



Opportunity Thrives Here

The Campuses
AT CIRCLE T RANCH



2050 Roanoke Rd

29,681 RSF - *Divisible*

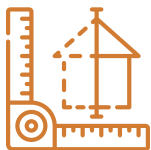
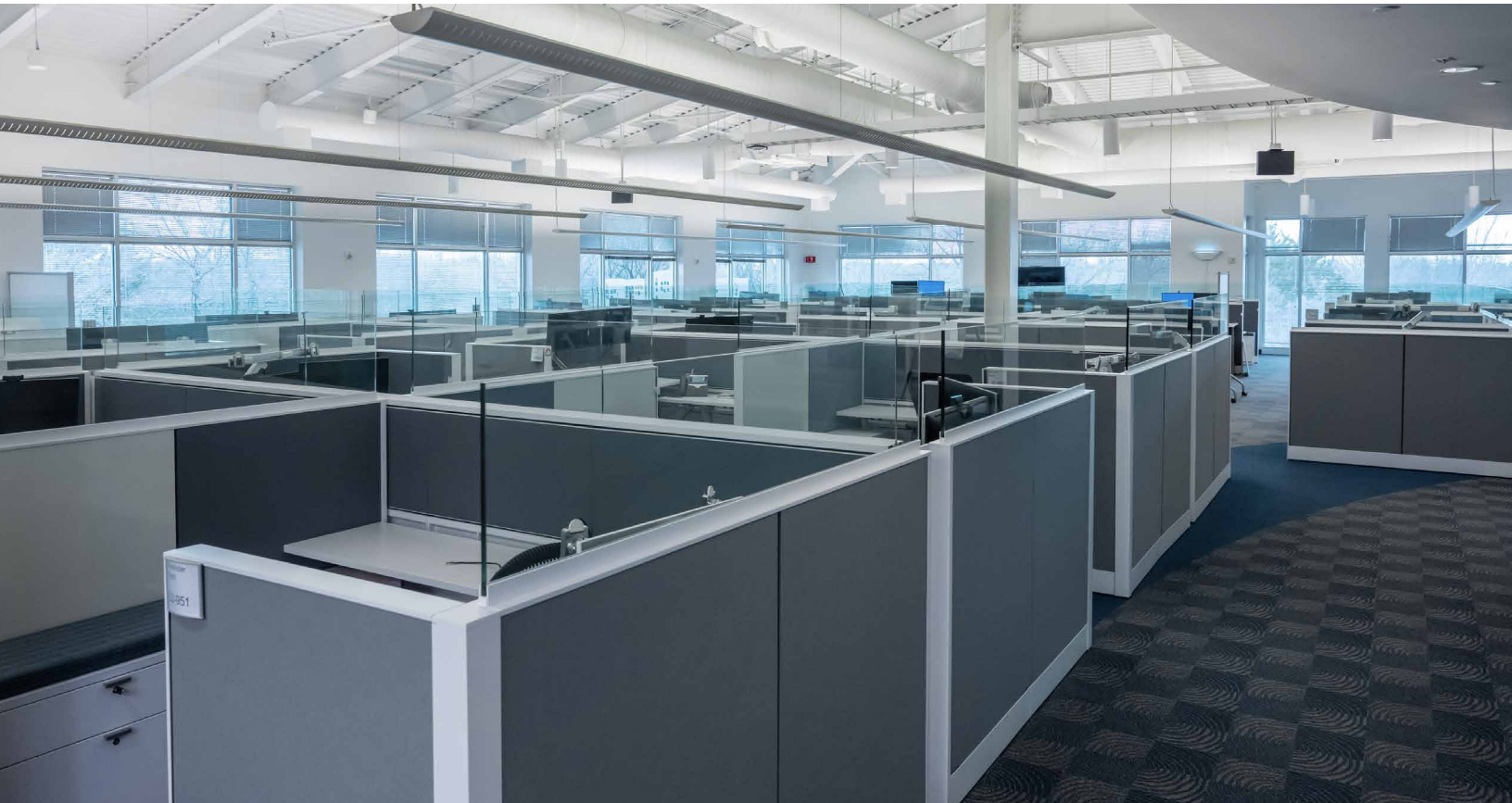
2050 Roanoke Road
Westlake, Texas 76262
Tarrant County

