

335,000 RSF Class A Office Building

# varispace<sup>®</sup>

## SOUTHLAKE

1900 W. Kirkwood Blvd.  
Southlake, Texas 76092

SOLANA  
CUSHMAN & WAKEFIELD



# Building Features

VariSpace® Southlake is designed to elevate the way businesses approach their office space. The 335,000 RSF Class A workspace brings first-class amenities and flexible space solutions together in a multi-tenant campus ideal for enterprise-level tenants.

VariSpace Southlake is centrally located at the corner of Highway 114 and Kirkwood Blvd in Southlake, TX, directly between Fort Worth and Dallas. The immediate area lends itself to significant amenities and services that will benefit the ultimate employee experience.

VariSpace Southlake simplifies the “traditional” office by offering a flexible, fully-furnished space. Tenants can choose flexible lease terms of three years or longer; opportunities are available from 10,000 square feet and above.

**// 335,000 RSF Class A Building**

**// Building A & B - 3 Floors: Building C - 5 Floors**

**// Up to 8/1,000 Parking Ratio**

**// 30,000 SF of On-Site Amenities**

**// Flexible, Short-Term Leasing Options**

**// Fully-Furnished Office Space**

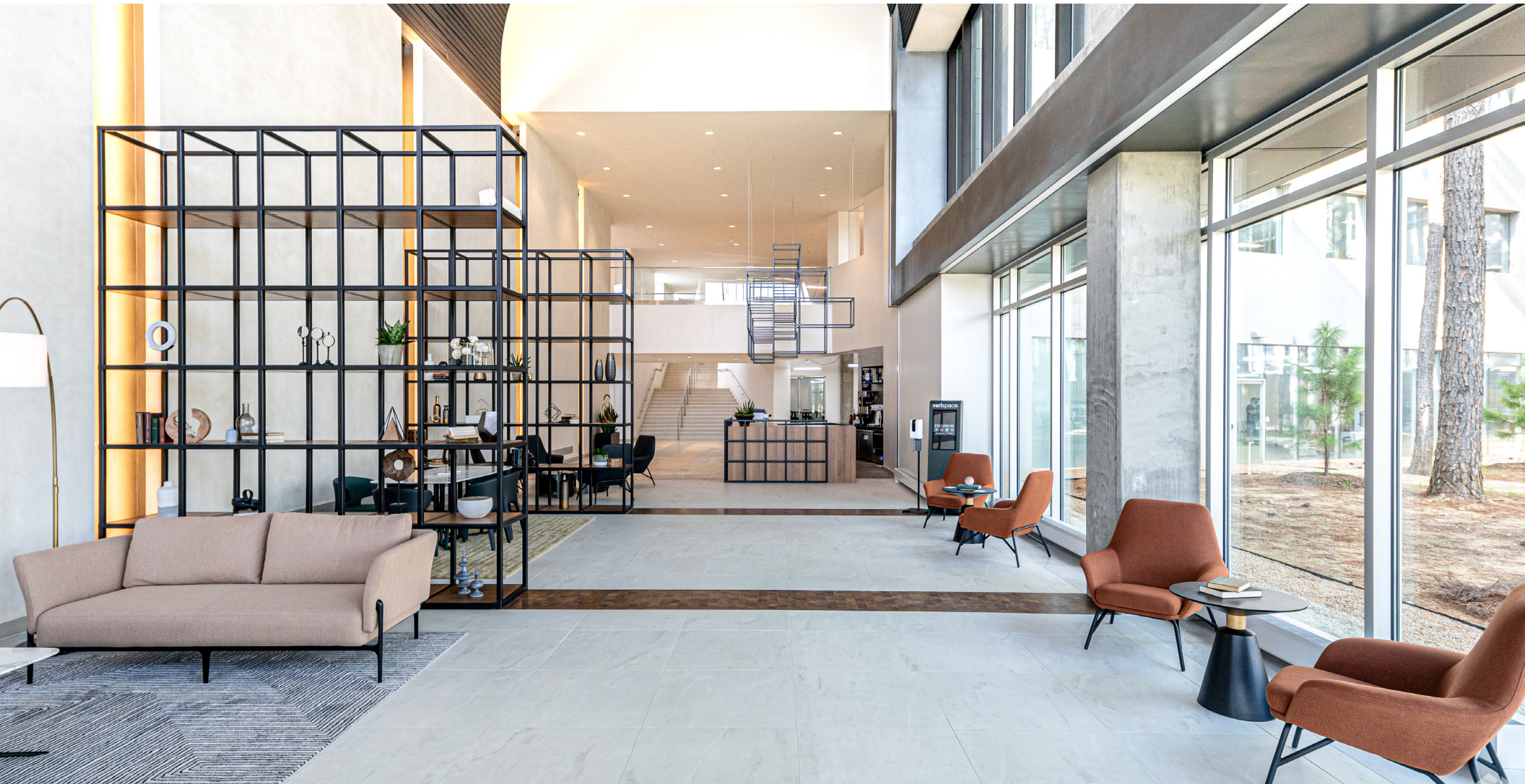


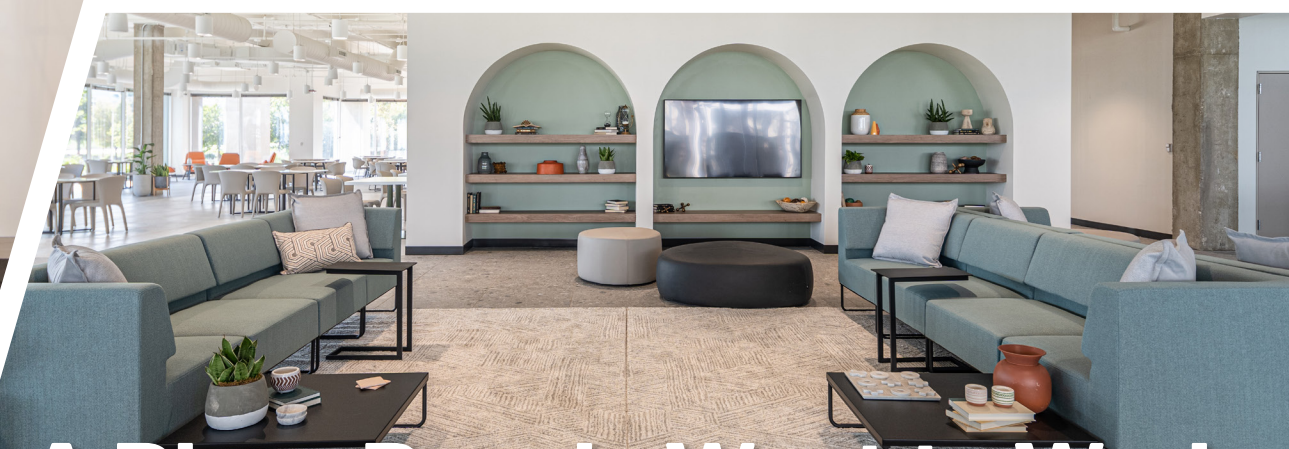
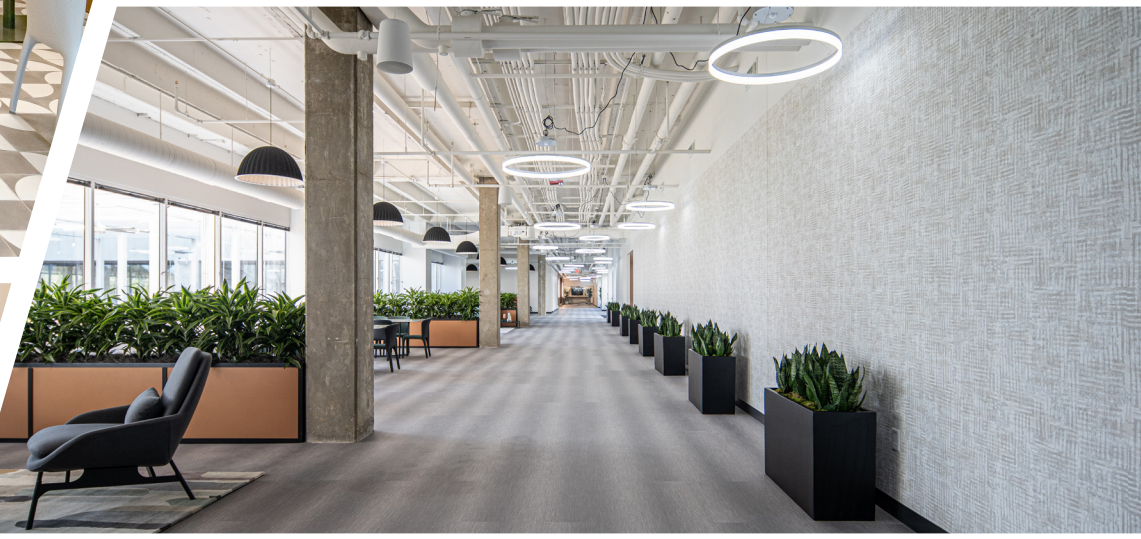
# Your Workspace Matters

