



THE PLAZA AT SOLANA

1301 SOLANA BLVD, WESTLAKE, TX 76262

KOLBY DICKERSON
214.534.1599
kdickerson@txreproperties.com

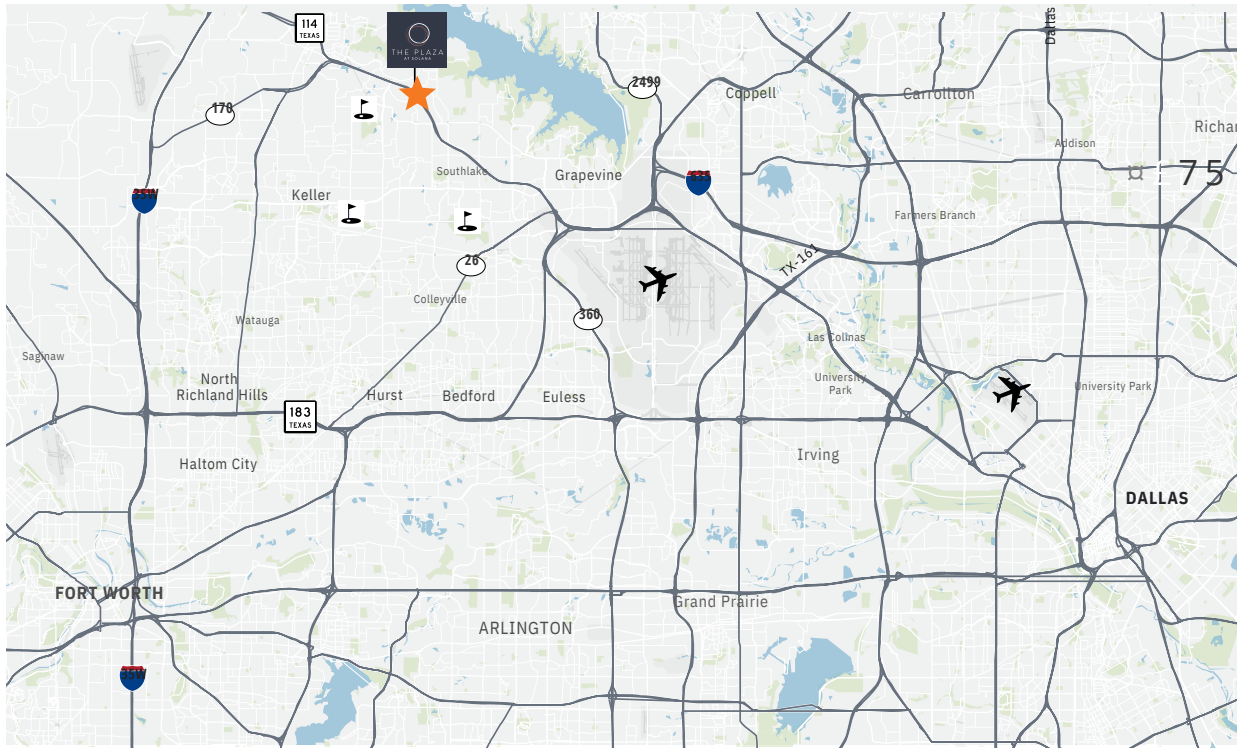
JUSTIN SMITH
214.207.7173
jsmith@txreproperties.com



Work where you can

Be Accessible

Located midway between Dallas and Fort Worth and 8 minutes away from DFW International Airport, The Plaza at Solana possesses the ultimate corporate address.



DRIVE TIMES

8 Minutes to DFW International Airport
15 Minutes to Dallas Love Field Airport

25 Minutes to Dallas CBD
25 Minutes to Fort Worth CBD

ECONOMIC RESILIENCY

3 FORTUNE 10 Company HQ's
No Other MSA Has More Than One

26 FORTUNE 500 Companies

LOW COST of Doing Business
Dallas: 98.1 / Fort Worth: 93.3
(US AVG. 100)

#1 CEO MAGAZINE Business Climate Rank
(2020 Best & Worst States For Doing Business)

