



### HERITAGE ONE & TWO

- Fully renovated lobbies, common areas & restrooms
- Fitness center & locker rooms
- 2 conference facilities
- Café with patio
- Grab & go pantry
- 2 structured parking garages
- On-site security
- On-site property management
- Foodsby
- Common area Wi-Fi
- Building / monument signage available

## CENTRAL LOCATION WITH GREAT VALUE

Located at the northwest corner of LBJ and the Tollway, adjacent to the Hilton, Sheraton, and The Westin hotels and within walking distance to the Galleria, Heritage One & Two are in one of the most convenient locales in DFW. The two-building complex offers 367,362 total RSF with very competitive rates for the area, featuring newly updated and expanded amenities that include a café with a patio, a 40+ person conference center, and a state-of-the-art fitness center.



300+
RESTAURANTS

400+
RETAIL OPTIONS

10+
FITNESS/GYMS

**35+**HOTELS

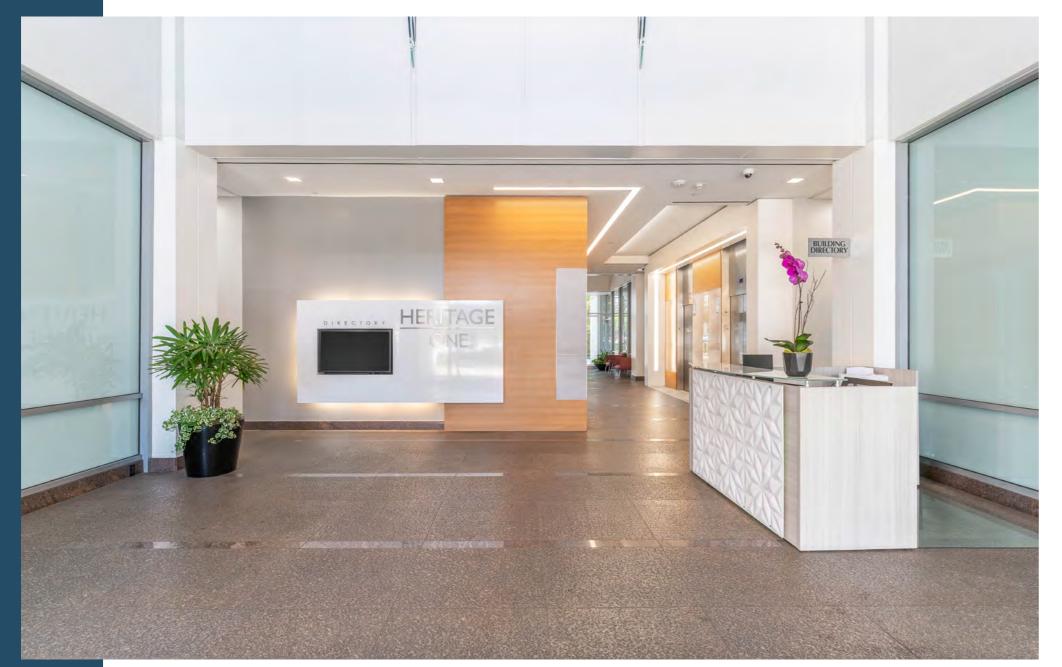