VariSpace Southlake offers space-as-a-service. Tenants can work with professional space planners to develop fully-furnished floorplans and evaluate workspace usage over time to adjust as needs change. Whether the goal is to maximize density or create open, collaborative spaces, Vari® products make creating the perfect space simple.

- // Create a healthier, happier, more productive workspace
- // Customize your work area with a professional design team
- // Reconfigure the space to fit your changing needs

- // Select new Vari furniture (standing desks, movable wall partitions, storage solutions, conference tables, and more) to customize your space





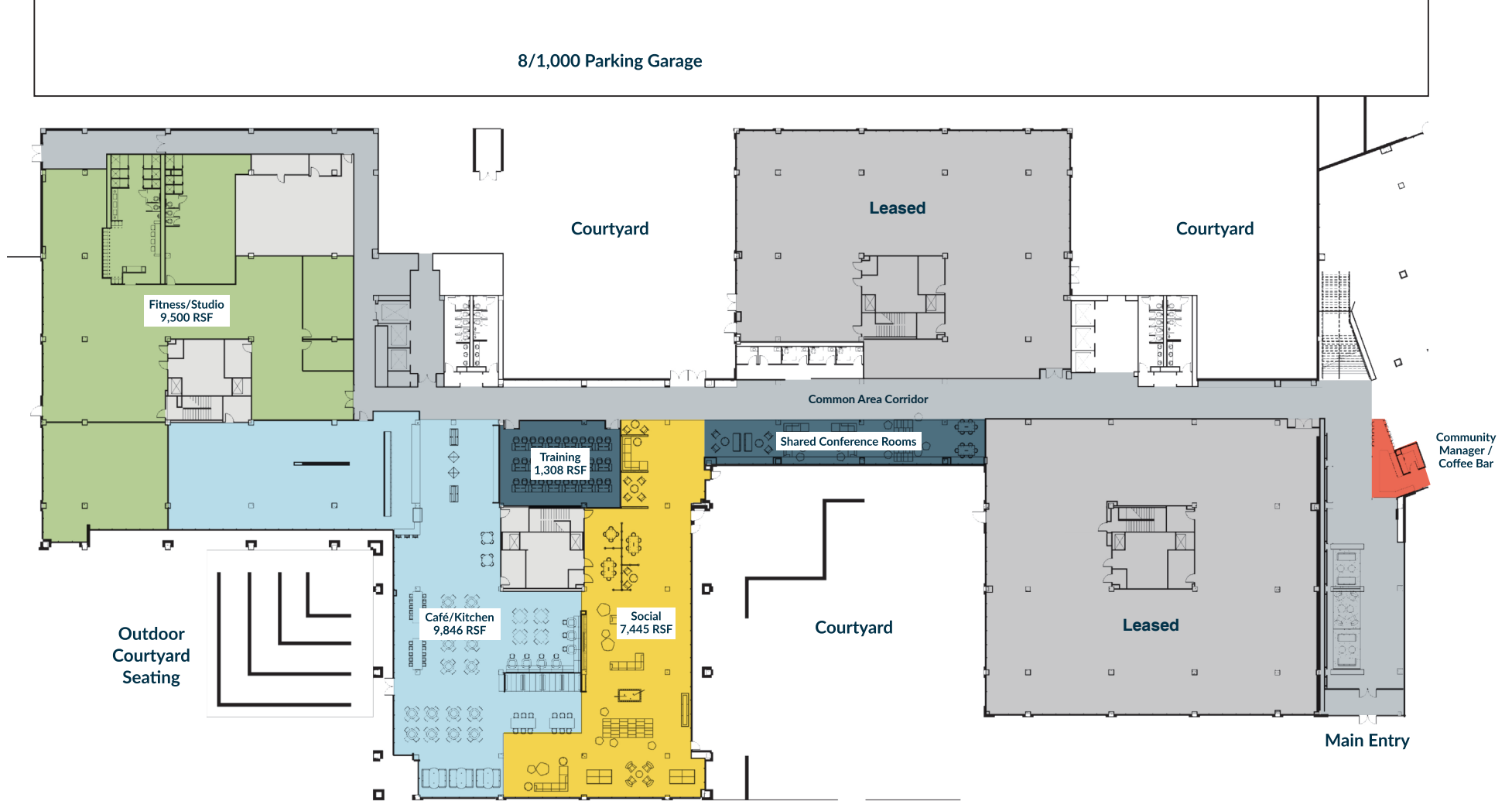
**A Place People Want to Work**



**With Flexible Walls and Hard Office/Conference Rooms**



**Your Workspace**



# World-Class Amenities at Your Fingertips

With over **30,000 SF of first-class amenities**, common spaces and shared experiences are anything but common at VariSpace Southlake. First-class amenities create a place people look forward to enjoying every day.

- // Upon entry you will experience the hospitality of an on-site Community Manager and Culture Ambassador
- // Dine in at the on-site café and enjoy a variety of fresh meal options
- // Start your morning right by stopping by the lobby coffee bar
- // Get active at the on-site 9,500 SF fitness center or the 38,000 SF Larry North Fitness next door
- // Enjoy the five on-site Wi-Fi enabled outdoor courtyard areas
- // Meet in style with shared conference and training areas
- // Simply relax and have fun in the social + game area