DFW is the nation's **4th** LARGEST metro area

#1 In The Country for Total JOB GROWTH

WHY DFW

#4 REAL ESTATE MARKET FOR 2021

ROBUST Economic Diversity

#1 MSA for Projected Population Growth

Over **1,000,000 Jobs** Added Since 2010

4 Million Total Civilian Labor Force

Fastest Growing Economy
#2 Forbes 2019

Work where you can

Be Engaged

The Plaza at Solana understands the perfect alignment of work and life ignites the entrepreneurial spirit, in-genuity and hustle-mentality of today's workforce. The Plaza at Solana campus offers the best environments for you to engage in all that fuels you. Restaurants, retail, green space, and trails are all steps away for when you need a break from the grind. The Plaza at Solana is more than a workplace setting – it's setting the bar for world-class innovation.



WHY SOLANA/WESTLAKE

69%
Bachelor's Degree or Higher

\$227,633
Average Household Income

20 Universities
Within 40 Miles

MAJOR EMPLOYERS



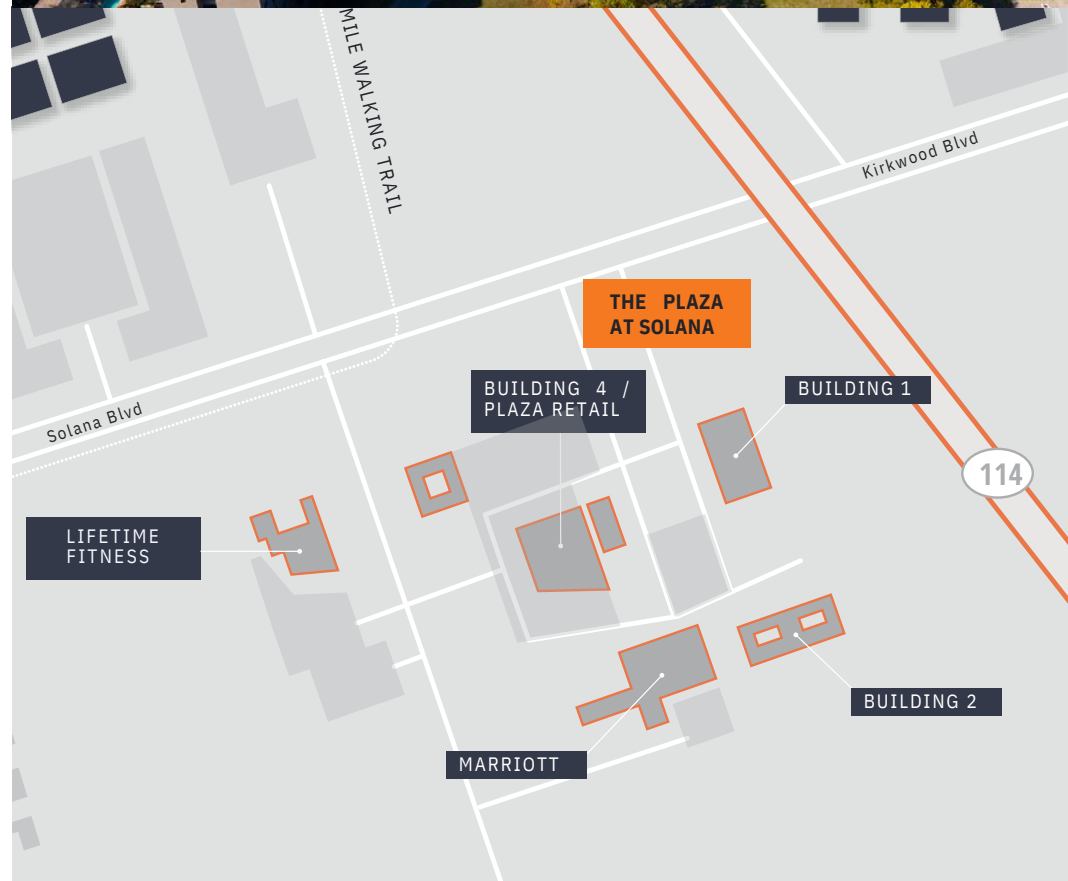
American Airlines

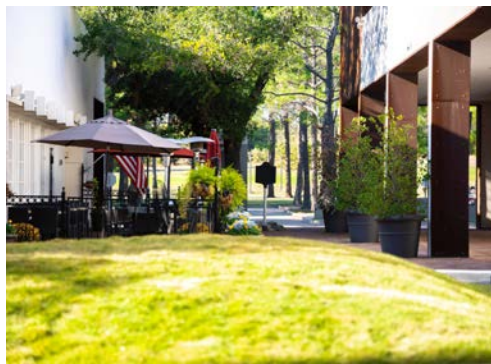


Southlake Town Square is a nationally recognized open air lifestyle shopping district with 20 restaurants to grab a quick bite or business dinner.



