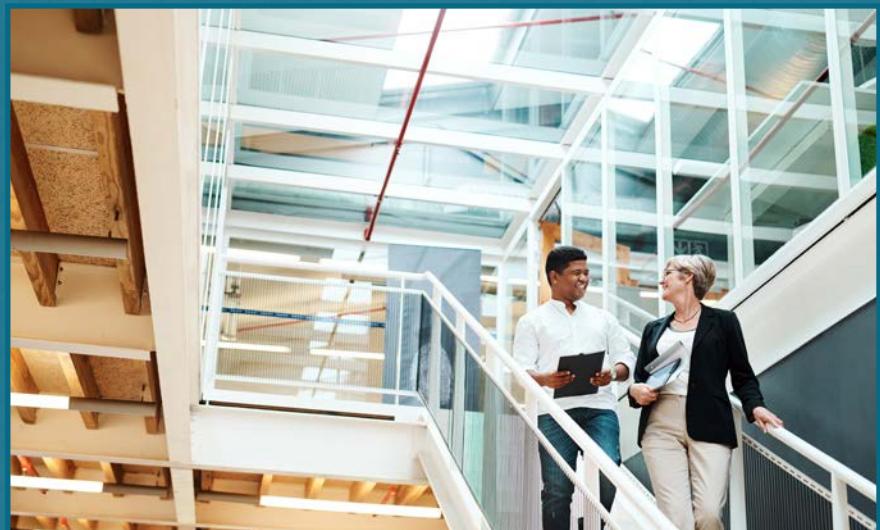
SCENIC OUTDOOR
COURTYARDS





®conceptual renderings





Stairwell security that can be implemented for access.

