

Terraces

At Solana



Life Works
Naturally Here

Property
Overview



Terrace



spaces



Welcome
to the Terraces

Life Works
Naturally Here

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

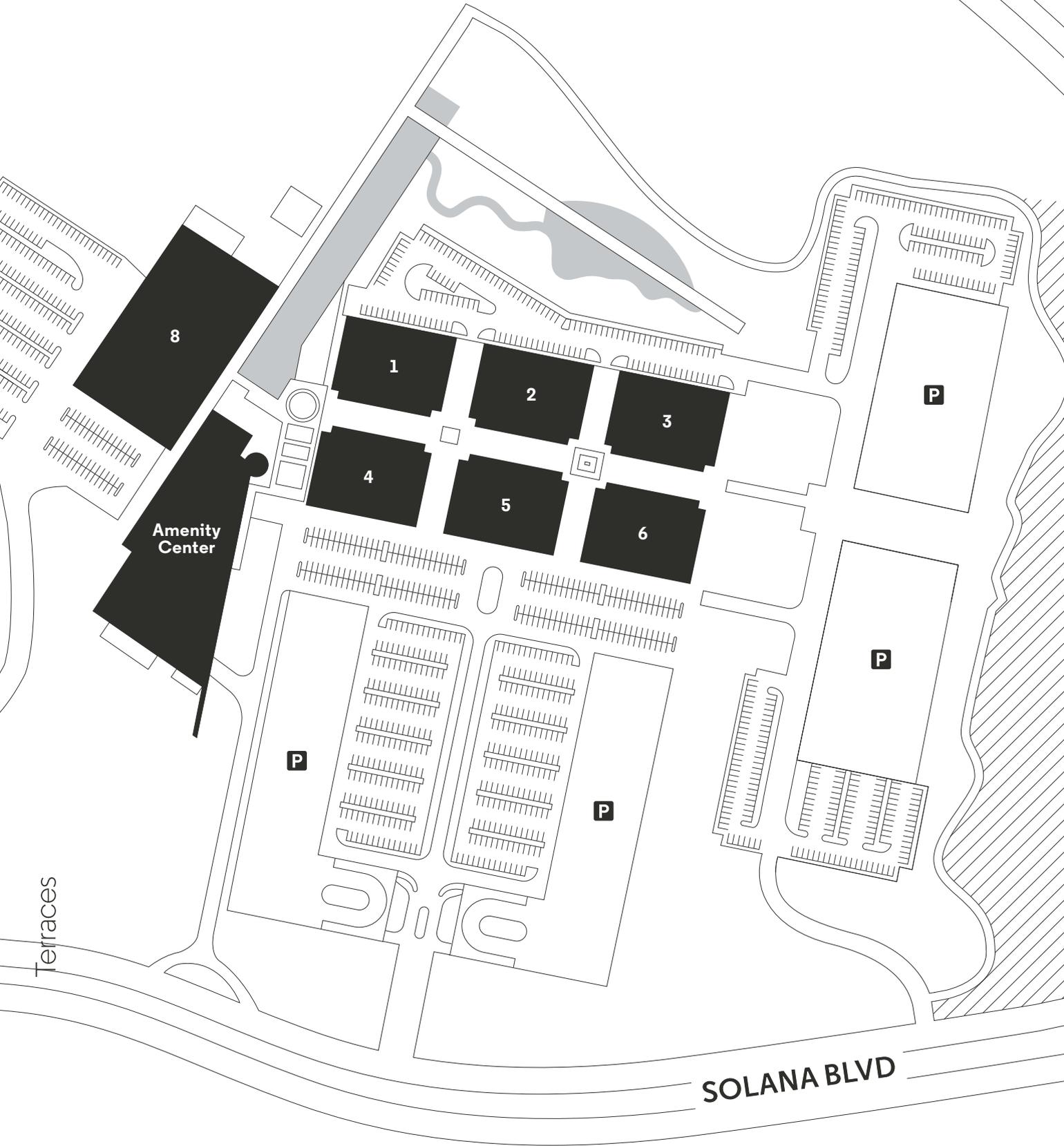
05

Per 1,000 Parking

19.6

Acre Build-to-Suit





Terraces

SOLANA BLVD

Campus Map

Build-to-Suit Opportunity

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

114

19.1Acre
Build to Suit







Conceptual build-to-suit design



Terraces



Terra Lounge

Need a drink?

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.





