

Creative Class A Office Space

Sublease $\pm 82,644$ SF
Divisible to $\pm 27,548$ SF



[VIEW VIDEO WALK-THROUGH](#)

TERRACES AT SOLANA

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TERRACES AT SOLANA

BUILDING 5

1500 SOLANA BOULEVARD, WESTLAKE, TX

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

Area:	±82,644 SF (Divisible to ±27,548 SF)
Rental Rate:	\$18.00 NNN
Tenant Improvements:	TI Allowance Available-3rd Floor
Possession:	Immediate
Term Ends:	6/30/2027
Parking:	4/1,000 SF

Property Highlights

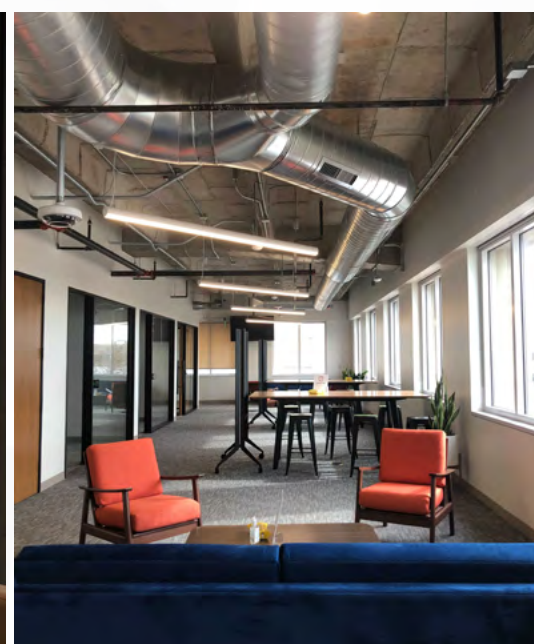
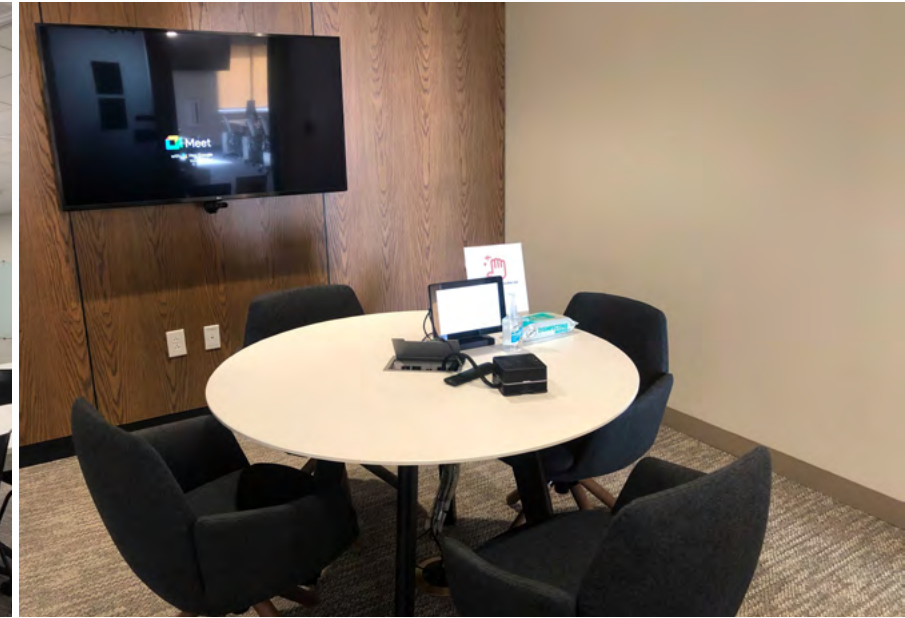
- Floors 4 & 5: Brand new creative tech build-out with new furniture and IT
- Floor 3 is shell condition
- Dual feed power available
- Choice of fiber providers
- Office complex provides shuttle to airport, area hotels, and restaurants
- 3 heliports at north end of campus
- 10 minutes northwest of DFW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



