

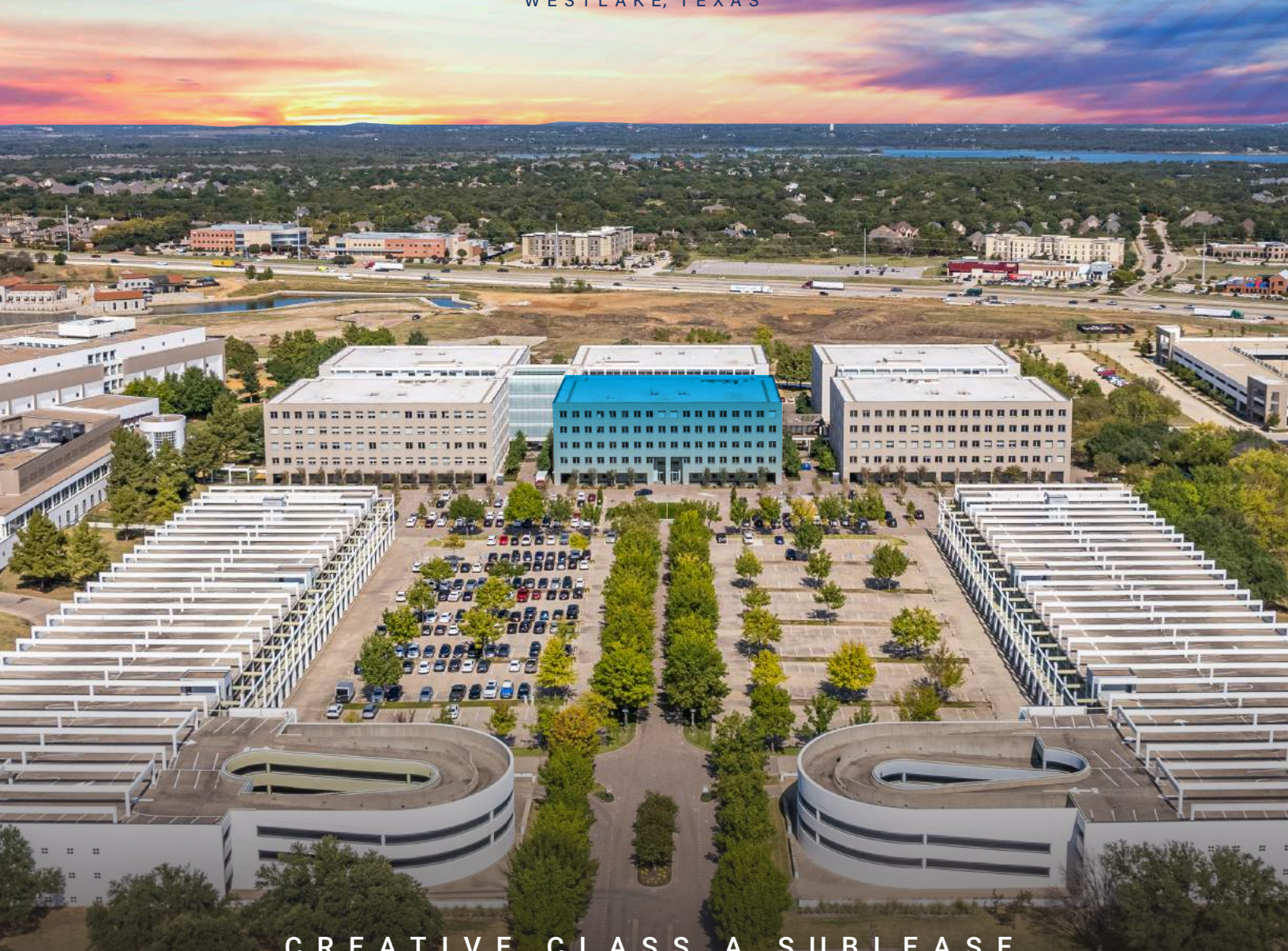
T E R R A C E S A T S O L A N A

1500

S O L A N A B O U L E V A R D

BUILDING FIVE

WESTLAKE, TEXAS



C R E A T I V E C L A S S A S U B L E A S E

NEWMARK

PROPERTY OVERVIEW

1500

SOLANA BOULEVARD

The Terraces at Solana is a Class A office campus that offers creative technology buildout, stunning views, luxuriant outdoor space and rich amenities.