Adjacent to the property will be the Westlake Entrada, a mixed use, 85- acre, \$500M project with a 3,500 seat performance hall, and over 300 townhomes/villas plus retail, and restaurants.





The Plaza at Solana

Be Inspired

45,000 SF
Retail/Office Space

315,000 SF

Class A Office Space

40-60 Person

*on-site conference center
and kitchenette*

Built in harmony with the rolling topography and designed to accommodate innovative companies, The Plaza at Solana's unique properties offer a wide range of floor plans to accommodate businesses of any size. The greatest opportunity for success per square foot is within reach at The Plaza at Solana.

BUILDING HIGHLIGHTS

- 315,000 square feet of Class A office and 45,000 square feet of retail/office
- The Plaza at Solana recently underwent exterior renovations coupled with upgraded lobbies and restrooms
- Dallas/Fort Worth Marriott Solana on site
- Three on-site, walkable restaurants
- 40-60 person on-site conference center with catering kitchen
- Underground parking offers tenants direct access to their business
- Extensive landscaping offers tenants green space and walkability to retail
- Ideally situated in the greater Solana Business Park comprised of 233-acre master-planned 1.9 million square foot business park
- Property's location is easily accessible via S.H. 114, U.S. Route 377, and Interstate 35
- 8-minute drive to DFW International Airport
- 2.5-mile walking trail on site
- Lifetime Fitness on site



Building 1

1301 Solana Blvd, Westlake, TX 76262

BUILDING SIZE: 148,555 RSF

PARKING RATIO: 4.0/1,000 - Garage

NUMBER OF FLOORS: 5

YEAR BUILT/RENOVATED:
1989/2018

NUMBER OF ELEVATORS: 3

FIBER PROVIDERS: Sprint, Dish, Charter, AT&T, TW Telecom

TYPICAL FLOOR SIZE: 30,000 RSF

- BUILDING AMENITIES**
- Newly renovated Marriott Hotel and Conference Center with shuttle service to/from DFW International Airport
 - Class A, modern lobbies and restrooms
 - Beautiful views of Southlake and 114
 - Onsite building staff and 24/7 security
 - Covered parking garage - free of charge
 - Direct digital control HVAC system with individual tenant control
 - Lunch/dining options walking distance from building
 - Aesthetically pleasing building designed by renowned architect Ricardo Legorreta
 - 2.5 mile walking/jogging trail on campus



SUITE: 1529B
3,508 RSF



SUITE:
1545 4,583
RSF



Building 2

1301 Solana Blvd, Westlake, TX 76262

BUILDING AMENITIES

- Newly renovated Marriott Hotel and Conference Center with shuttle service to/from DFW International Airport
- Class A, modern lobbies and restrooms
- Beautiful views of Southlake and 114
- Onsite building staff and 24/7 security
- Covered parking garage - free of charge
- Direct digital control HVAC system with individual tenant control
- Lunch/dining options walking distance from building
- Aesthetically pleasing building designed by renowned architect Ricardo Legorreta
- 2.5 mile walking/jogging trail on campus

