



THE PLAZA AT SOLANA

1301 SOLANA BLVD, WESTLAKE, TX 76262

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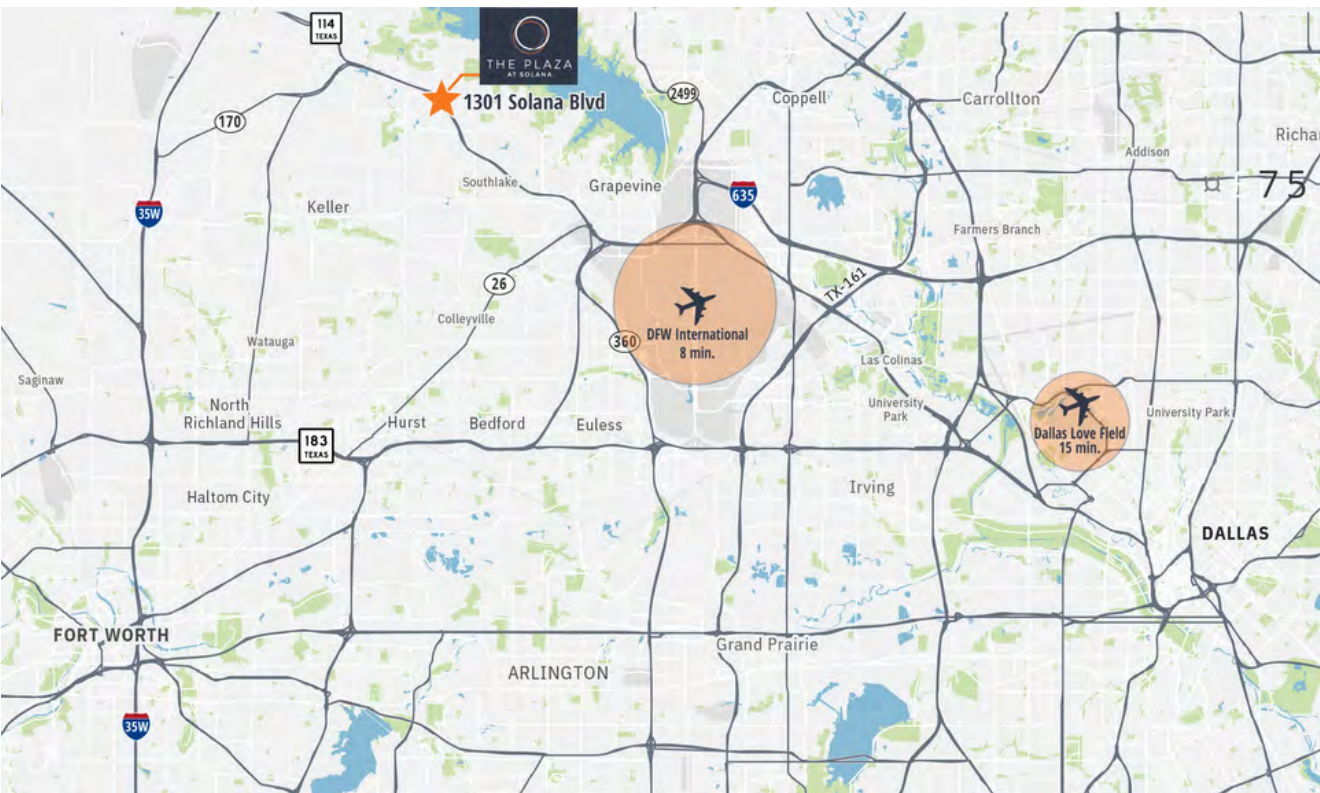
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Work where you can

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 **25 Minutes** to Dallas CBD
15 Minutes to Dallas Love Field Airport **25 Minutes** to Fort Worth CBD

ECONOMIC RESILIENCY

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

55 FORTUNE 500
 Companies

LOW COST of Doing Business
 DFW is 3% Lower than National Average

#1 CEOMAGAZINE
 Business Climate Rank
 (5th Year in a Row - #1 Best & Worst States For Doing Business)

DFW is the nation's
4th LARGEST
 metro area

WHY DFW

#2 REAL ESTATE MARKET
 FOR 2023

ROBUST
 Economic Diversity

#1 MSA for Projected
 Population Growth

Over
1,000,000 Jobs
 Added Since 2010

4.5 Million
 Total Civilian Labor Force

Work where you can

Be Engaged

The Plaza at Solana understands the perfect alignment of work and life ignites the entrepreneurial spirit, ingenuity 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 Average

\$227,633
Average Household Income

20 Universities
Within 40 Miles

MAJOR COMPANIES



American Airlines





45,000 SF

Retail/Office Space

315,000 SF

Class A Office Space

40-60 Person

*on-site conference center
and kitchenette*

The Plaza at Solana

Be Inspired

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
- Four 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 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: 148,555 RSF

