

# Terraces

At Solana



Life Works  
Naturally Here

---

Property  
Overview

---





Terrace





aces





## Introduction

Welcome  
to The Terraces

Life Works  
Naturally Here  
—

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

The Terraces understands that the perfect alignment of work and life ignites the innovative spirit, ingenuity and passion of today's workforce.

New ownership, Glenstar and Singerman Real Estate, are leading a complete revitalization of the iconic property. The new Terraces 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

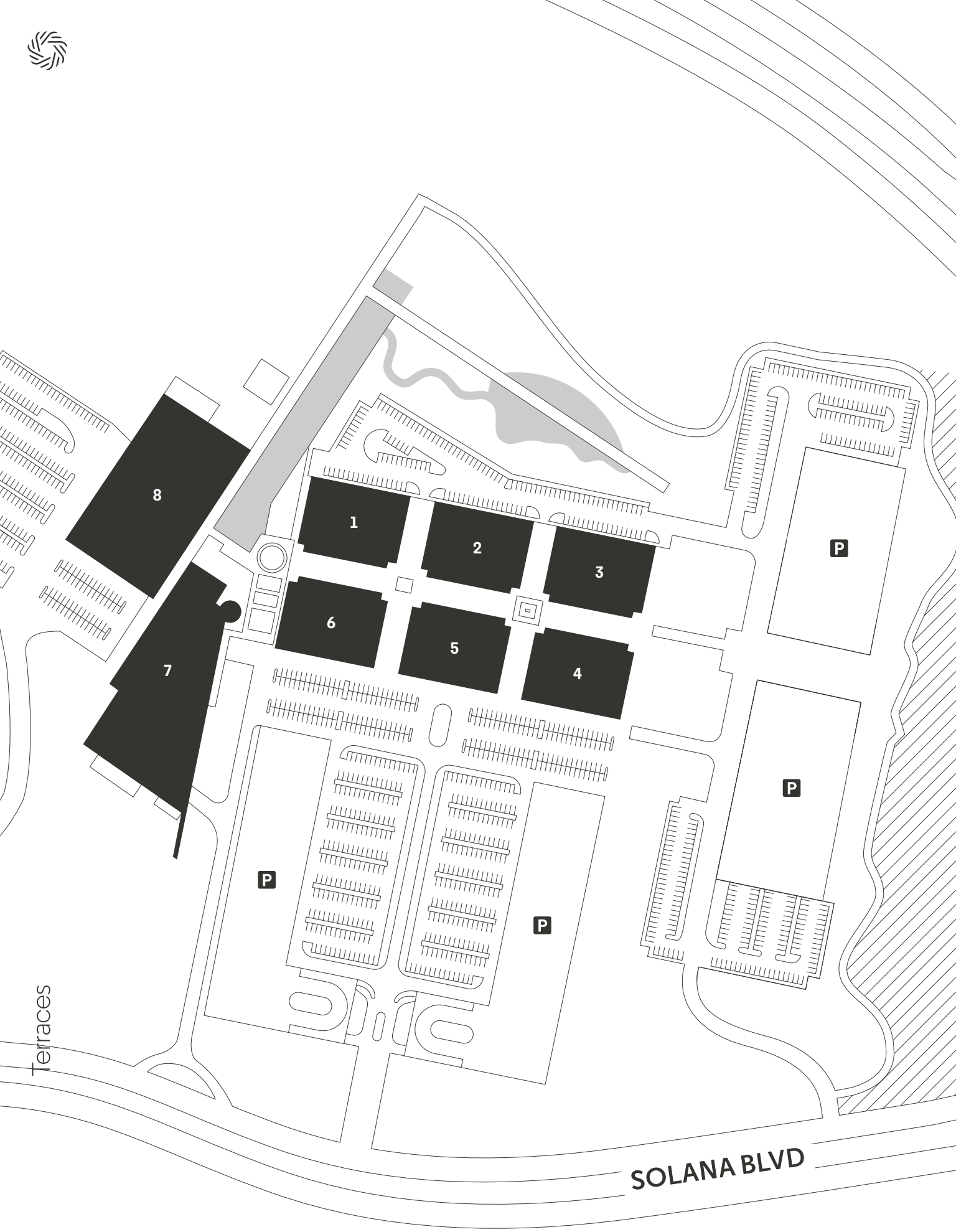
05

Per 1,000 Parking

19.6

Acre Build-to-Suit







## Campus Map

### Build-to-Suit Opportunity

---

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?

