

# Terraces

At Solana



Life Works  
Naturally Here

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Property  
Overview

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Terrace





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Welcome  
to the Terraces

Life Works  
Naturally Here

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Terraces at Solana is more than a workplace – it's the peace of suburban office with urban conveniences and lush, green surroundings.

We understand that the perfect alignment of work and life ignites the innovative spirit, ingenuity and passion of today's workforce. With a major renovation completed in 2021, the property is positioned to meet the demands of today's highly collaborative and energetic corporate environments.





Stunning views, luxuriant outdoor space, and rich amenities are the ideal backdrop for this high-performance business landscape. People do more than work here—they experience, dine and stay.

1.1

Million Square Feet

Terraces





08

Building Office Park

09

Minutes to DFW

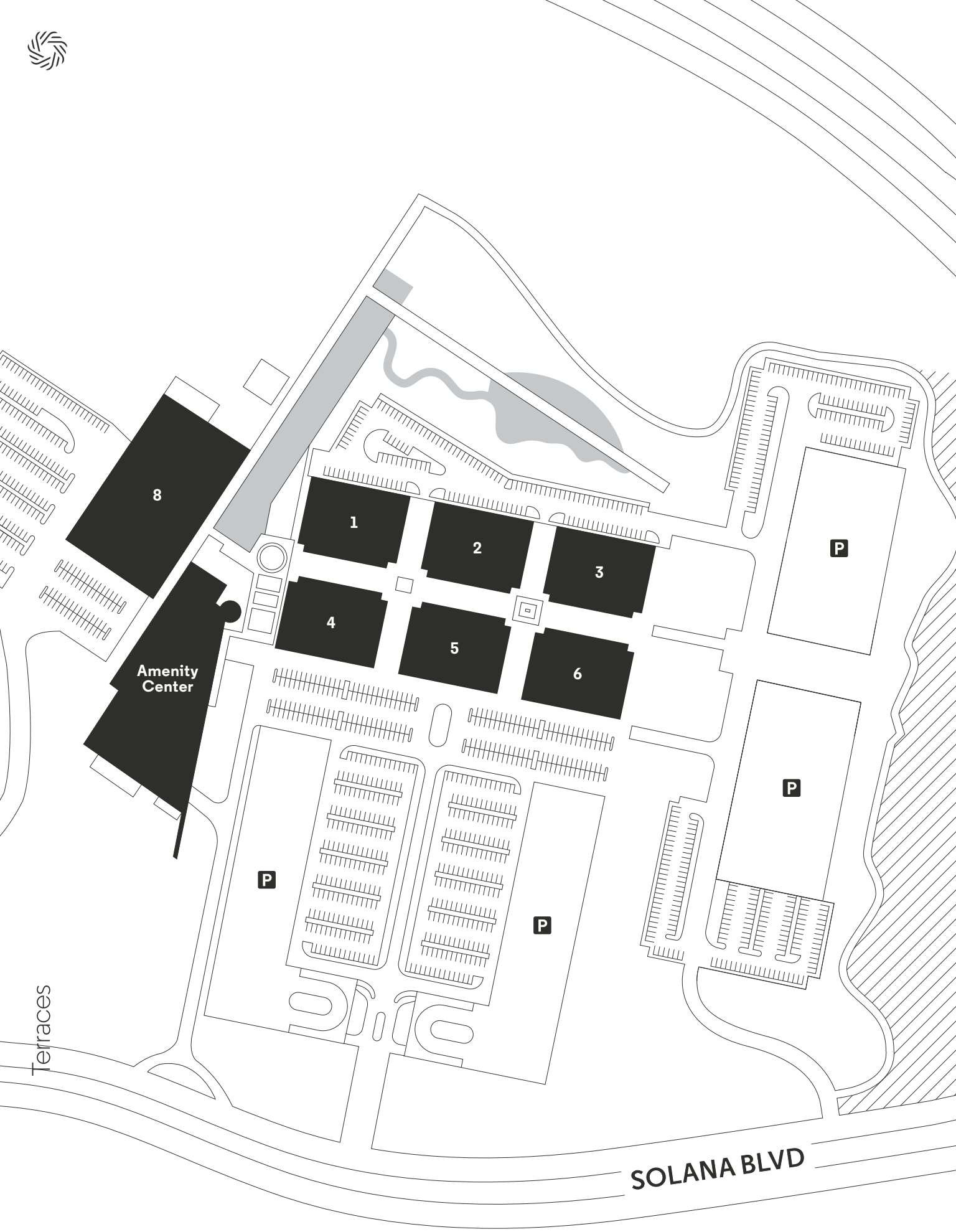
05

Per 1,000 Parking

19.6

Acre Build-to-Suit







## Campus Map

### Build-to-Suit Opportunity

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A 19.6 acre build-to-suit parcel is available to accommodate 200,000 to 500,000 square feet of custom office space. Located on the corner of TX-114 and Solana Boulevard this prime site offers high visibility and access to the full range of campus amenities. Image is conceptual.