PARKING RATIO: 4.0/1,000 - Garage

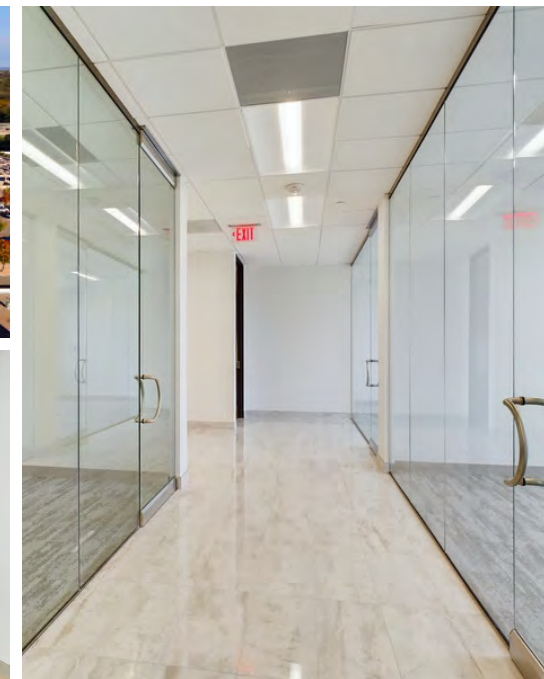
NUMBER OF FLOORS: 5

YEAR BUILT/RENOVATED: 1989/2018

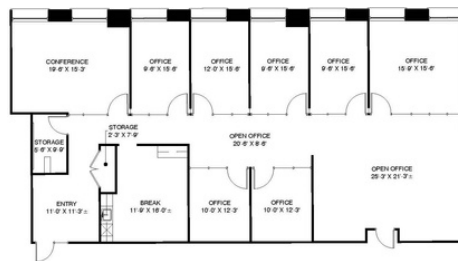
NUMBER OF ELEVATORS: 3

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

TYPICAL FLOOR SIZE:
30,000 RSF



Spec Suite 1545
4,583 RSF



Suite 1530
3,560 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

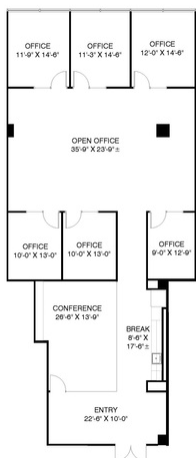
NUMBER OF FLOORS: 5

YEAR BUILT/RENOVATED: 1991/2018

NUMBER OF ELEVATORS: 3

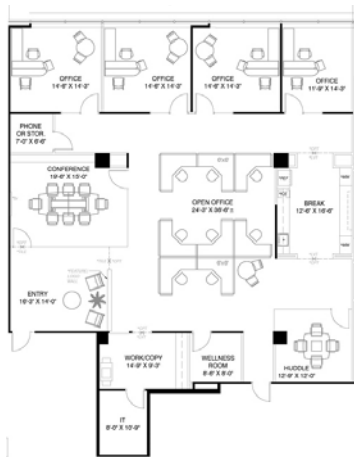
FIBER PROVIDERS: Zayo - Abovenet, AT&T, Level 3, Charter, Direct TV, Belwave

TYPICAL FLOOR SIZE: 34,000 RSF



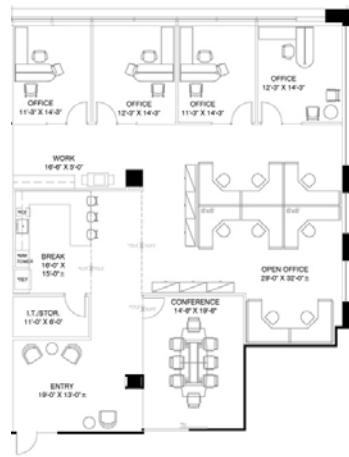
Spec Suite 2325

3,295 RSF



Spec Suite 2330

4,546 RSF



Spec Suite 2335

3,612 RSF





Building 4

1301 Solana Blvd, Westlake, TX 76262

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
 - Building Fitness Center

BUILDING SIZE: 45,328 RSF

PARKING RATIO: 4.0/1,000

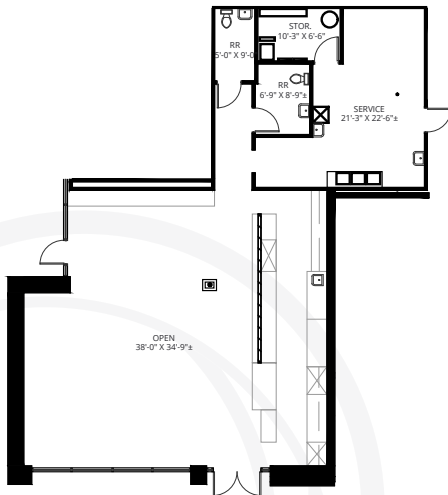
NUMBER OF FLOORS: 2

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



Suite 1116
2,000 RSF





MARRIOTT
DALLAS/FORT WORTH
WESTLAKE

WONDERFUL STAYS START HERE

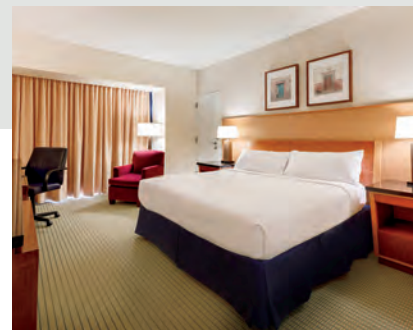
Broaden your experience with us, whether by deepening your knowledge of cocktails in our restaurant, Solana Great Room, or unwinding poolside under the Texas sun. Additionally, we offer sophisticated spaces designed to set the stage for your perfect meeting or event, featuring over 14,000 square feet of meeting space. Visit us to experience excellence at every turn.