SPECIFICATIONS

- **Area:** ±82,644 SF (Divisible to ±27,548 SF)
- **Asking rent:** \$21.00 per SF
- **Possession:** Immediate
- **Term:** Through 6/30/27
- **Parking:** 4/1,000 SF
- **Tenant Improvements:** Allowance available-3rd floor

HIGHLIGHTS

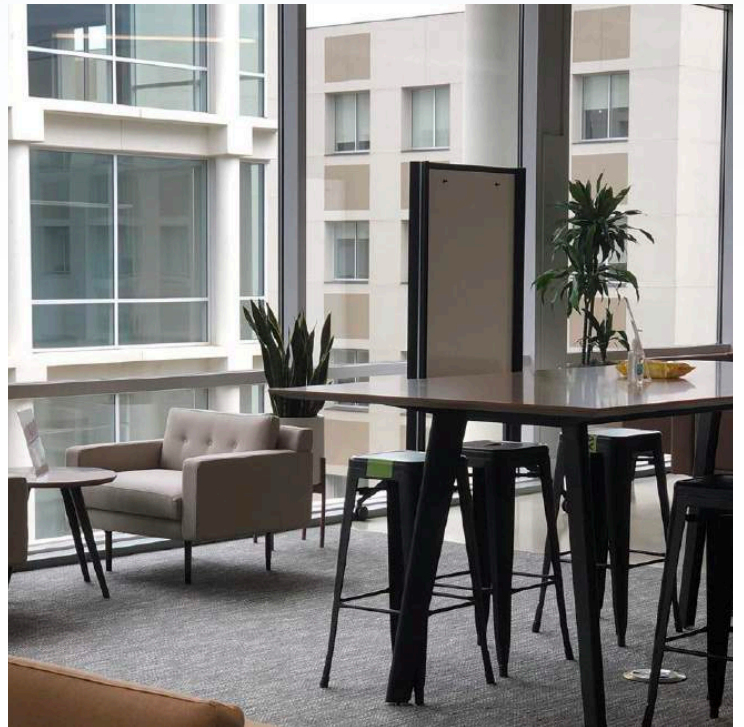
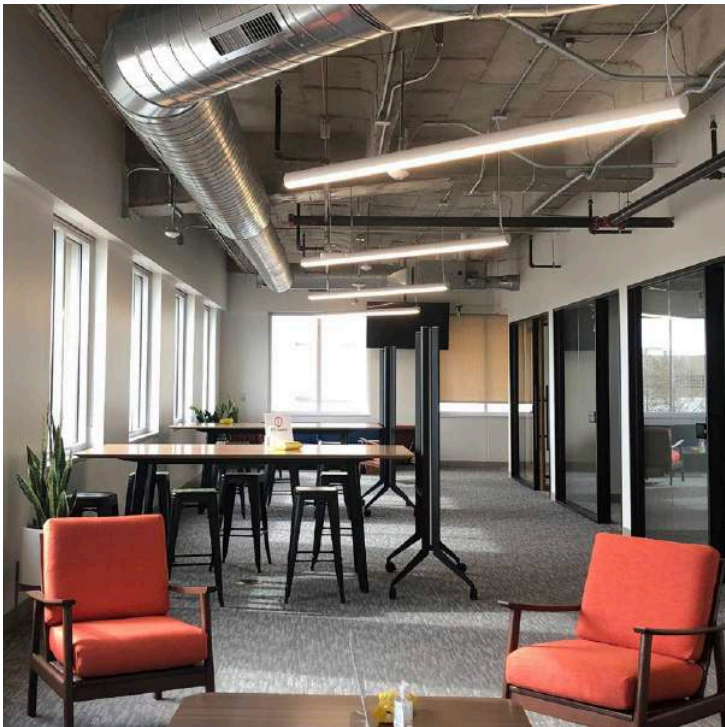
- Floors 4 & 5: Brand new creative tech build out with new furniture and IT
- Floor 3 is shell condition
- Dual feed power available
- Choice of fiber providers
- Office complex provides shuttle to airport, area hotels, restaurants
- 3 heliports at north end of campus
- 10 minutes northwest of Dallas/Fort Worth International Airport



INTERIOR IMAGES

1500

SOLANA BOULEVARD



TERRACES AT SOLANA

Located in **Westlake Texas**, an award-winning town known for its stunning natural beauty and wonderful people, the Terraces resides in one of the most sought-after communities for businesses and residents alike.

