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Solana Business Park awaits \$50M makeover

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Solana Business Park in Westlake and Southlake awaits a \$50 million renovating beginning in spring 2015.

A. Lee Graham

Reporter

Developers of Solana Business Park in Westlake and Southlake have partnered with architecture firm 5G Studio Collaborative for a \$50-million renovation of the 230-acre campus.

Equity Office Properties, an affiliate of global asset management firm Blackstone Group, purchased the property in 2014 and plans to sink more than \$50 million into upgrading the site as the premier office project in Dallas Fort Worth, officials announced on Thursday.

The Solana project team includes contractor Turner Construction and global commercial real estate company DTZ.

it," said Brian Driesse, director of asset management for Equity Office ; release.

se proximity to Dallas/Fort Worth International Airport, as well as having a well-educated employee base and a work environment focused on employee retention, collaborative spaces and expansion opportunities. The park stands along State Highway 114 just northwest of D/FW Airport.

"The redevelopment of Solana Business Park will lend further appeal to regional, national, and international companies looking to relocate operations in Texas," Driesse said.

Beginning in March, Solana will undergo renovations including increased structured parking, improved wayfinding systems, extensive interior and exterior renovations, enhanced landscaping, and upgrades to retail amenities, including the 38,000-square-foot Larry North Fitness Center. Equity Office and 5G Studio will announce the first official designs for the development in the first quarter of 2015.

Performing all capital improvements will be Turner Construction. Among many planned enhancements are a new structured parking garage at 1 East Kirkwood. DTZ will manage the overall renovation process, handle exclusive leasing for the office properties, and provide first-class property management services for the campus.

5G Studio also has provided design services for the Omni Dallas Convention Center Hotel, the NYLO Dallas, Dallas Chop House and Dallas Fish Market.

"Solana has so many assets that appeal to the corporate community," said Stephen Park, 5G Studio architect and co-lead on the Solana redevelopment, commenting in a news release.

"Our design vision responds to the rural Texas setting of Solana, respects the original architecture, and connects with what businesses and their employees want in a work environment," Park said.



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The project team is collaborating with the cities of Westlake and Southlake as improvement plans are finalized with 5G. The group said it wants to ensure that the local community stays abreast of property changes and available amenities at Solana throughout the renovation process.

More information about Equity Office is available at www.equityoffice.com.

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