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Sometimes it all comes down to timing — and for Plano-based [Granite Properties](#) \$150 million speculative office tower project and Hilton Granite Park conference hotel was no exception.

The decision to move forward on Granite Park Four, a 300,000-square-foot speculative office building, came down to timing and seeing the ability to pull off two massive additions to Granite Park, COO [Greg Fuller](#) said.

"We believe the hotel will be the centerpiece for this park and a demand generator for this office space," Fuller said. "We are excited for the development of that park. It's exciting."

The speculative office tower will be built near the [newly announced](#) 300-room Hilton Granite Park conference hotel.

Granite Properties plans to break ground on the office tower next spring. This will be the fourth Class A office building in the 3-million-square-foot mixed-use Granite Park development. The occupancy rate for Granite Park is 95 percent.

BOKA Powell is the project architect. Austin Commercial is the general contractor on the hotel project. Granite Properties plans to hire a general contractor on the office tower this week.

Construction is slated to take 14 months.

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Granite Properties plans to begin construction on its 300,000-square-foot speculative office tower project in early 2013. The tower is part of a \$150 million development, which includes a Hilton-branded hotel. BOKA Powell is the architect.