817.224.6000

STEVE ALDRICH
Senior Vice President



Overview



130,588 RSF
2-Story
Class A Office
29,681 RSF Available



7/1,000 RSF
Parking Ratio
Covered Parking



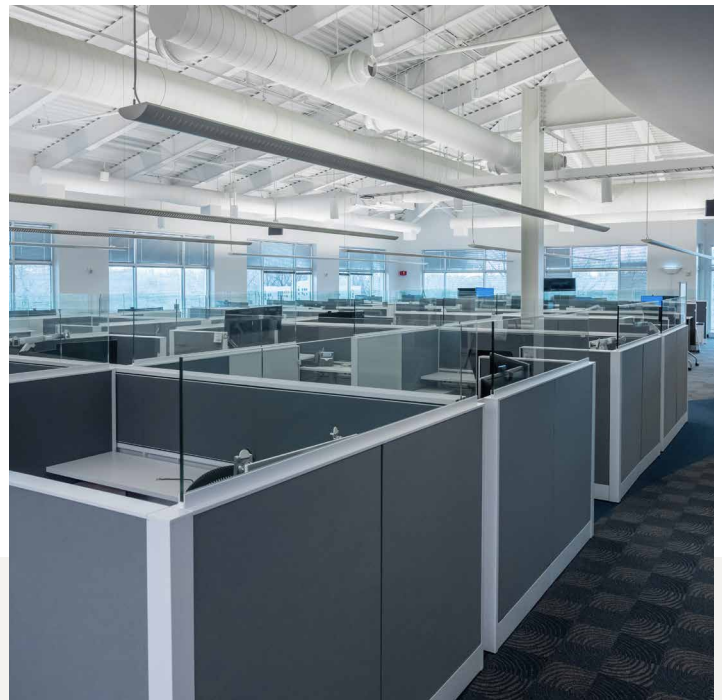
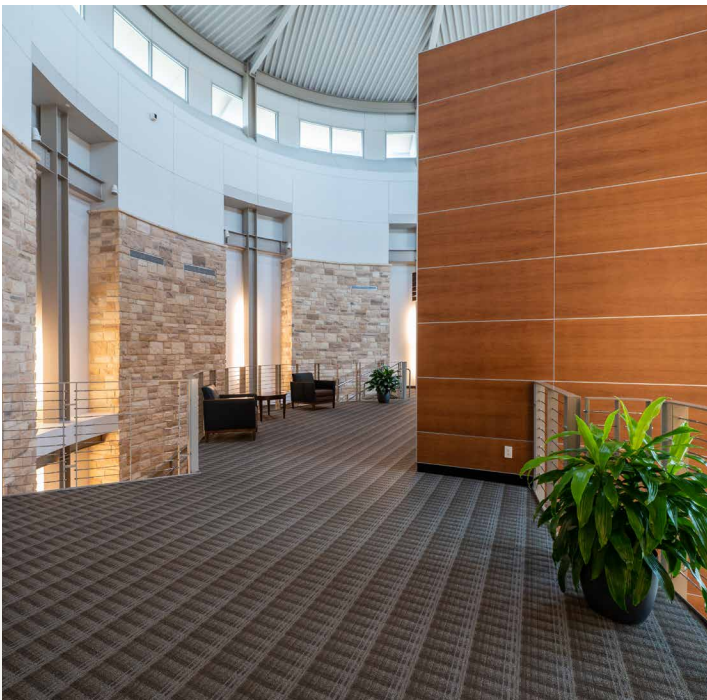
15-Minute Drive to
Dallas/Fort Worth
International Airport