Please contact our leasing team for more information.

[TerracesAtSolana.com/contact](https://TerracesAtSolana.com/contact)

19.1Acre  
Build to Suit

114











Conceptual build-to-suit design







## Terra Lounge

Need a drink?

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Start your day with an espresso on your way in, or enjoy a team happy hour at the end of the day at our full-service bar offering coffee, beer, wine, and cocktails.





## Dining

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We understand the importance of convenience when it comes to eating on the go. That's why we offer a wide variety of on-site dining options at our world class dining hall. It's perfect for a quick bite with your team or a lunch meeting with clients.









Terraces







Our health club, SolFit, provides tenants access to a luxury fitness club at no monthly cost. We also offer a variety of health & wellness activities and social events.

- Group Classes
- Personal Training
- Outdoor Workout Terrace
- Cycle & Yoga Studio
- Recovery and Meditation
- Health Screening
- Dedicated Fitness Team
- Luxury Locker Rooms



## Space to Collaborate

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We know the modern office is more than just your desk. That is why the Terraces offers 14,000 square feet of state-of-the-art conference space including a large prefunction area, coffee bar with a meeting breakout area, and two large conference rooms divisible to four total rooms.



## Conference Center





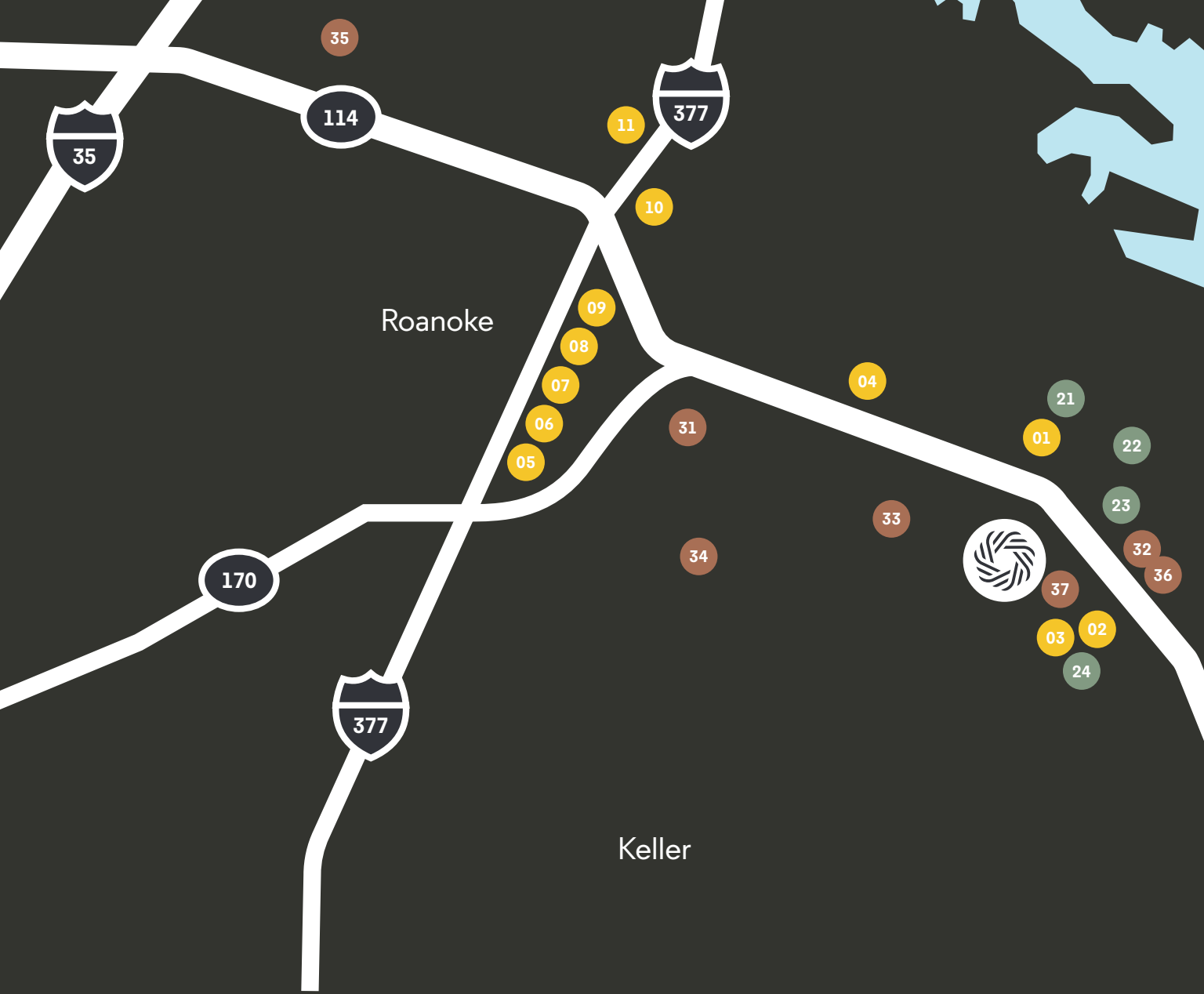


terraces









## Restaurants

- |    |                             |    |                       |
|----|-----------------------------|----|-----------------------|
| 01 | HG Sply Co.                 | 11 | Jason's Deli          |
| 02 | Sip Stir Coffee House       | 12 | Chuy's                |
| 03 | La Scala Pizzeria           | 13 | Truluck's             |
| 04 | Cristina's Fine Mexican     | 14 | Ra Sushi Bar          |
| 05 | STACKS Biscuit House        | 15 | Torchy's Tacos        |
| 06 | Inzo Italian                | 16 | Red Rock Canyon Grill |
| 07 | Babe's Chicken Dinner House | 17 | Anamia's Tex Mex      |
| 08 | Oak Street Food & Brew      | 18 | Kirby's Steakhouse    |
| 09 | Vault Coffee                | 19 | Mughlai Fine Indian   |
| 10 | Chick-Fil-A                 | 20 | In-N-Out Burger       |



## Hotels

- |    |                       |
|----|-----------------------|
| 21 | Hampton Inn & Suites  |
| 22 | Holiday Inn           |
| 23 | WoodSpring Suites     |
| 24 | Marriott Solana       |
| 25 | Hilton Southlake      |
| 26 | Cambria Hotel         |
| 27 | Great Wolf Lodge      |
| 28 | Gaylord Texan Resort  |
| 29 | Hilton DFW            |
| 30 | Hyatt Place Grapevine |



Flower Mound

Grapevine Lake

114

121

30

29

28

26

12

25

13

15

14

16

17

18

19

27

Grapevine

20

121

114



### Nearby Offices

- 31 Charles Schwab
- 32 Sabre
- 33 Fidelity
- 34 Deloitte University
- 35 Facebook Data Center
- 36 TD Ameritrade
- 37 Goosehead Insurance
- Levi's Strauss & Co.
- Verizon