## VIBRANT LIVE.WORK.PLAY LOCATION











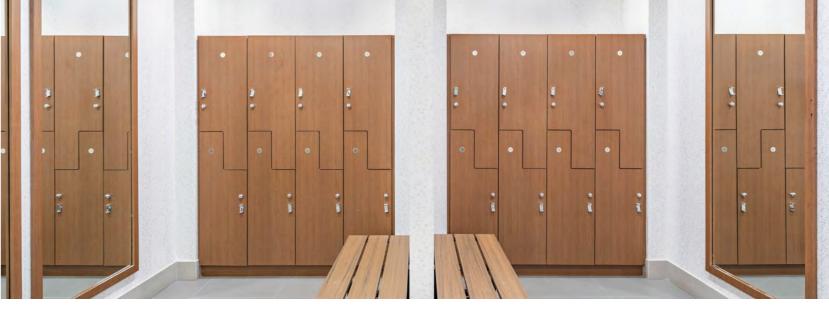




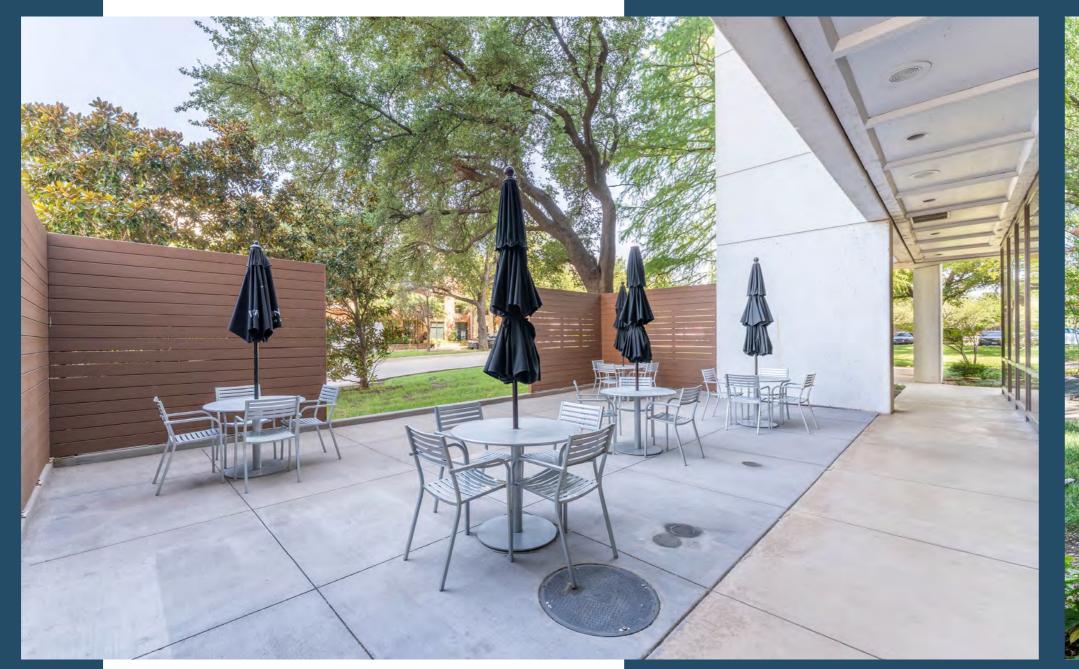






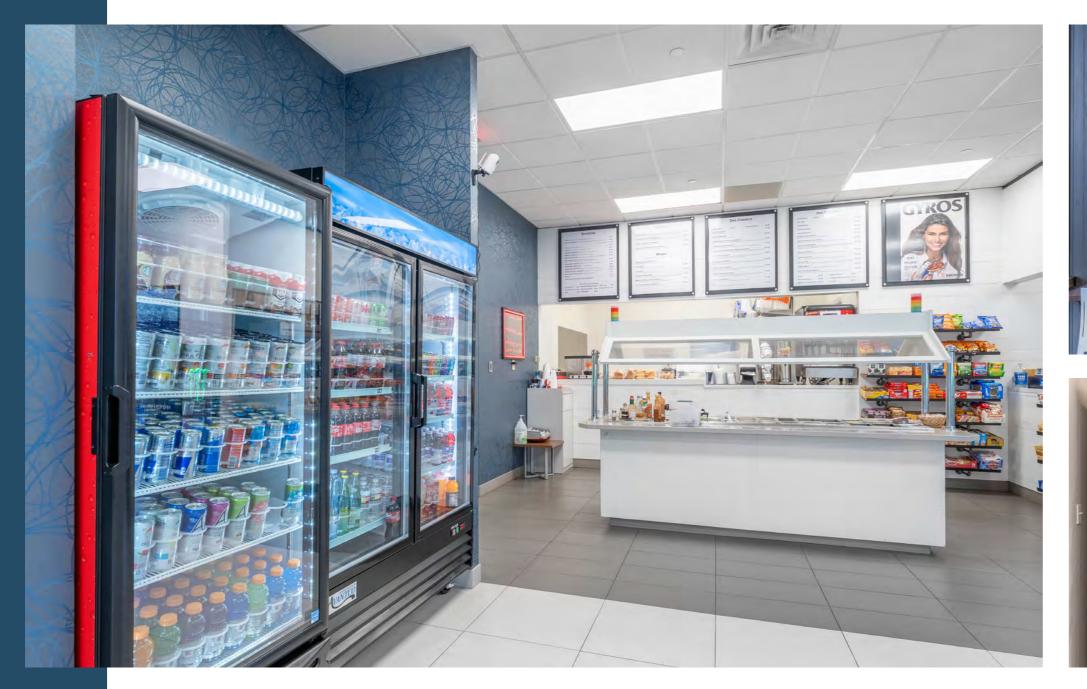






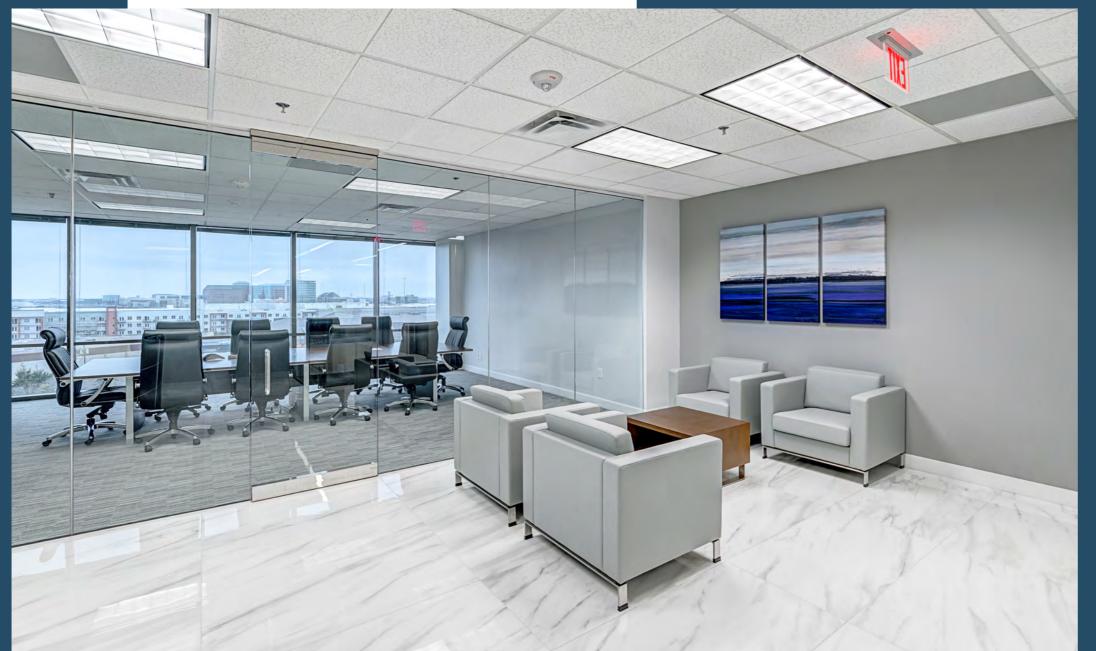


# CAFE & GRAB 'N' GO













#### HERITAGE ONE & TWO

RUSSELL PODRAZA 214.205.2530 rpodraza@forgecommercial.com CHUCK SELLERS
214.697.4430
csellers@forgecommercial.com

DANIEL DEWEESE
214.870.5834
ddeweese@forgecommercial.com