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



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



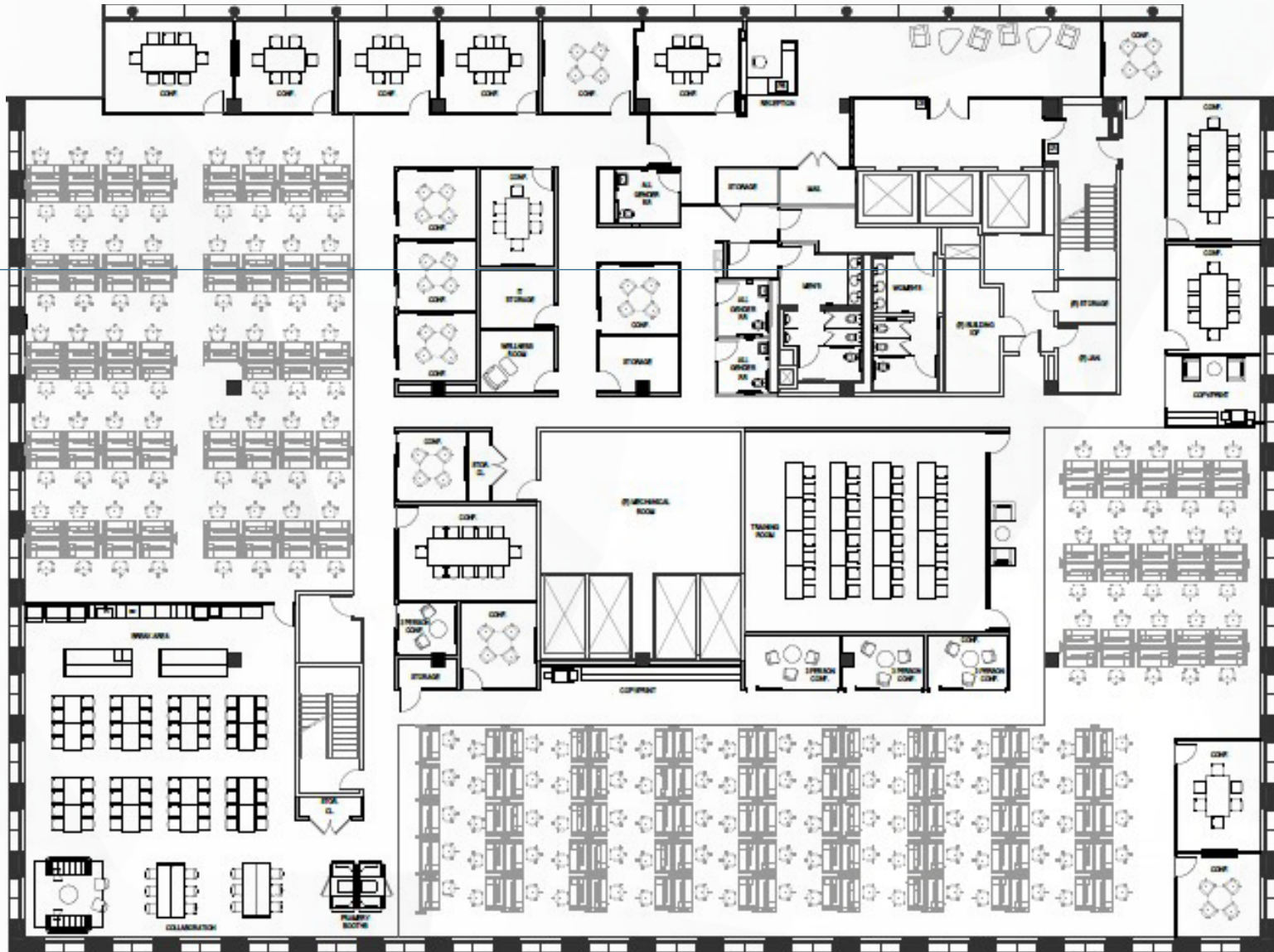
Outside amenities include fire pits, reflection pond, jogging path, bocce courts, gathering areas, a workout terrace and flower/herb garden.



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.

5th FLOOR

Brand new,
fully built out
space





5th Level Floor Summary

194 WORKSTATIONS (60' X 30')

2	12-SEAT CONFERENCE
2	8-SEAT CONFERENCE
6	6-SEAT CONFERENCE
9	4-SEAT CONFERENCE
3	3-SEAT CONFERENCE
1	2-SEAT CONFERENCE

23 TOTAL
CONFERENCE ROOMS

2	FRAMERY BOOTHS (FURNITURE)
1	BREAK AREA
1	TRAINING ROOM
1	WELLNESS ROOM
2	COPY
3	STORAGE ROOMS
2	STORAGE CLOSETS
1	IT STORAGE
1	COLLABORATION