---

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

---

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.





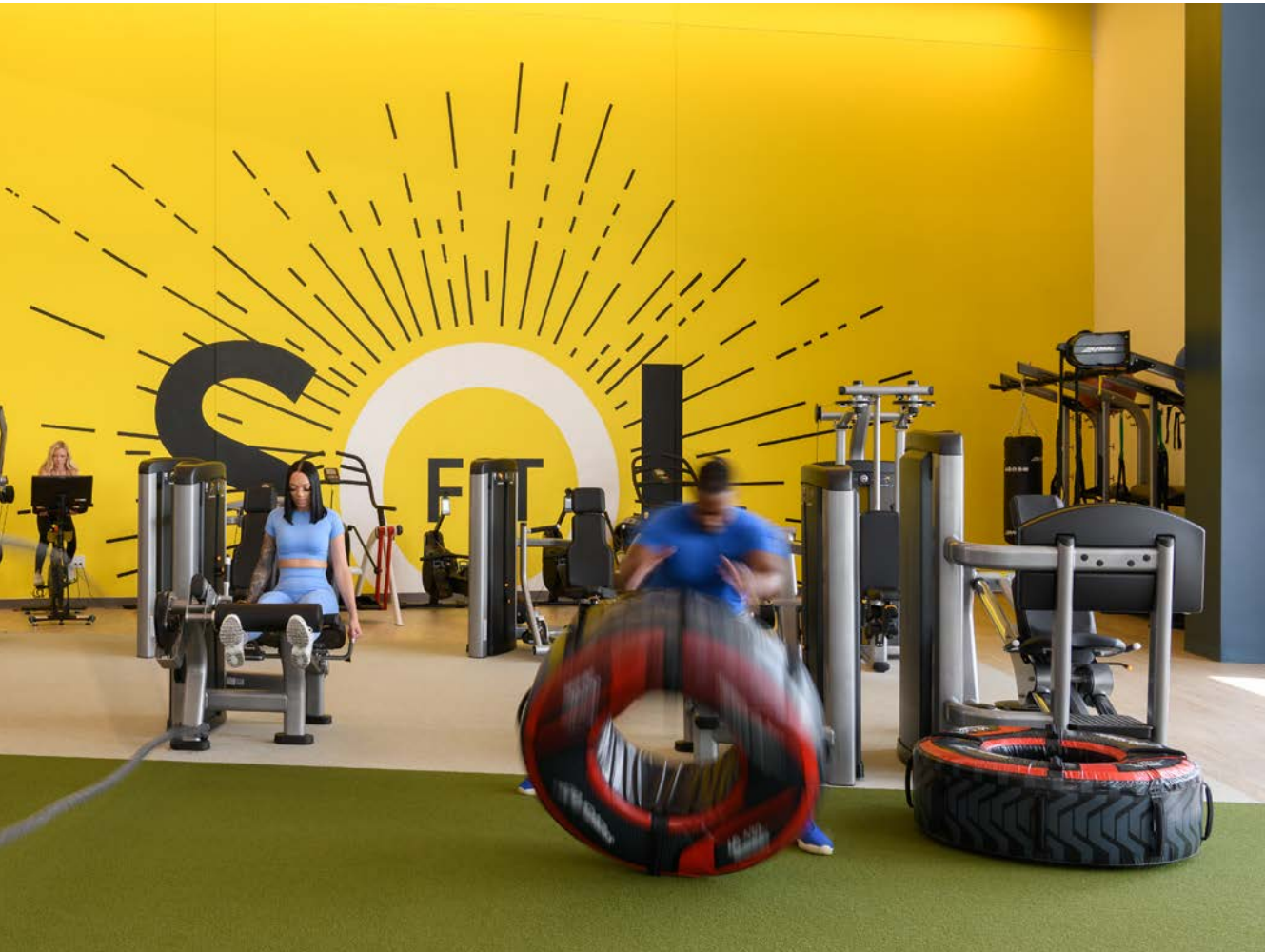




Terraces







Our luxury health club, SolFit, provides tenants a range of complimentary health and wellness activities activities that encourage a healthy lifestyle.