1500

SOLANA BOULEVARD



Cross Timbers Market offers a wide variety of dining options. It's perfect for a quick bite with your team or a lunch meeting with clients.



Outside amenities include fire pits, reflection pond, jogging path, bocce courts, gathering areas, a workout terrace and flower/herb garden



Terra lounge is a full-service bar offering coffee, beer, wine, cocktails and small plates.



SolFit Health Club promotes wellness with fitness classes, massage, yoga and juice bar.



TRANSIT ORIENTED LOCATION

UNMATCHED SOUTH EASTERN TEXAS ACCESS

10

MINUTES TO DFW AIRPORT

25

MINUTES TO FORT WORTH, TEXAS

29

MINUTES TO DALLAS, TX

270

MILES TO HOUSTON, TX

FORT WORTH
ALLIANCE
AIRPORT

ROUTE
377

I-35W

114
NORTHWEST
PARKWAY

BUILDING
5

1500

SOLANA BOULEVARD

CONTACT
EXCLUSIVE BROKERS

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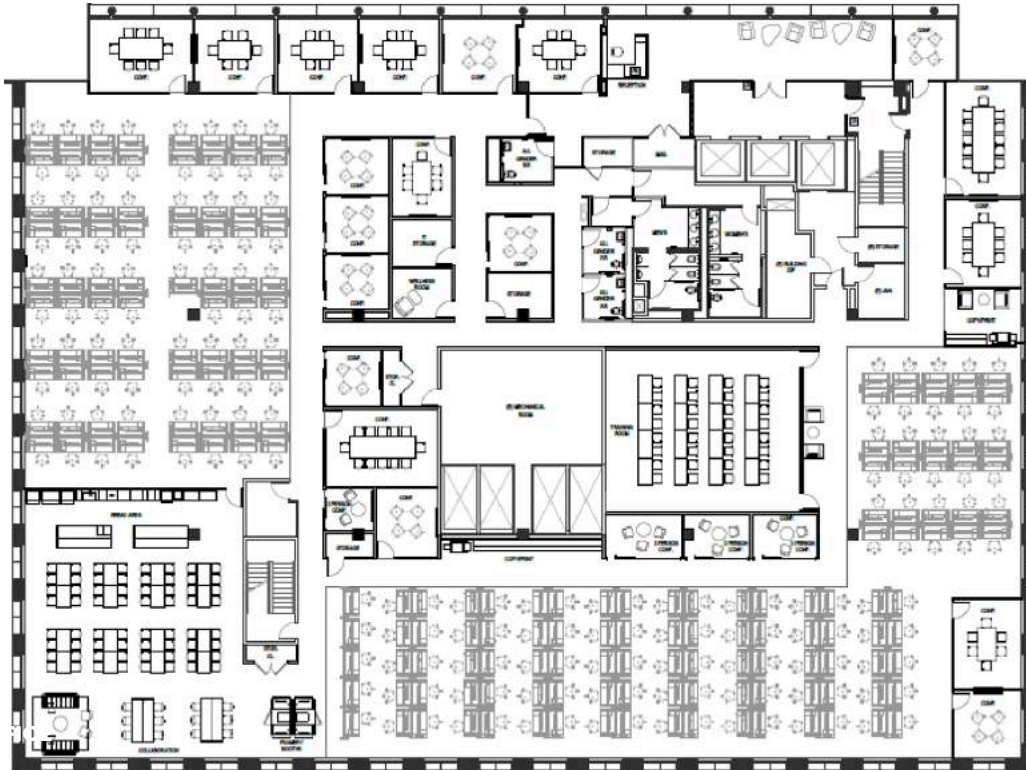
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FLOOR PLANS

BRAND NEW, FULLY BUILT SPACE

BUILDING 5, 5TH FLOOR: ±27,548 SF



5TH FLOOR SUMMARY

194	WORKSTATIONS	2	FRAMERY BOOTHS (FURNITURE)
2	12-SEAT CONFERENCE	1	BREAK AREA
2	8-SEAT CONFERENCE	1	TRAINING ROOM
6	6-SEAT CONFERENCE	1	WELLNESS ROOM
9	4-SEAT CONFERENCE	2	COPY
3	3-SEAT CONFERENCE	3	STORAGE ROOMS
1	2-SEAT CONFERENCE	2	STORAGE CLOSETS
1	2-SEAT CONFERENCE	1	IT STORAGE
23	TOTAL CONFERENCE ROOMS	1	COLLABORATION