Direct Access to
State Highway 114

OTHER BUILDING FEATURES

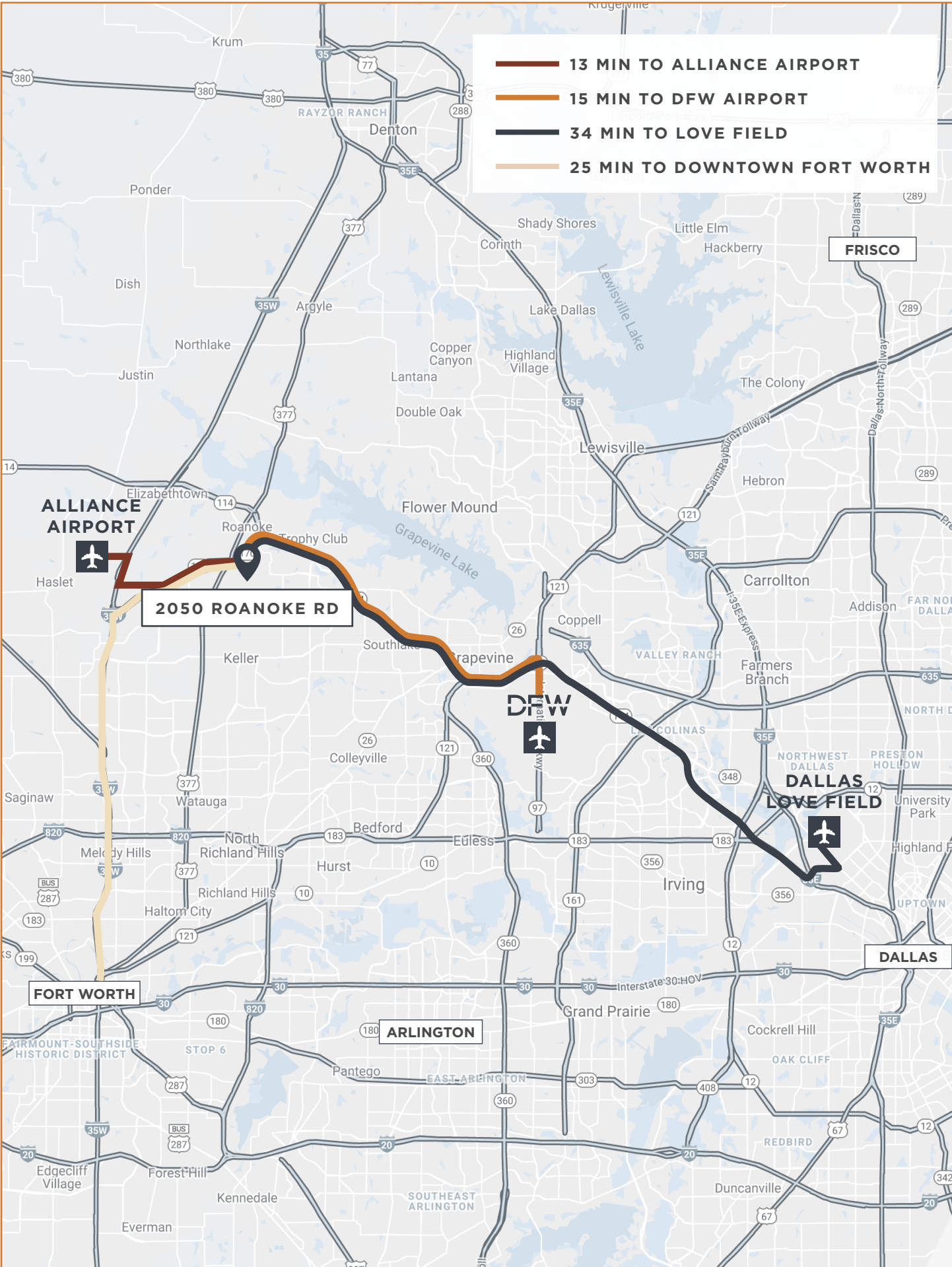
- Flexible and efficient floor plates
- High finish atrium lobby with wood and stone
- Floor-to-ceiling glass
- Sustainable LEED design features
- Newly refurbished interiors
- Covered parking
- Security system with keyless entry & after-hours card access
- Immersed in integrated mixed-use master plan
- Walking trails, outdoor courtyard, and seating area