- Group Classes
- Personal Training
- Outdoor Workout Terrace
- Cycle Studio
- Yoga & Meditation Room
- Nutrition Consulting
- Dedicated Fitness Team
- Luxury Locker Rooms
- Hydro Massage
- Juice Bar





## 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





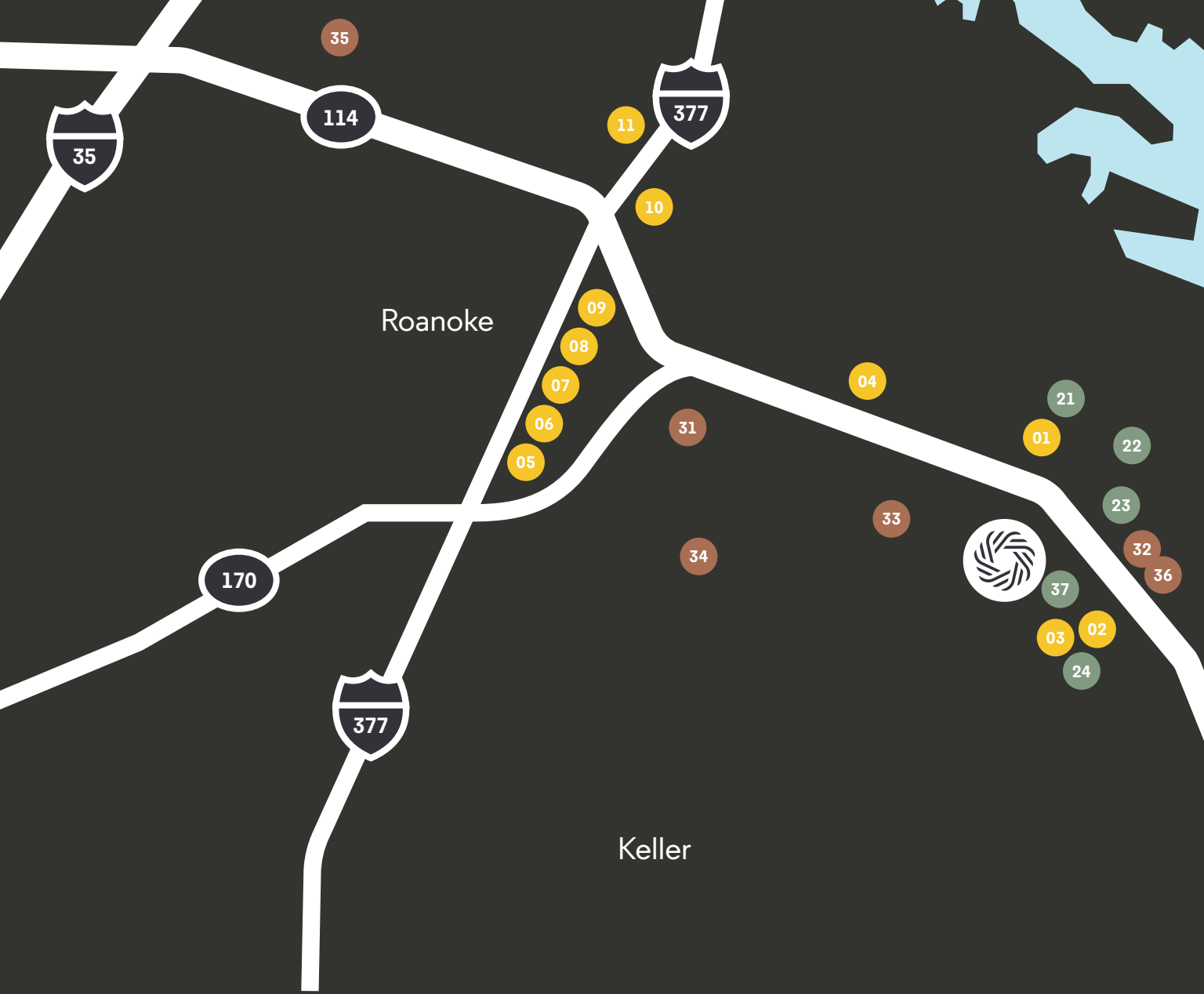


terraces









## Restaurants

- |    |                             |    |                       |
|----|-----------------------------|----|-----------------------|
| 01 | HG Sply Co.                 | 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