Need transportation to DFW Airport or within Solana's Office Park? Our hotel provides shuttle services, subject to availability.



DINE IN SOLANA GREAT ROOM

With space to connect, work, or unwind, Solana Great Room allows travelers and locals to come together in a sophisticated yet welcoming space. Offering breakfast, lunch, and dinner options seven days a week.



817-430-5000 | @marriottwestlake



Scan To Book
Reservations &
Learn More About
Marriott Westlake

Work where you can

Be Healthy

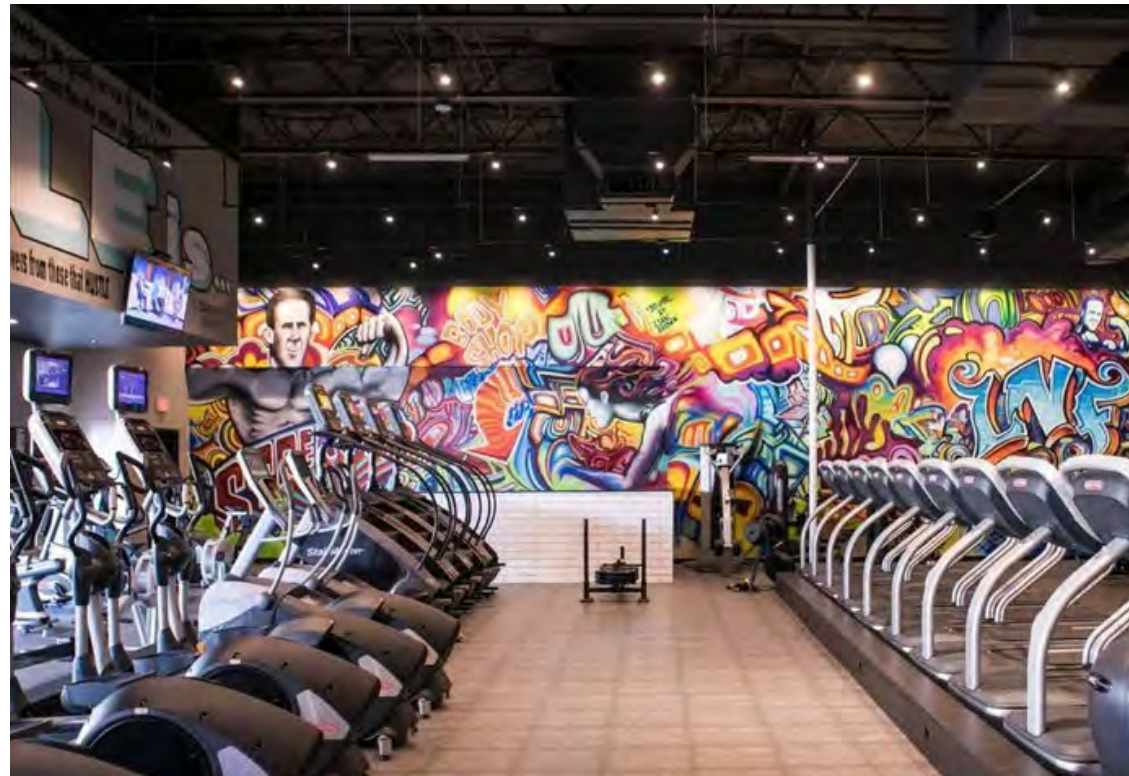
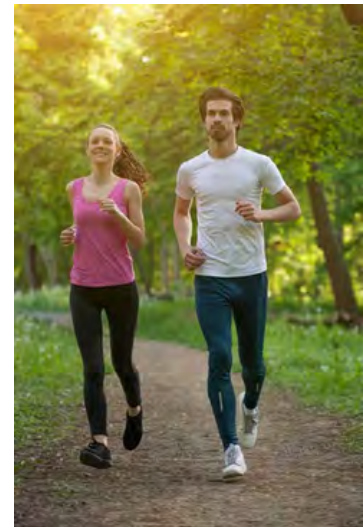
The state-of-the-art Lifetime Fitness offers an extensive list of wellness amenities, including sports courts, swimming pools, and massage therapists. The Plaza at Solana's on-site restaurants and hotel provide everything employees need, on and off the clock.

40,000 SF

Fitness facility

2.5 Mile

Walking trail on campus





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