Dallas Fort Worth Airport Business Center
Dallas, Texas

CASE STUDY

OBJECTIVE

Dallas / Fort Worth International Airport developed a five level structured parking facility in the heart of the Central Terminal Area directly adjacent to the main airport entrance and access highway. Upon completion of the project, utilization of the parking structure was significantly below pro forma and Dallas Fort Worth Airport was not meeting its budgetary projections. In addition, Dallas / Fort Worth International Airport did not have an office building offering Class A office space for airport customers, service providers, federal agencies, and airport operations.

STRATEGY

Trammell Crow Company proposed to develop two four story office towers on top of the existing parking structure. This office development was structured as a joint venture between Trammell Crow Company and Dallas / Fort Worth International Airport under a long term ground lease. The objective as to meet the office needs of airport customers and service providers while concurrently developing an increased market demand for the parking structure.

VALUE CREATION

Development was completed in 1989. Comprised of 71,607 gross square feet over four (4) stories. Primary anchor tenants for the development project included the Federal Aviation Administration (FAA) and U.S. Customs. The development was strategically located in the Central Terminal Area of the main airport entrance thereby offering efficient ingress and egress. The blue glass exterior façade offers floor to ceiling windows and extraordinary views of the airfield operations. The structured parking provides a high parking ration and ensures exception covered parking for all tenants and their visitors.

In 2003, the Dallas / Fort Worth Executive Staff had outgrown its existing offices located in a stand alone facility on the east side of the airport. The Airport's existing Administrative Office Building was constructed at the time of the original airport infrastructure. Dallas Fort Worth Airport chose to relocate the offices for its Executive Staff into the Dallas Fort Worth Business Center to take advantage of the exceptional location, ease of access, and covered parking. The central location provides the Executive Staff with a bird's eye perspective of the entire airfield operations area.

Quick Facts

Completion: 1989

Services
- Airport Master Planning
- Development Management
- Project Management
- Property Management
- Project Leasing

Scope
- 250,000 sf Building
- Four (4) Stories

Geography
- Dallas Fort Worth International Airport, Dallas Texas