121

114

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



Term





places



Life Works  
Naturally Here

---

1500 Solana Blvd  
Westlake, TX 76262

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



**GLENSTAR**



**JLL®**

Leasing  
Inquiries

---

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

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

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

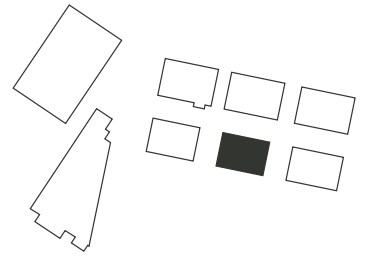
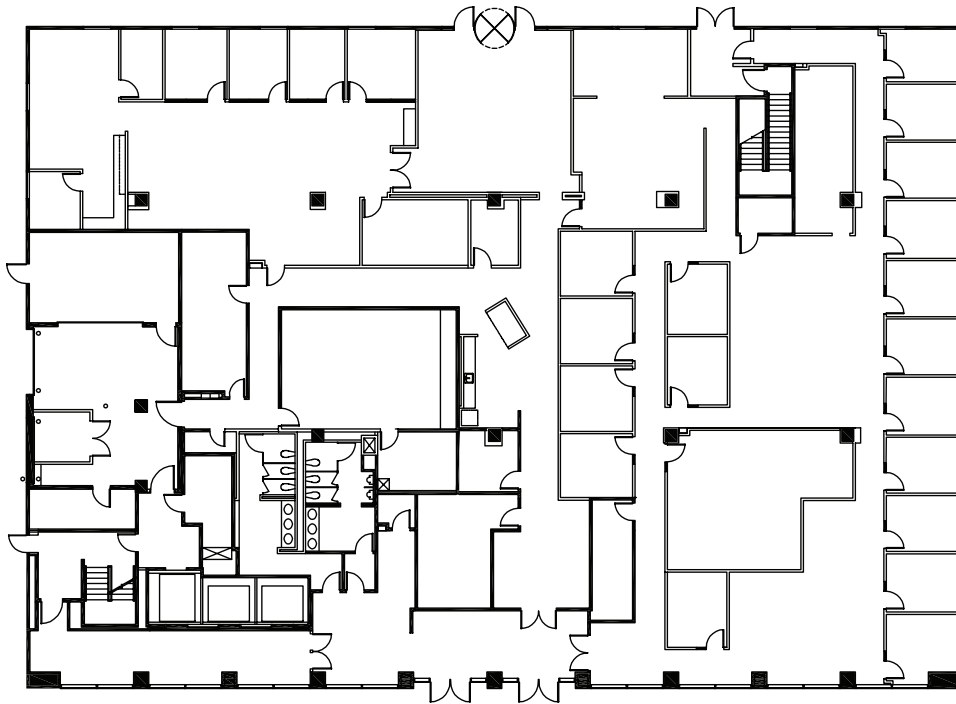
Haley Hullett  
214 438 1566  
[haley.hullett@am.jll.com](mailto:haley.hullett@am.jll.com)



# Terraces

Suite 5100 | 1500 Solana Boulevard | Building 5

# 13,939 rsf



Opportunity for focal point lobby and ground floor presence. Sits in the middle of the campus with access to all amenities and parking areas.

75,000 square feet of amenities including a luxury health club, onsite dining, tenant lounge, conference center, outdoor work areas and tenant engagement program.

## Leasing Inquiries

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)

Haley Hullett  
214 438 1566  
[haley.hullett@am.jll.com](mailto:haley.hullett@am.jll.com)