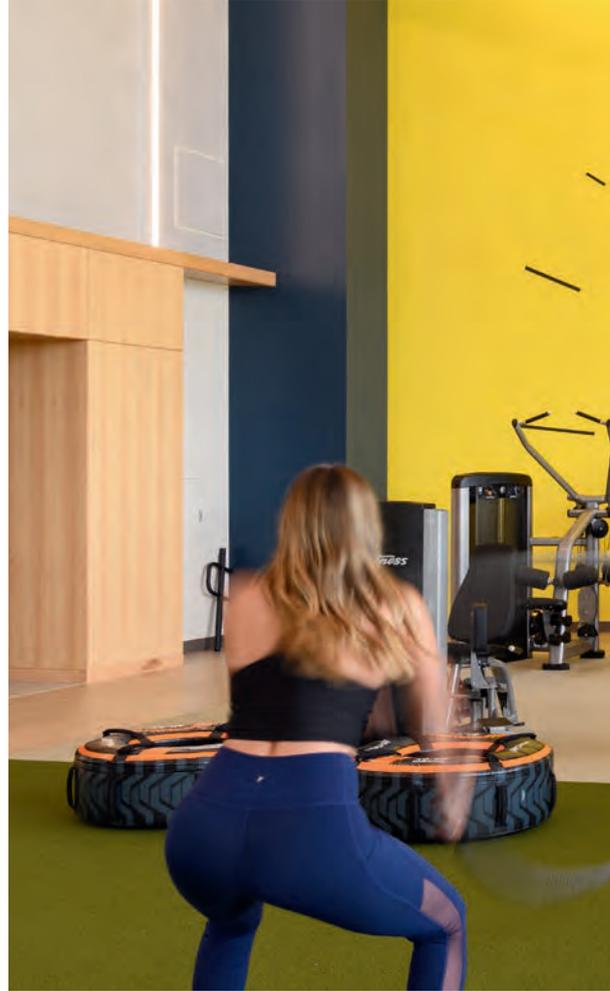
Dining

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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

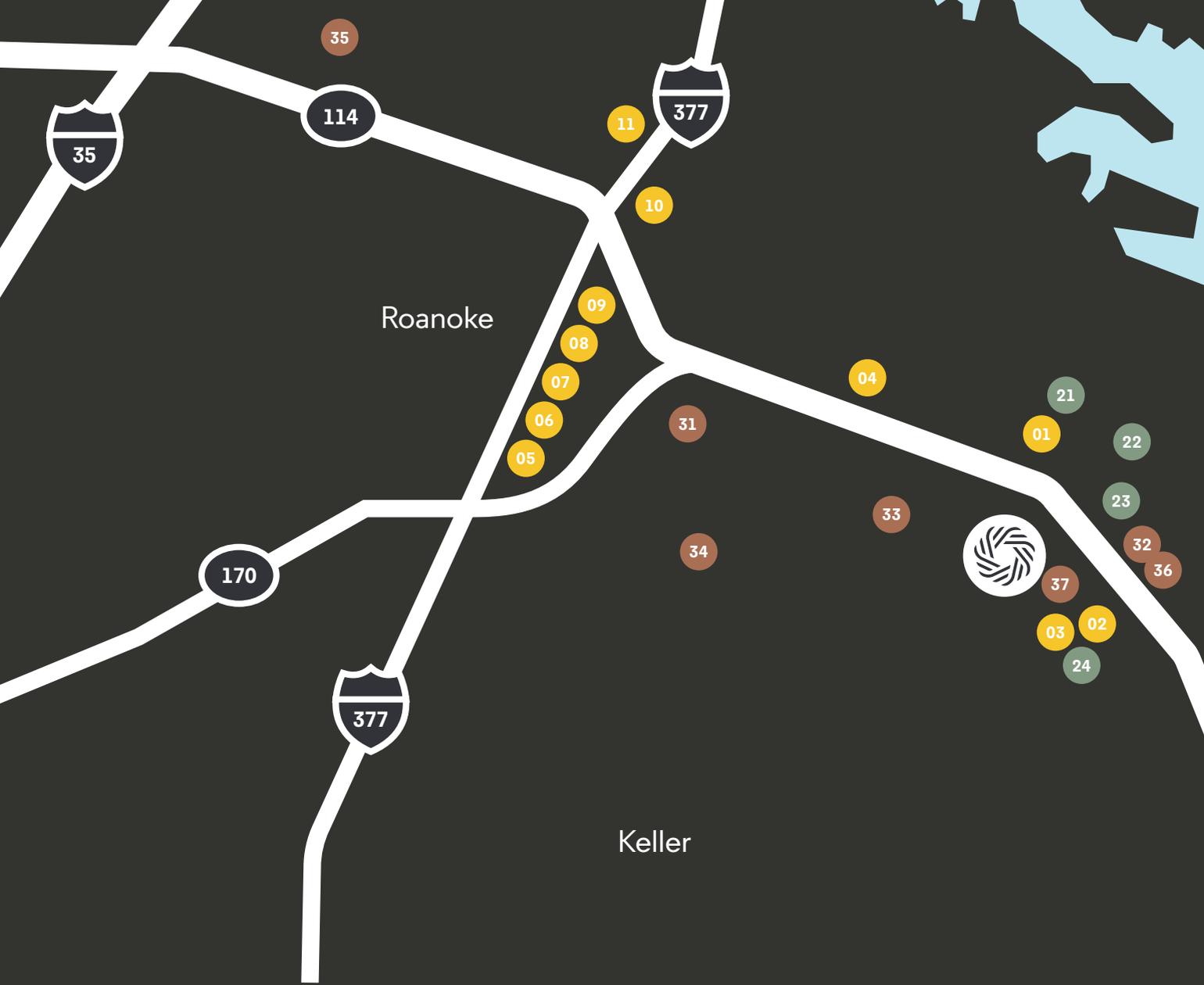
We know the modern office is more than just your desk. That is why the Terraces offers 14,000 square feet of state-of-the-art conference space including a large prefunction area, coffee bar with a meeting breakout area, and two large conference rooms divisible to four total rooms.

Conference Center





terraces



Restaurants

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

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

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



Parks And Trails

- 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

- 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

- 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

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



Airports

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



Terrace



paces



Life Works
Naturally Here



1500 Solana Blvd
Westlake, TX 76262

TerracesAtSolana.com



GLENSTAR



JLL[®]

Leasing
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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.

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.

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:

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- 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel Glyn Bellow	399206	dan.bellow@jll.com	713-888-4000
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Haley Bataillon	700427	haley.hullet@jll.com	214-438-6100
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