

THE OFFICES AT THE REALM

DALLAS, TEXAS



YEAR COMPLETED:

2019

SIZE:

280,000 sq. ft.

OWNER:

Bright Realty

ARCHITECT:

BOKA Powell

DESIGN ARCHITECT:

505 Design

CONTRACTOR:

Hill and Wilkinson

RLG SERVICES:

Structural Engineering

PROJECT DESCRIPTION /SCOPE:

The Realm at Castle Hills is a master-planned, 324-acre, community offering office, retail and luxury living. Inspired by outstanding urban community design, The Realm serves to connect people with each other and their environment. With an overall focus on quality of life, The Realm blends the sophistication of an urban lifestyle with unique and beautiful outdoor activity and event spaces.

Phase I consists of Offices at The Realm and Crescent Park. The property is located just south of State Highway 121 and west of Josey Lane. Offices at The Realm offers an easy commute to workers from Frisco, Plano, The Colony, Carrollton, Irving, and Lewisville.

Offices at The Realm is a nine-story Class A office building that broke ground in early 2018 as Phase I of the Castle Hills development in Lewisville. The tower includes 16,000 square feet of first-floor restaurant space. To match the Realm's brand, the tower features various Arthurian theme art installations, including a five-story hand-painted, outdoor mural and an oversized aquarium inside the lobby. Additionally it has five-level structured parking providing 943 spaces for the office.

RLG's structural team provided design services for the new nine-story office building. The concrete structure consisted of one-way slab, pan beam, and post-tensioned girders with a drilled shaft foundation. There are curved concrete beams extending away from the typical building face at the perimeter of the second level to match the circular drive encompassing a landscaped "crescent." This additional second level area serves as future patio/balcony space. The building columns extend 20 feet above the roof to support a screen wall enclosing the rooftop mechanical area.