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FLOOR PLANS

BUILDING 5, 4TH FLOOR: ±27,548 SF

BRAND NEW, FULLY BUILT SPACE



4TH FLOOR SUMMARY

189	WORKSTATIONS	4	FRAMERY BOOTHS (FURNITURE)
3	12-SEAT CONFERENCE	1	BREAK AREA
2	10-SEAT CONFERENCE	1	TRAINING ROOM
1	8-SEAT CONFERENCE	1	WELLNESS ROOM
9	6-SEAT CONFERENCE	1	COPY
10	4-SEAT CONFERENCE	3	STORAGE ROOMS
1	3-SEAT CONFERENCE	2	STORAGE CLOSETS
3	2-SEAT CONFERENCE	1	IT STORAGE
29	TOTAL CONFERENCE ROOMS	3	COLLABORATION

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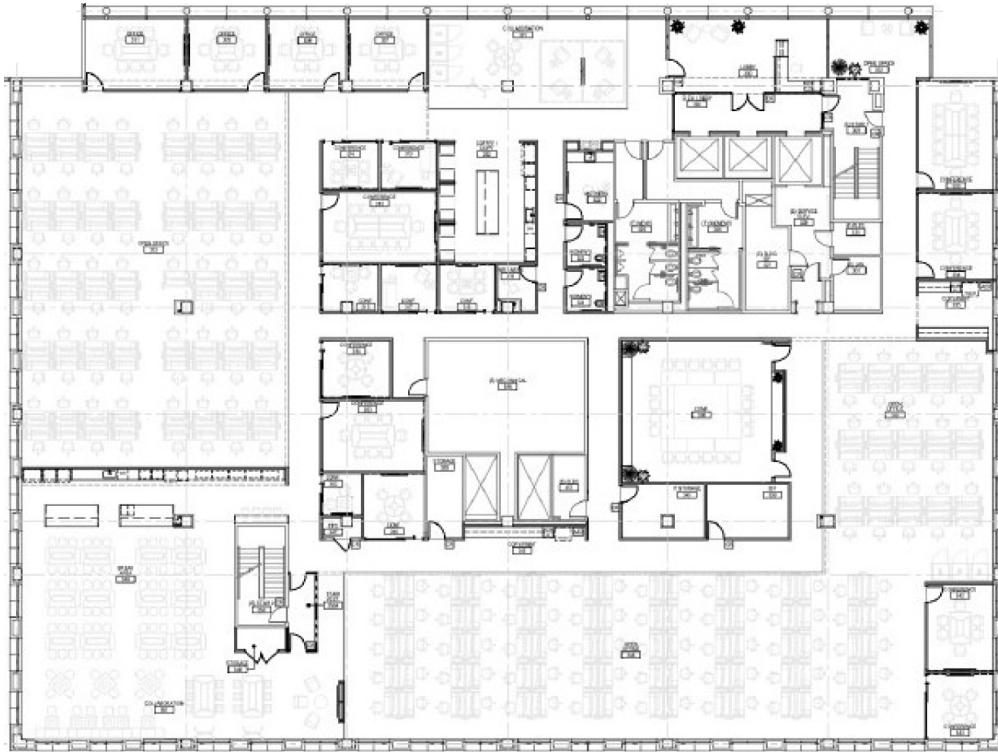
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FLOOR PLANS

BUILDING 5, 3TH FLOOR: ±27,548 SF

HYPOTHETICAL LAYOUT
(TI ALLOWANCE AVAILABLE)



The floorplan above has been designed and permitted and is ready to be built as shown which allows for quick occupancy.

3RD FLOOR SUMMARY

189	WORKSTATIONS	6	FRAMERY BOOTHS (FURNITURE)
1	20-SEAT CONFERENCE	1	LOBBY
2	12-SEAT CONFERENCE	1	BREAK AREA
3	8-SEAT CONFERENCE	1	COFFEE AREA
4	6-SEAT CONFERENCE	1	MOTHERSS ROOM
5	4-SEAT CONFERENCE	2	COPY AREAS
1	3-SEAT CONFERENCE	2	STORAGE ROOMS
1	2-SEAT CONFERENCE	2	STORAGE CLOSETS
2	SOFT SEATING CONFERENCE	1	TENANT IDF
19	TOTAL CONFERENCE ROOMS	1	IDF STORAGE
		3	COLLABORATION

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