



Hunt Headquarters Building

DALLAS, TEXAS

Site size: 1.4 acres

Building size: 480,609 square feet (office)
165,922 square feet (garage)

Partner/Client: Hunt Consolidated, Inc.

Opened: 2007

PROJECT TYPE: BUILD-TO-SUIT CORPORATE HEADQUARTERS
This state-of-the-art office building is home to Hunt Consolidated, Inc. and its affiliates, including Woodbine. It features a conference center, training facilities, communications center and top-floor dining room. The project's energy efficiency and environmentally friendly features earned it a Silver LEED certification for Commercial Interiors in 2009, and its striking architecture garnered it Texas Construction's Best of 2008 Award for Office/Corporate Design. Woodbine served as developer and construction manager on the project.



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PROJECT DESCRIPTION

The Hunt Headquarters consists of open and private office spaces. The top floor, home to the employee dining room and a full-service kitchen, makes the most of sweeping views of downtown. Accommodations on each floor include multiple conference rooms, coffee service and copy/fax areas.

Limited underground development offers secured parking as well as service and mechanical support. Loading and service access are available along the south side of the building directly off Munger Avenue. The balance of the site includes a plaza with waterscape features and extensive plantings in keeping with the neighboring Arts District and Cumberland School building, which is now renovated office space. The complex also includes a structured parking garage directly to the south at 1818 N. Akard St. This seven-level structure provides visitor and employee parking with a secured pedestrian skybridge over Munger Avenue connecting it to the main building.

The building's distinctive design is complemented by landscaped fountains and a flowing stream. Its dramatic exterior lighting can be programmed to create seasonal light shows. Inside, key public areas feature commissioned art pieces, including the Foucault Pendulum in the lobby, a life-size bronze statue of Texas hero Col. William B. Travis, and a painting on the ceiling of the 14th floor employee dining area that exactly replicates the Texas sky on the night Hunt Oil Company was founded in 1934. Beneath those stars, employees can enjoy daily fare offered by Wolfgang Puck Catering, which operates the full-service kitchen and provides food for any special event on-site.

The headquarters is a state-of-the-art office building, from its elaborate security system to its low-voltage data systems. A daylight harvesting system decreases energy use by adjusting electric lights as natural light changes throughout the day. Recycled materials were used in construction and in the building's furniture and fixtures, and Woodbine chose low-emitting carpets, paints, adhesives, sealants and coatings to finish-out the building in the most healthy way possible. A modular wall system allows an entire floor's office and public spaces to be reconfigured in a weekend.

ACCESSIBILITY

The office building is bounded on the north by Woodall Rogers Freeway, on the west by Akard Street and on the east by St. Paul. The parking garage is across Munger Street. The building marks the northern entrance into the Downtown District. On the Woodall Rogers frontage road, the office building provides direct access to North Central Expressway (Highway 75), I-45, I-35 and I-30. Akard Street provides direct access to the Dallas North Tollway.

PROJECT FACILITIES

Site size	1.4 acres
Gross building area	
Office	480,609 square feet
Garage	165,922 square feet
Building façade	Glass curtain wall and yellow granite
Height	
Office	14 stories; 250 feet
Garage	7 stories; 90 feet
Typical floor size	24,000 square feet
Rentable space	257,315 square feet
Function space	16,844 square feet
13th floor conference level	13,913 square feet
Mosaic Training Room	2,931 square feet
Food & Beverage outlets	11,876 square feet
Employee dining room	10,489 square feet
Kitchen	1,387 square feet
Elevators	10 (9 passenger, 1 service)
Total parking	466 spaces
Connected garage	389 spaces
Below-grade garage	77 spaces
Loading dock	3 bays

PROJECT TEAM

ARCHITECT	The Beck Group	Dallas
CIVIL ENGINEER	Raymond L. Goodson, Jr., Inc.	Dallas
CONTRACTOR	Austin Commercial, L.P.	Dallas
DEVELOPER/CONSTRUCTION MANAGER	Woodbine Development Corporation	Dallas
INTERIOR DESIGNER	Gensler	Dallas
LANDSCAPE ARCHITECT	TBG Partners	Dallas
LOW VOLTAGE	Michael Raiser Associates Inc.	Wayne, New Jersey
MEP ENGINEER	JJA, Inc.	Dallas
SECURITY	Kroll Schiff	Bastrop, Texas
STRUCTURAL ENGINEER	Brochette•Davis•Drake, Inc.	Dallas

MUNICIPALITY / TAXING JURISDICTIONS

City of Dallas, Dallas County, Dallas County Community College District, Parkland Hospital District, Dallas Independent School District

PROJECT OWNERSHIP / SPONSORSHIP

Hunt Dallas Office, L.P., a subsidiary of Hunt Consolidated, Inc., of Dallas