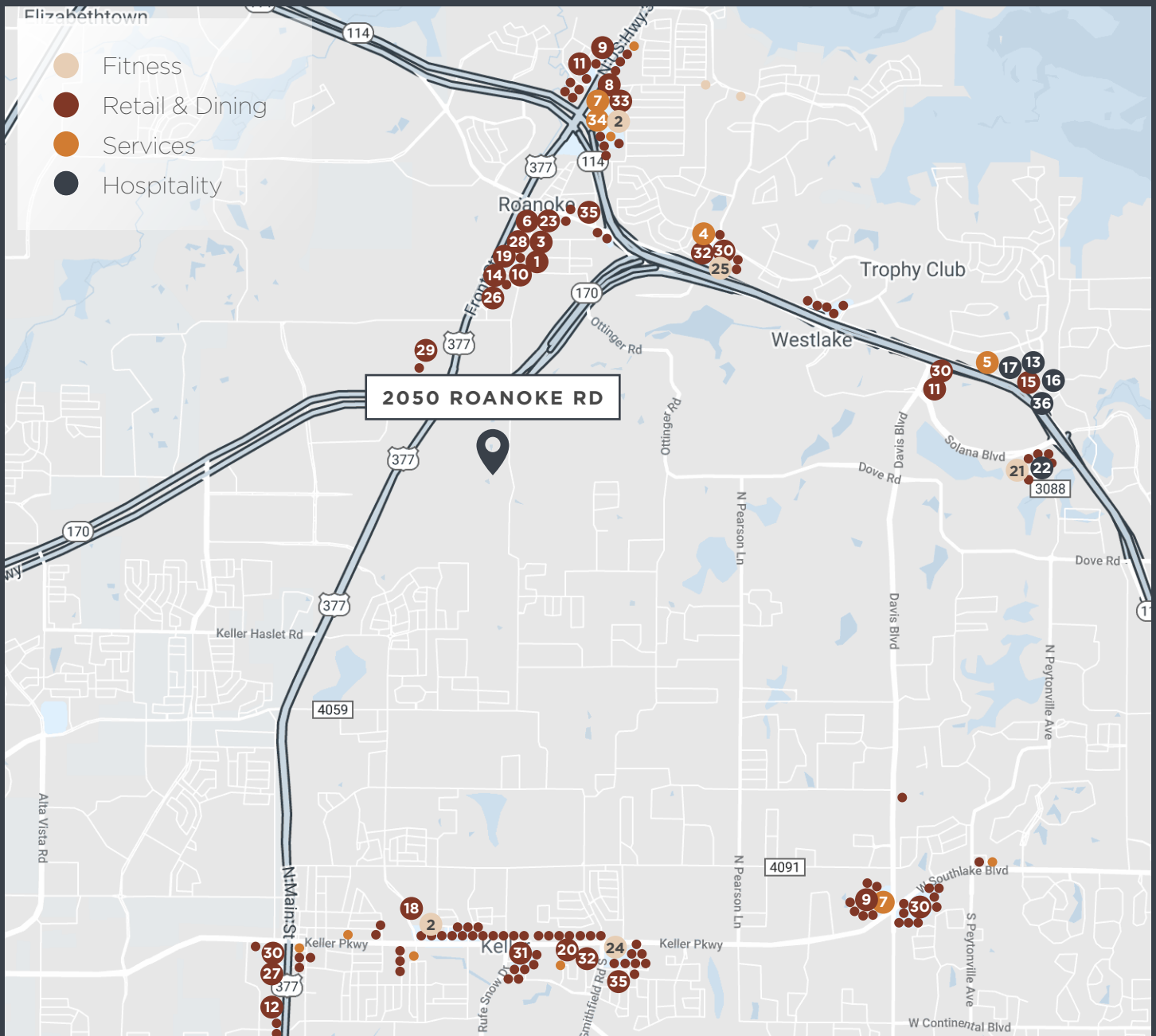


Amenities

- ▼ Conference Room + Meeting Space
- ▼ Increased air filtration & bipolar ionization HVAC system
- ▼ Parking Garage with Covered Walkway
- ▼ Energy Efficient and Customizable-Controlled HVAC Design
- ▼ Adjacent to 300-acre Circle T Parkland
- ▼ Walking trails, courtyard, and outdoor seating
- ▼ 1 mile to Historic Downtown Roanoke featuring over 60 restaurants
- ▼ 7 Minutes to Southlake Town Square
- ▼ 15 minutes to DFW Airport

- 13 MIN TO ALLIANCE AIRPORT
- 15 MIN TO DFW AIRPORT
- 34 MIN TO LOVE FIELD
- 25 MIN TO DOWNTOWN FORT WORTH





- 1 3 Vino Winery
- 2 Anytime Fitness
- 3 Babe's Chicken Dinner House
- 4 Bank of America
- 5 Baylor Scott & White Medical Center
- 6 Bayou Jack's Cajun Grill
- 7 Chase Bank
- 8 Chick-Fil-A
- 9 Chipotle
- 10 Craft & Vine
- 11 CVS
- 12 Devivo Bros Eatery
- 13 Hampton Inn Trophy Club
- 14 Hard Eight BBQ
- 15 HG Sply Co.
- 16 Holiday Inn Trophy Club
- 17 Homewood Suites by Hilton
- 18 iFratelli Pizza
- 19 Inzo Italian Kitchen
- 20 Jason's Deli
- 21 Larry North Fitness
- 22 Marriott Dallas/Fort Worth Westlake
- 23 Oak St. Pie Co.
- 24 OrangeTheory Fitness
- 25 Performant Fitness Trophy Club
- 26 Roanoke ChopShop Live
- 27 Seven Mile Cafe
- 28 Soul Fire Brewing Company
- 29 Spec's Wines, Spirits, & Finer Foods
- 30 Starbucks
- 31 Summer Moon Coffee
- 32 Walgreens
- 33 Walmart Supercenter
- 34 Wells Fargo Bank
- 35 Whataburger
- 36 Woodsprings Suites

The Dallas-Fort Worth metroplex boasts a strong economy and growing population.



Photo of Charles Schwab Headquarters at Circle T Ranch

MAJOR EMPLOYERS WITHIN CIRCLE T RANCH:

Circle T Ranch is a corporate headquarters powerhouse with a range of global enterprises and growing businesses.

charles SCHWAB

Deloitte.

Fidelity
INVESTMENTS

Kiewit



#1 market for job growth in the last 5 years



8 major 4-year universities in the region



Access to workforce of over 8 million in DFW (2 million within 20-mile radius)



#2 fastest growing economy in the country



2050 ROANOKE RD - WESTLAKE, TEXAS 76262

Fully-renovated Class A office located in the heart of Circle T Ranch with immediate access to Highway 114.

STEVE ALDRICH 817.224.6084 // steve.aldrich@hillwood.com

817.224.6000
CIRCLETRANCH.COM



The Campuses
AT CIRCLE T RANCH