## Site Plan - 22 Acres

### Building A

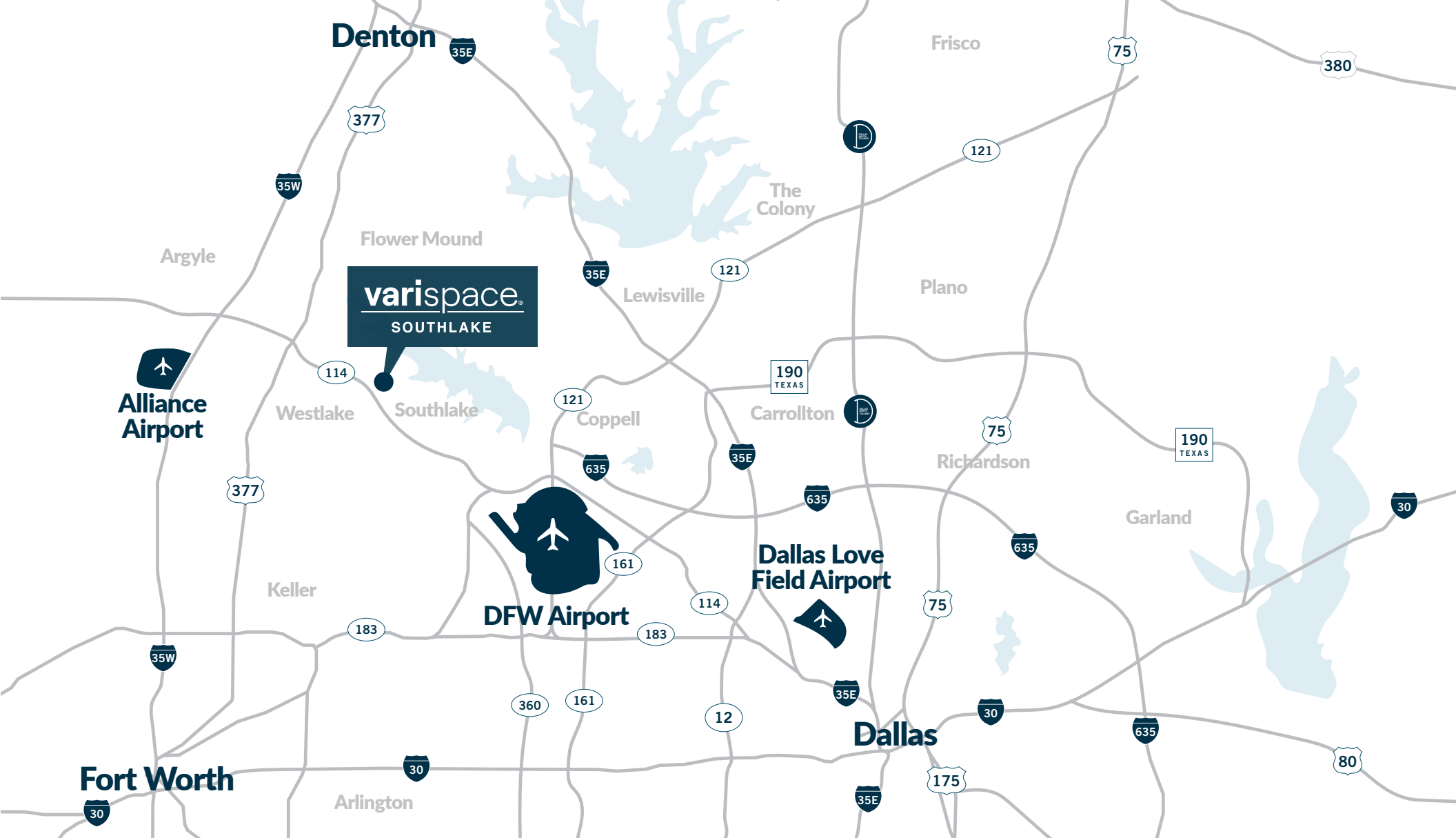
Floor 1: Amenity Center  
Floors 2-3: 81,819 RSF

