

Clarion Buys One, Builds One

This week, things heated up in Westchase, when Clarion Partners announced both the acquisition of One Oak Park and development plans in Westchase Park.

June 28, 2013



Down the road, Clarion is expanding Westchase Park with a new 300k SF Class-A office building. Existing Westchase Park I is 272k SF and 98% occupied, and Westchase II is being built on an adjacent parcel in the 15-acre site. It's going in for LEED Gold (which the first tower earned) and is being designed by Ziegler Cooper. The two towers will be connected upon completion, and will benefit from a new amenities building going up between them as well as the Marriott and restaurants in walking distance (a rare find for suburban office).



ABOVE: John Spafford, Wade Bowlin, Allie Hubbard

PMRG is developing Westchase Park II and leasing both towers for Clarion—here's the team, John Spafford, Wade Bowlin, and Allie Hubbard. They tell us the new building will feature huge 50k SF floor plates to attract the engineering firms that have been most active in the market today. The layout also allows more flexibility; they can lease an entire floor to one 50k SF tenant, or can

divide in half (25k SF is the average office building floor plate). John and Wade say the tower's visibility to the Beltway and ingress/egress are phenomenal, another major demand from today's tenants. All these great features are why Clarion is going ahead fully spec.