

# Westlake I & II

Tampa, FL



*"Your firm's reputation as the pre-eminent design builder in the market is well earned, and one that distinguishes you from the rest."*

Robert A. Abberger  
Managing Principal  
Trammell Crow Company



## Project Summary

- Client  
Trammell Crow Company
- Location  
Corporate Lake Drive  
Tampa, FL
- Project Size  
Two, three-story 90,000 sf Class B suburban shell office buildings. Corporate office park, multi-building program. First two of three buildings master planned for this site.
- Building Systems  
Tilt wall structural frame was created using site cast concrete with interior 30' x 30' bay column spacing.
- Building Features  
Excellent thermal and security protection with the use of exterior site cast concrete walls. The utilization of site casting also eliminates columns at the perimeter walls creating more usable space.



## Project Highlights

This corporate office park is located along the Veteran's Expressway in Tampa. The buildings are sited in a park-like environment with beautiful views overlooking a natural lake front. The project scope included full infrastructure development valued at approximately \$1 million. The park was planned for future expansion of a third building.

Site conditions cannot always be predicted, as was the case on this project. Unsuitable soils were discovered under the proposed building pad location. After investigation, they were removed and replaced with acceptable materials. We assisted the owner with this process in order to minimize the impact to the project in both time and money.

In spite of the two month delay in the project schedule to remove and replace this soil, the project was completed within the original seven month schedule.

R.R. Simmons designed the buildings to maximize usable interior space. A 30' x 30' column bay system with site cast concrete walls provided for an efficient use of space as well as providing for thermal efficiency and building security. Adding to the energy efficiency was the use of insulated glass at the building perimeter.