BUILDING SIZE: 167,001 RSF

PARKING RATIO: 4.0/1,000 - Garage

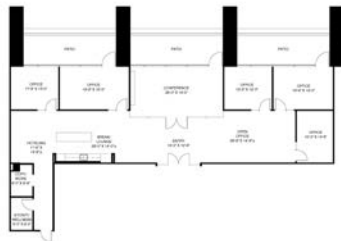
NUMBER OF FLOORS: 5

YEAR BUILT/RENOVATED:
1991/2018

NUMBER OF ELEVATORS: 3

FIBER PROVIDERS: Zayo - Abovenet, AT&T, Level 3, Charter, Direct TV, Belwave

TYPICAL FLOOR SIZE: 34,000 RSF



SUITE: 2500
3,583 RSF



SUITE: 2570
4,261 RSF



Building 4

1301 Solana Blvd, Westlake, TX 76262

BUILDING SIZE: 45,328 RSF

PARKING RATIO: 4.0/1,000

NUMBER OF FLOORS: 2

YEAR BUILT: 1989

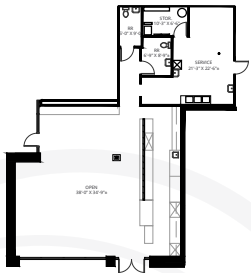
NUMBER OF ELEVATORS: 1

FIBER PROVIDERS: Zayo - Abovenet, AT&T, Level 3, Charter, Direct TV, Belwave

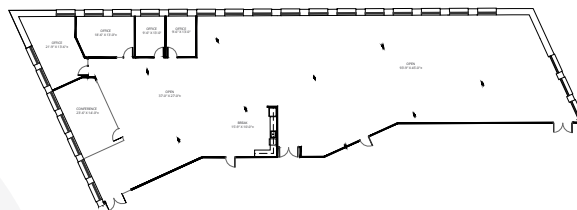
TYPICAL FLOOR SIZE: 22,208 RSF

BUILDING AMENITIES

- Unique office/retail building with multiple restaurants and office spaces for lease
- Walk in retail locations available on a corporate campus
- Individual 30-ton HVAC units for each retail space
- Multiple seating areas for a quick coffee meeting
- Two minutes from Highway 114 and neighbors with a Marriot Hotel and Conference Center
- Abundant, free parking on a first come, first basis
- Current Retail Available:
 - Sip & Stir Coffee House
 - Pizzeria La Scala
 - Mar-Cosina Tex Mex
 - Fossil Creek Liquor
 - Crossfit SPT



SUITE:
116 2,000
RSF



SUITE: 207
3,963 RSF



Work where you can

Be Hospitable

Stunning views, luxuriant outdoor space, and rich amenities are the ideal backdrop for its high-performance business landscape. People do more than work here; they exercise, dine and stay here. Peaceful reflection gardens and a 2.5-mile walking trail are within steps of the bustling business centers.

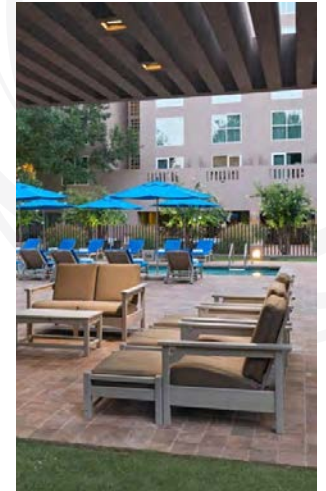
On-site Marriott Hotel



Shuttle Service

To DFW & Solana Office Park

288 Rooms/6 Suites



14,488 SF

Of meeting space

Work where you can

Be Healthy

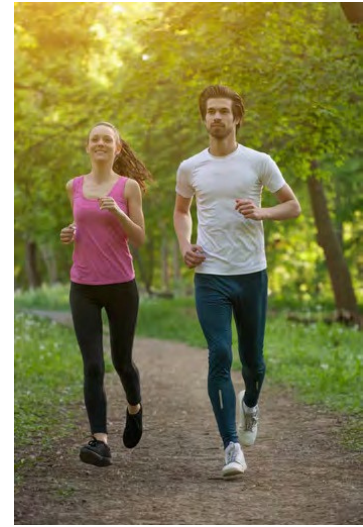
The state-of-the-art Lifetime Fitness offers an extensive list of wellness amenities, including sports courts, swimming pools, and massage therapists. The Plaza at Solana's on-site restaurants and hotel provide everything employees need, on and off the clock.

40,000 SF

Fitness facility

2.5 Mile

Walking trail on campus





THE PLAZA AT SOLANA

CONTACT INFORMATION

KOLBY DICKERSON
214.534.1599
kdickerson@txreproperties.com

JUSTIN SMITH
214.207.7173
jsmith@txreproperties.com