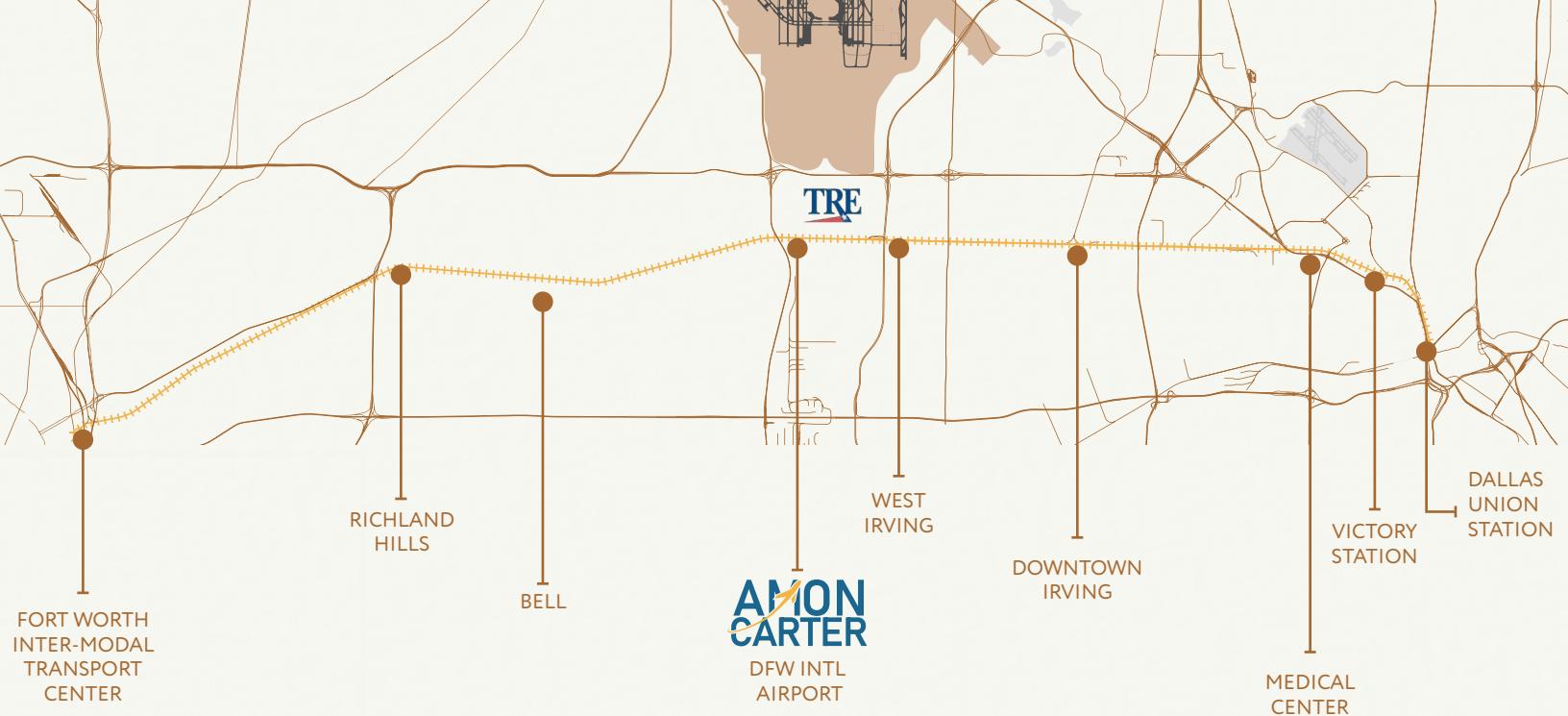
*conceptual renderings

TRANSIT- PROXIMATE DEVELOPMENT

One of the most valuable yet overlooked features of Amon Carter Campus Center is its proximity to the Centreport Railway Station and the Trinity Railway Express (TRE). Offering luxury service between Dallas and Fort Worth, the TRE runs 22 hours a day, six days a week, with trains every 30 minutes. The property is just a 15-minute walk or bike ride from the station, with shuttle service (TRE Link) directly to the front door, DFW Airport, and other Centreport stops.

As DFW's population exceeds 7.4 million and commute times rise, transit-accessible locations like Centreport—featuring premium rail service and over 10,000 nearby residences—are increasingly attractive for corporate headquarters.