- Marsh & McLennan

Terraces





## Perfectly Positioned

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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.

Terraces is situated 11 miles west of the Dallas/Fort Worth International Airport. 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.





### Neighboring Attractions

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- 7-minute drive to Southlake Town Square
- 16-minute drive to Grapevine Mills Mall
- 16-minute drive to Texas Motor Speedway



### Parks And Trails

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- Short walk to on-site parks and trails
- 2.5-mile trail on site
- 1.3 miles from Bob Jones Park
- 3.5 miles from Bicentennial Park
- 4.6 miles from Meadowmere Park



### Schools

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- 8-minute drive to Westlake Academy
- 7-minute drive to Carroll ISD
- 11-minute drive to Grapevine-Colleyville ISD
- 15-minute drive to Keller ISD
- 17-minute drive to Northwest ISD



### Dining & Retail

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- On-site food hall and tenant lounge offering various beverage services and lunch options
- Short drive to casual and upscale dining, coffee shops, and retail.



### Highways

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- 2-minute drive to 114
- 6-minute drive to 170
- 12-minute drive to I-35



### Airports

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- 9-minute drive to DFW International Airport
- 15-minute drive to Fort Worth Alliance Airport
- 30-minute drive to Dallas Love Field Airport





Terrace





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Naturally Here

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1500 Solana Blvd  
Westlake, TX 76262

[TerracesAtSolana.com](http://TerracesAtSolana.com)



**GLENSTAR**



**JLL®**

Leasing  
Inquiries

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Blake Shipley  
214 438 6118  
[blake.shipley@am.jll.com](mailto:blake.shipley@am.jll.com)

Jeff Eckert  
214 438 6153  
[jeff.eckert@am.jll.com](mailto:jeff.eckert@am.jll.com)

Frank Taylor  
817 334 8118  
[frank.taylor@am.jll.com](mailto:frank.taylor@am.jll.com)







# 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.*

11-2-2015



## 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.

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**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.
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  - that the owner will accept a price less than the written asking price;
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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 713 888 4000
Designated Broker of Firm	License No.	Email	Phone
	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Blake Shipley	577382	blake.shipley@jll.com	214-438-6118
Sales Agent/Associate's Name	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frank Taylor	428645	frank.taylor@jll.com	817-334-8118
Sales Agent/Associate's Name	License No.	Email	Phone

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