### Building B

Floors 1-3: 88,613 RSF

### Building C

Floors 1-5: 169,189 RSF



# Location & Access



**5 min**

To Southlake Town Center



**7 min**

To DFW Airport



**23 min**

To Dallas Love Field Airport



**25 min**

To Dallas CBD



**25 min**

To Fort Worth CBD



# In the Heart of the DFW Metroplex



**50+**  
Restaurants



**15+**  
Hotels



**40+**  
Retail Options



**10+**  
Banks



**10+**  
Daycare Centers

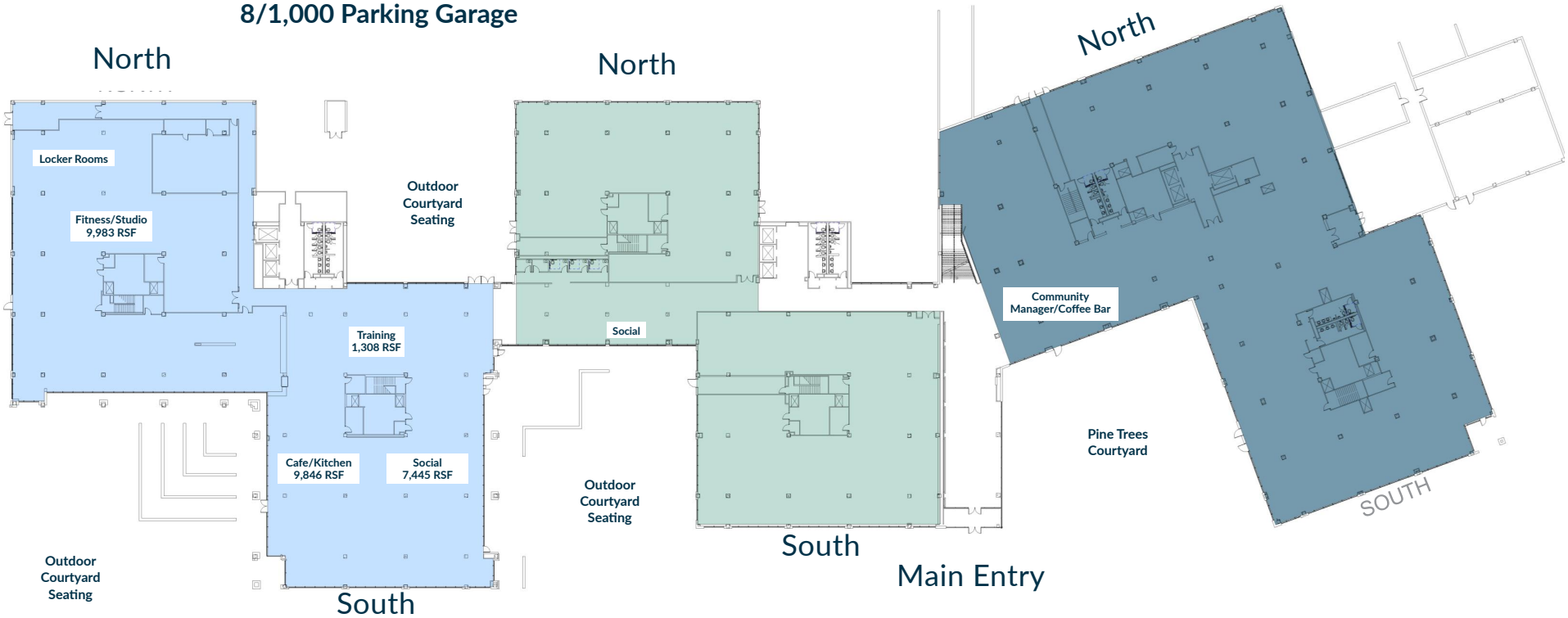
Top Rated Public Schools in Immediate Area



## Proven Corporate Neighbors

- |  |                                       |                                  |                             |
|--|---------------------------------------|----------------------------------|-----------------------------|
| AIG  | Entrada Development                   | Holiday Inn                      | Trophy Club Country Club    |
| Amazon                                     | Facebook                              | Homewood Suites                  | UPS                         |
| Baylor Scott & White Medical Center        | Fed Ex                                | Keane Group Warehouse            | Vaquero Golf & Country Club |
| Charles Schwab Corporate Campus            | Fidelity Investments Corporate Office | Mercedez Benz Financial Services | Verizon                     |
| Circle T Ranch                             | Ft. Worth Trophy Club                 | Nestle                           | Walmart                     |
| Daimler Chrysler                           | Galderma Labs, LP                     | Sabre                            | Wells Fargo                 |
| Dell                                       | Genco                                 | Solana Business Park             | Zebra Technologies          |
| Deloitte University, The Leadership Center | Goosehead Insurance                   | TD Ameritrade                    |                             |
| Dyncorp International                      | Hampton Inn & Suites                  | Texs Quality Beverage            |                             |

# 13,000-190,000 SF Available



**Building A**  
3 Stories

**Building B**  
3 Stories

**Building C**  
5 Stories

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