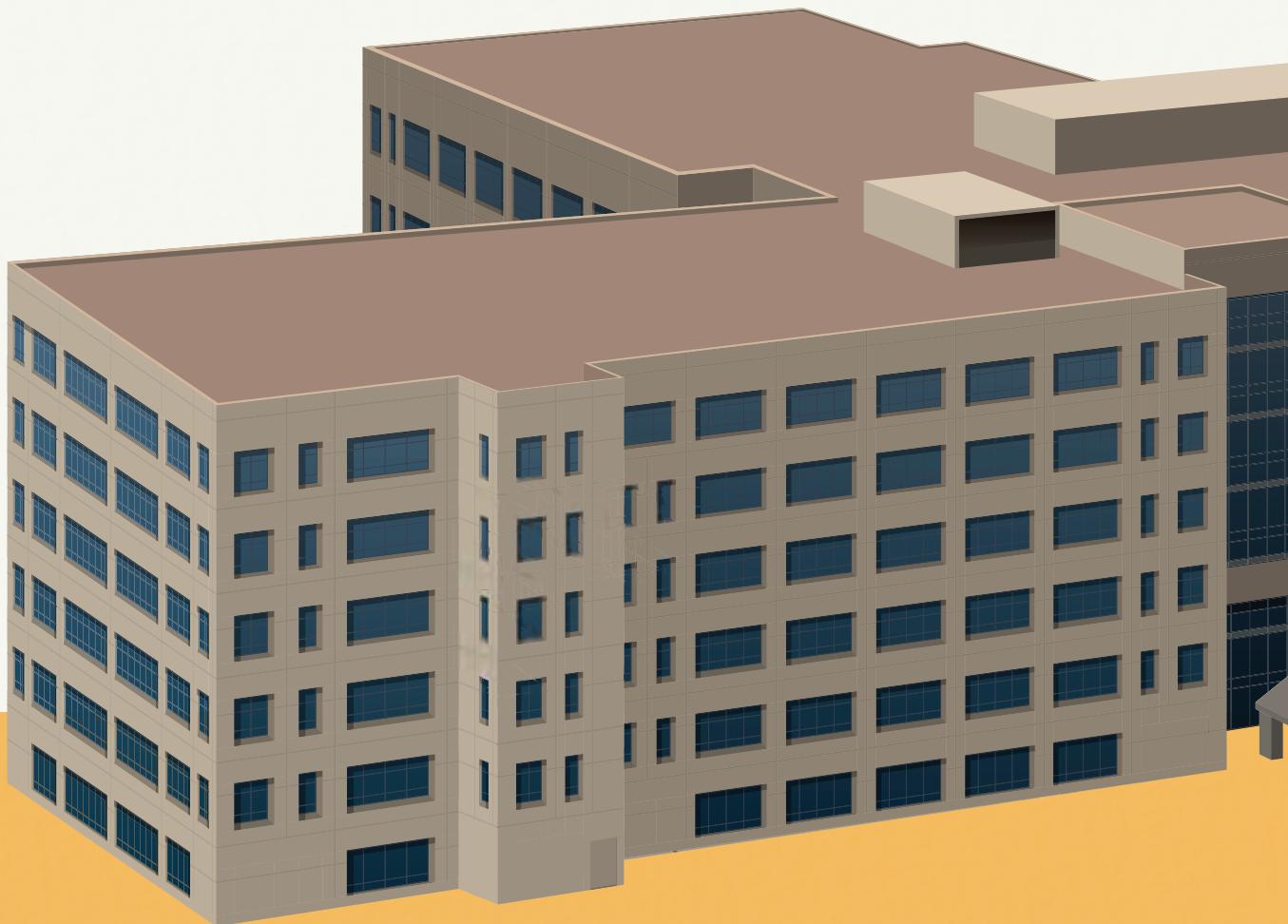


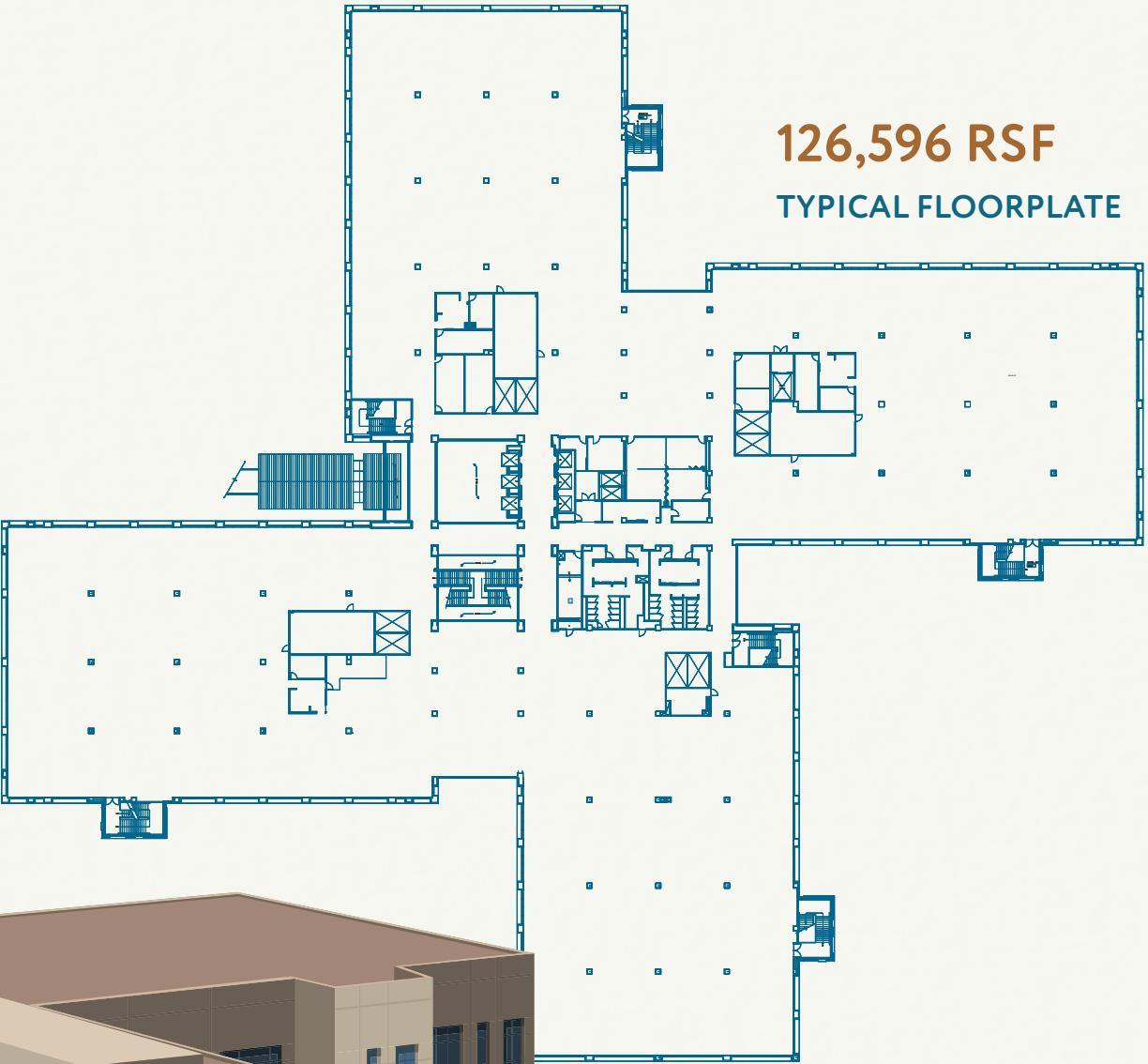
DFW
DALLAS
FORT WORTH
INTERNATIONAL
AIRPORT

