

NEXT HOT SUBMARKET?

We suppose one can never know the next big thing. But maybe ask the guy who has a **new hotel development** planned to start after the New Year and a 300k SF Houston **spec office project** in the works. Luckily, he's speaking at *Bisnow's Dallas State of the Office* event Sept. 18 at the Westin Galleria. [Register](#) and read on.



Granite Properties COO **Greg Fuller** says project starts are about the type of product put in a specific market as well as the **amenities** around it. (We contest that a sand pit could lease up in a day if there was a Buffalo Wild Wings and an Apple Store next to it.) For instance, the Class-A **Granite Park** was the first of its kind to give a multi-tenant option to the large corporate campuses, he says. Granite is adding a **Hilton Hotel at Granite Park** to the amenity base there, starting early next year and opening in 2014.



Here's what the Hilton will look like. While Granite is always prowling for **investment opportunities** from Atlanta to LA, its desire is to play in the **value-add space**. "We like to buy something broken, fix it, and lease it up. If there's a capital issue, we can solve it. And, we'll build something new when that makes sense," he says. Like the 12-story spec **Granite Briarpark Green** in Houston's Westchase submarket, which will open in 2014. When he's not building and buying, Greg likes to play golf at Stonebriar. (So if you see a Titleist Pro-V1 in your yard—he'd like it back please.)

DODGE, DIP, DIVE, DUCK, & DODGE



Granite's not just about building up, but knocking down—each other, that is. The firm recently held its first **Trampoline Dodgeball Tournament** for charity. While Greg didn't throw-down, Granite prez/CEO **Michael Dardick** had a good time, despite his red team's loss to the blue team.



The triumphant blue team took the Trampoline Dodgeball title as well as the Golden Dodgeballs. But, to borrow an old cliché (that's almost as worn out as **Robert Jimenez** was by the end of the day), it was a **win-win** for Granite and the **Children's Medical Red Balloon Run and Relay**. Granite employees donated money on behalf of the coworkers they wanted to see play, and more than **\$1,000** was raised. Granite employees will also volunteer and participate in the charity's big fundraising event on Oct. 20.