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Dallas architects head to landmark Meadows Building

Energy Square office campus is now 80% leased.



Built in 1955, the Meadows Building is part of North Dallas' Energy Square. (Smiley N. Pool / Staff Photographer)



By [Steve Brown](#)
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A new business lease has taken a high-profile North Dallas office campus to 80% leased.

Dallas' SHM Architects has taken the top floor in the landmark Meadows Building on North Central Expressway. The historic office building is part of the [14-acre Energy Square at North Central Expressway and University Drive](#).

The [67-year-old Meadows Building](#) was one of North Dallas' first suburban offices and is one of five offices in the property owned by GlenStar Properties and USAA Real Estate.

After buying the buildings in 2015, the investors spent more than \$50 million on upgrades.

SHM Architects is taking 12,218 square feet of space in the Meadows Building in a move from nearby Knox Street.

“The company needed a space that is both larger and inspiring to accommodate its growing head count and promote its brand and image,” Transwestern’s Michael Griffin said in a statement. “The penthouse space of the iconic midcentury modern Meadows Building, with massive balconies and a jewel box of glass in every direction, was the perfect solution.”



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Transwestern's Griffin and Ethan Minter represented SHM in lease negotiations.

The architect joins other design firms — the largest of which is Gensler — in the landmark building.

“Ever since the beginning of our firm, we have had our eye on the Meadows Building,” SHM Architects' David Stocker said in a statement. “It is a lovely example of midcentury modernism. It reflects our firm's idea of respecting history yet building on those ideas in new ways.

“The building and the amenities of Energy Square are an outstanding fit for the culture of SHM Architects, and we look forward to our new view over the central section of Dallas.”

Energy Square has more than 1.1 million square feet of offices and includes a 10,000-square-foot fitness center, a conference center, tenant lounges, a campus park and an outdoor deck.

Jeff Eckert, Blake Shipley, Haley Hullett and Ayanna Jarvis of Jones Lang LaSalle market the properties for GlenStar and USAA Real Estate.

“This year we've done in terms of new deals a little over 100,000 square feet,” said Jonathan McLaurin, USAA's asset manager. “That's around 10% of the square footage.”

He said the campus has made up ground lost during COVID.

McLaurin said the Meadows Building, with its 1950s chic style, has been a hit with design firms. He said the top floor was a perfect fit for SHM Architects

“We held that off the market trying to identify the right tenant to utilize that space the best,” he said. “In the Meadows Building, there are a bunch of architects.

“A lot of smaller mom-and-pop firms love the building.”



Energy Square is at U.S. 75 and University Drive in North Dallas. (Energy Square.)

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