

# One of nation's largest radio station owners gets new D-FW digs, other real estate deals

Pepperidge Farms, Allstate and others signed leases for D-FW area offices. More than half a million square feet of office space has been leased recently.



By **Nick Wooten**

Nov. 14, 2024 | Published 7:00 a.m. | ⌚ 4 min. read



Global law firm Paul Hastings LLP has signed a long-term 37,000-square-foot pre-lease at BDT & MSD Partners, Trammell Crow Company, The Retail Connection and Highland Park Village Associates' Knox Street development. (Courtesy of Trammell Crow Company)



Audacy, the nation's second-largest radio station owner, is getting new Dallas-Fort Worth digs.

The Philadelphia-based company is taking a full floor — 24,000 square feet — at Lakeside Square in northern Dallas.

The firm owns several D-FW radio stations, including [105.3 The Fan](#), 98.7 The Spot and ALT 103.7, among others. Deme Mekras and Travis Boothe with Cushman & Wakefield represented Audacy.

It's part of more than 53,000 square feet of leases at Lakeside Square announced by real estate firm JLL.

The agreement is one of several larger leases announced in the Dallas-Fort Worth area over the past few weeks. Agreements have been reached for more than half a million square feet of office space.

---

Below is a list of leasing activity and other commercial real estate transactions of note. The leases included in this report are for 15,000 square feet or more.

- [Halff](#), one of the nation's top infrastructure consulting firms, will have a new home in Richardson. The firm will occupy 80,000 square feet of vacant office space at Galatyn Commons at 2380 Performance Drive. Halff will invest \$10.8 million in the first year to support tenant improvements and costs related to furniture, fixtures and equipment. Halff will remain in its current location at 1201 N. Bowser Road until the end of 2025. As part of the agreement, the city will assist with improvements to the new office space. Halff is eligible for a \$500,000 grant after it invests a minimum of \$8 million in the property and signs a 10-year lease.
- Commercial bakery [Pepperidge Farm](#) signed a 45,406-square-foot industrial lease at 1405 E Lookout Drive in Richardson. Josh Barnes, Blake Troiani, and Weston Porter with Holt Lunsford Commercial represented landlord Crow Holdings. Cushman Wakefield's Micheal Paine represented the tenant.
- Woodbine Commercial has signed an office lease with law firm [Gray Reed](#) for nearly 45,406 square feet at Uptown's 1845 Woodall Rodgers. Gray Reed will begin construction on their new office in 2025. Upon completion, an estimated 150 employees will relocate to the 1845 Woodall Rogers space, Woodbine announced. The law firm is currently housed at the 50-story Santander Tower in downtown Dallas.
- Global law firm [Paul Hastings LLP](#), a premier global law firm, has signed a 37,000-square-foot lease at a massive [Knox Street high-rise complex](#) in Dallas. The office tower is now 100% leased and will deliver in late 2026. The project is a venture of BDT & MSD Partners, Trammell Crow Company, The Retail Connection and Highland Park Village Associates

- The City of Lewisville renewed its 26,824-square-foot lease at 1955 Lakeway Drive in Lewisville. Andrew Gilbert, Keaton Brice, and Jon Skidmore, along with Holt Lunsford Commercial represented landlord Rycore. Jerry Averyt with Younger Partners represented the tenant.

Kratos Building Products Inc. renewed a 26,400-square-foot lease at 12901 Nicholson Road in Farmers Branch. Andrew Gilbert, Keaton Brice, and Jon Skidmore with Holt Lunsford Commercial represented landlord Oxford. Darrell Hurmis with Henry S. Miller represented the tenant.

- TJ Inspection, Inc. renewed its 22,332-square-foot lease at 655 N. Glenville Drive in Richardson. Josh Barnes and Weston Porter with Holt Lunsford Commercial represented the landlord, ATCAP.

Wintrust Commercial Finance extended its lease at Frisco's Hall Park. The firm occupies

- 19,000 square feet at 3201 Dallas Parkway. Tyler Thomas of Trumont Commercial represented WCF in the lease renewal transaction.
- E&T Plastics of Texas, LLC renewed its 16,840-square-foot lease at 1174 Security Drive in Dallas. Canon Shoults and Maddy Coffman with Holt Lunsford Commercial represented the landlord, Hines. Matt Elliott with NAI Robert Lynn represented the tenant.
- Dallas-based Billingsley announced several new leases at its Cypress Waters development. The larger leases include:
  - Salad & Go signed a lease for more than 31,000 square feet at 8840 Cypress Blvd., Suite 200. Todd Noonan of Stream represented the tenant. The lease begins on Feb. 1, 2025.
  - Real estate company Greystar signed a lease for more than 37,000 square feet at 8840 Cypress Waters Blvd., Suite 300. Scot Ison of Axis Tenant Advisors represented Greystar. The lease begins Feb. 1, 2025.
  - Residential lawn care, pest control, and home services firm Senske signed a lease for 28,253 square feet at 3300 Olympus Blvd., Suite 180. Taylor Dickerson of JLL represented Senske. The lease begins March 1, 2025.
  - Insurance firm Allstate signed a lease for more than 53,000 square feet at 3300 Olympus Blvd., Suite 400. Ryan Buchanan of CBRE represented Allstate. The lease begins June 1, 2025.

The Dallas office market saw its best numbers in over two years during the third quarter of 2024, according to data from real estate services company JLL.

Demand for new construction is high, with 78.2% of Dallas office space being built currently already pre-leased, according to the JLL's third-quarter report.



By **Nick Wooten**

Nick is a real estate reporter for the Dallas Morning News. He previously worked as a digital investigative reporter at 11Alive, Atlanta's NBC affiliate. He's produced award-winning state politics coverage and feature reporting at Georgia newspapers. Nick is a graduate of Mercer University in Macon, Georgia.

**Connect:** [✉](#) [X](#) [in](#)