AMON
CARTER



AMON CARTERI





126,596 RSF

TYPICAL FLOORPLATE



► 126,596 RSF | 6th Floor

► 126,734 RSF | 5th Floor

► 126,737 RSF | 4th Floor

► 126,734 RSF | 3rd Floor

► 124,955 RSF | 3rd Floor

► 97,156 RSF | 1st Floor

AMON CARTER II

128,265 RSF | 4th Floor



128,260 RSF | 3rd Floor



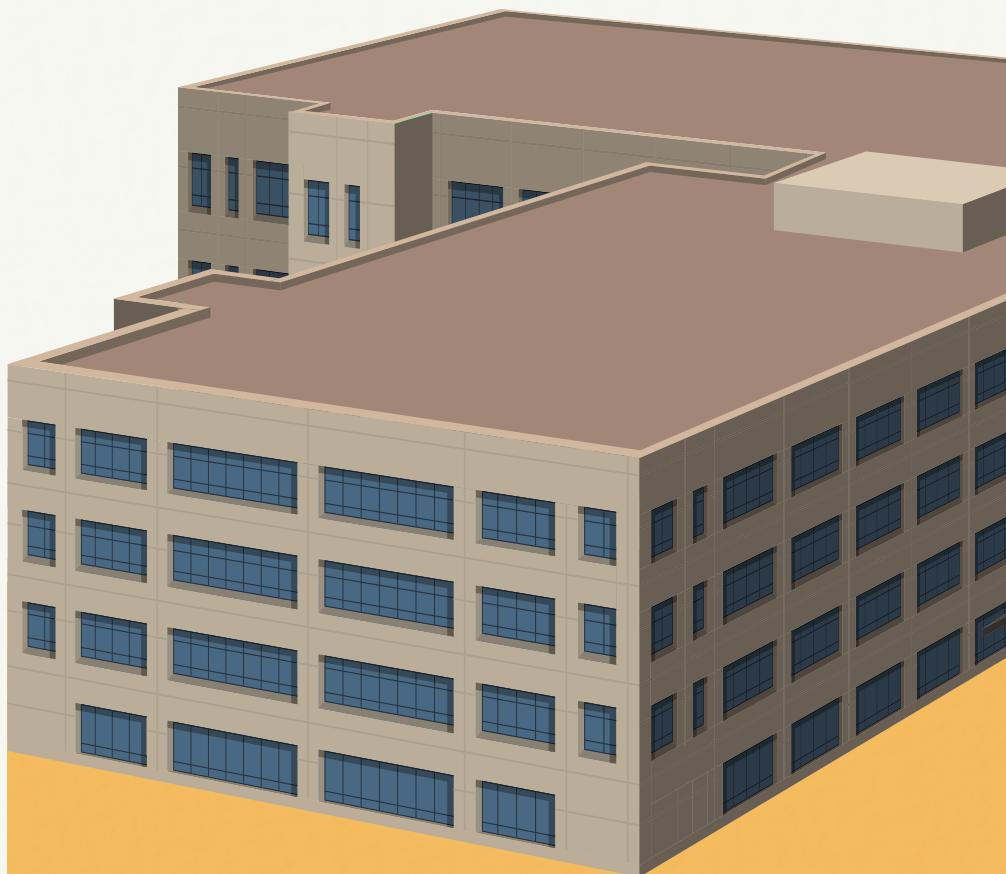
131,719 RSF | 2nd Floor



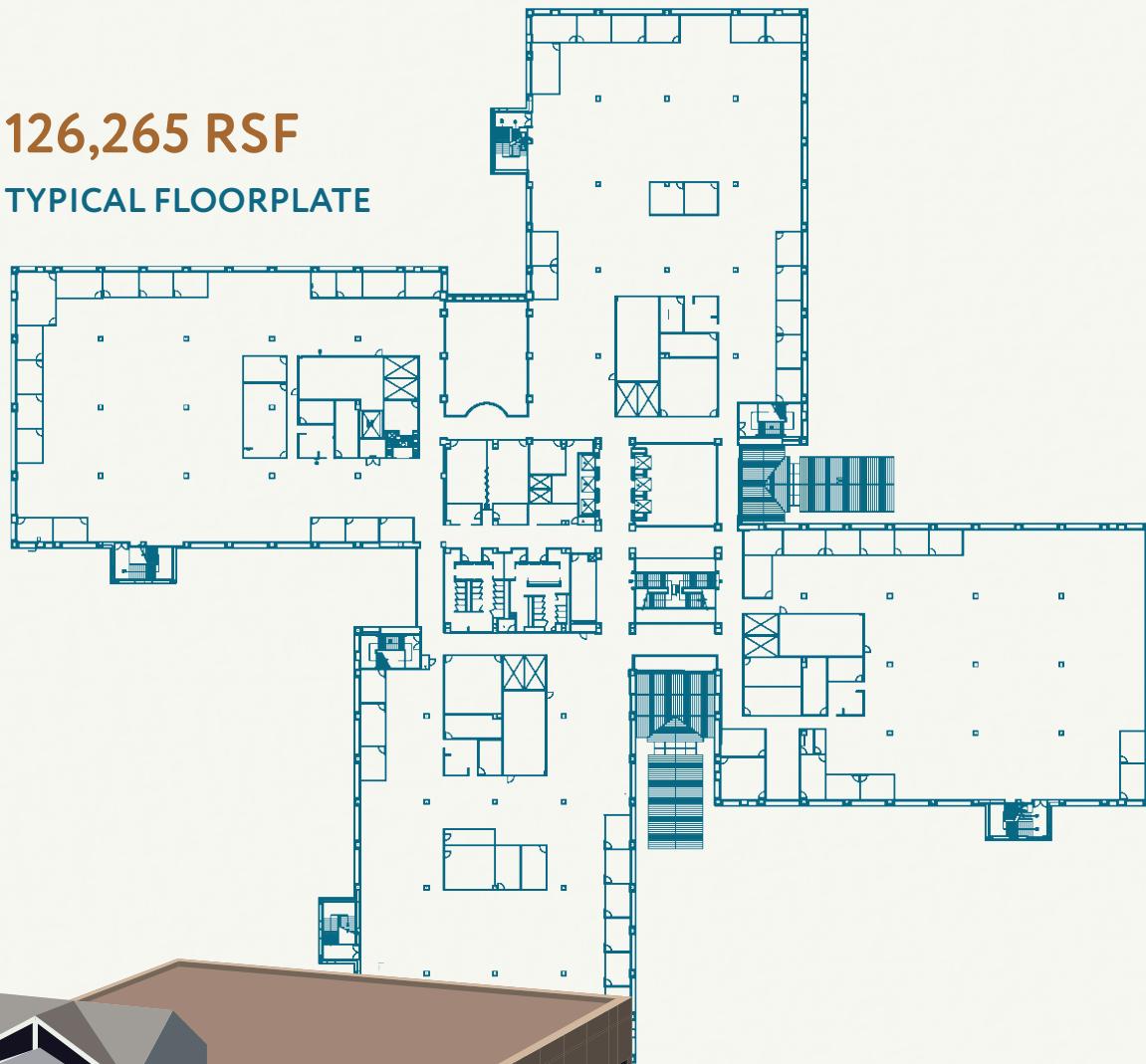
105,244 RSF | 1st Floor



80,896 RSF | Basement



126,265 RSF
TYPICAL FLOORPLATE



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