4th FLOOR

Brand new,
fully built out
space





4th Level Floor Summary

189 WORKSTATIONS (60' X 30')

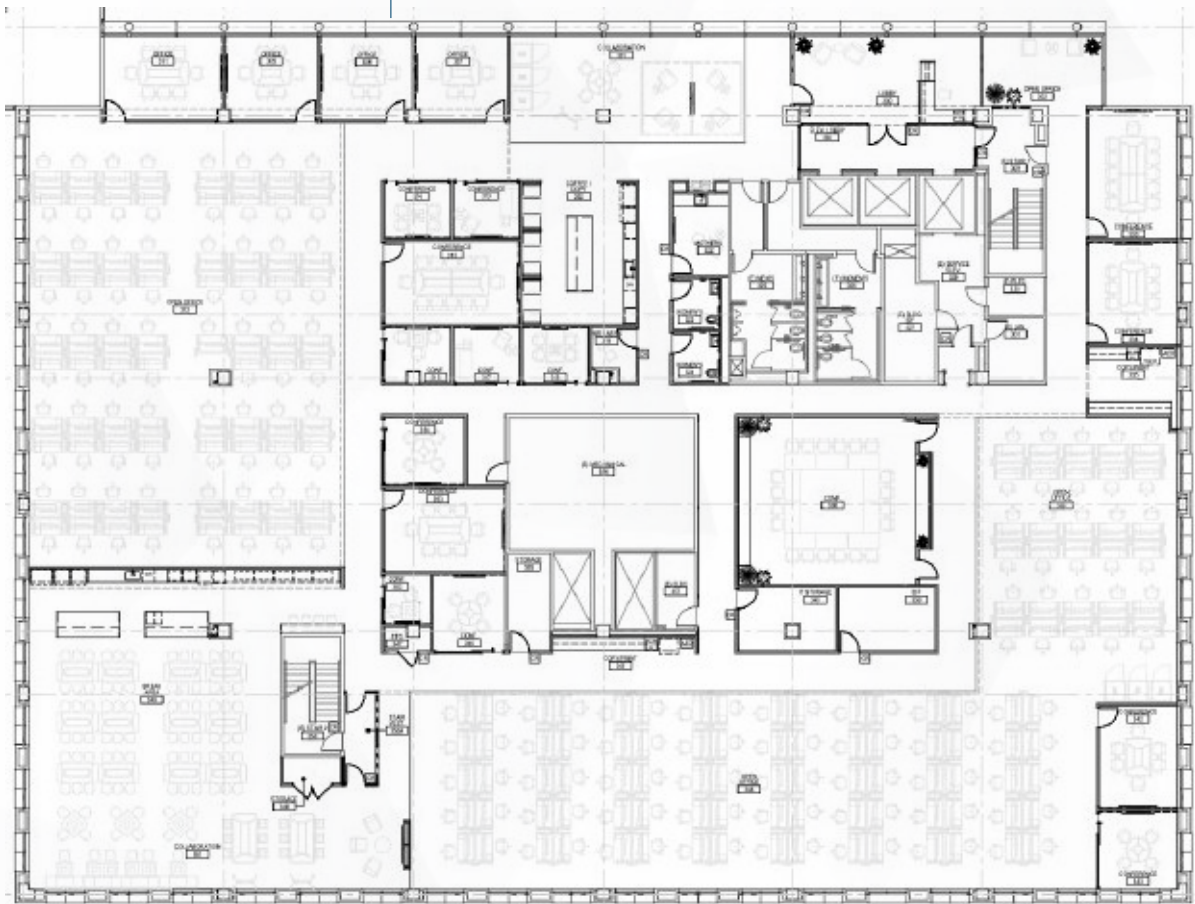
3	12-SEAT CONFERENCE
2	10-SEAT CONFERENCE
1	8-SEAT CONFERENCE
9	6-SEAT CONFERENCE
10	4-SEAT CONFERENCE
1	3-SEAT CONFERENCE
3	2-SEAT CONFERENCE

29 TOTAL
CONFERENCE ROOMS

4	FRAMERY BOOTHS (FURNITURE)
1	LOBBY
1	COFFEE / COPY AREA
1	MOTHERS ROOM
1	COPY
3	STORAGE ROOMS
2	STORAGE CLOSETS
1	TENANT IDF
1	IDF STORAGE
3	COLLABORATION

3rd
FLOOR

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 Level Floor Summary

189 WORKSTATIONS (60' X 30')

1	20-24 SEAT CONFERENCE (7-10 BENCH SEAT)
2	12-SEAT CONFERENCE
3	8-SEAT CONFERENCE
4	6-SEAT CONFERENCE
5	4-SEAT CONFERENCE
1	3-SEAT CONFERENCE
1	2-SEAT CONFERENCE
2	SOFT SEATING CONFERENCE

19 TOTAL
CONFERENCE ROOMS

6	FRAMERY BOOTHS (FURNITURE)
1	LOBBY
1	BREAK AREA
1	COFFEE AREA
1	MOTHERS ROOM
1	WELLNESS ROOM
2	COPY AREAS
2	STORAGE ROOMS
2	STORAGE CLOSETS
1	TENANT IDF
1	IDF STORAGE
3	COLLABORATION



Located in Westlake, 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.

Situated 11 miles west of the Dallas/Fort Worth International Airport and positioned midway between the premier business districts of Dallas and Fort Worth, The Terraces possesses the ultimate corporate address – one that provides immediate access to a dense and talented employee base.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date