

Winstead departs Renaissance offices

BY CANDACE CARLISLE | STAFF WRITER

It's been 25 years, but Kevin Sullivan still remembers the excitement around Dallas-based Winstead PC's last move into Renaissance Tower in downtown Dallas.

"It was a brand new space, and it gave us the ability to practice law as well as you could for your clients in 1987," said Sullivan, who was an associate lawyer at the time. "Now, it's 2012 and we're equally as excited to move into this space."

On Oct. 22, Winstead PC will open its new offices in eight floors of a 10-story office tower at 2728 N. Harwood St. within the Harwood District near Uptown Dallas.

The law firm will move out of the top four floors of Renaissance Tower, making that space available for lease.

The law firm will move into significantly less space, taking its offices from about 200,000 square feet to 128,732 square feet. The move reflects the changing legal industry, said Sullivan, who is now the firm's chairman and CEO. The Dallas office houses corporate services and is the largest office of Winstead's nine locations throughout the country.

"When we moved into this building 25 years ago, this space was state-of-the-art, but it's not anymore," he said, sitting in his half-packed corner office in Renaissance Tower earlier this week. "We were built for an era when lawyers used gigantic libraries, and now the need for a large law library has gone by the wayside."

Another change over the decades: The ratio of secretaries to lawyers. Instead of a one-to-one ratio, there's typically one secretary for every three lawyers.

The new office is designed for collaboration and teamwork.'

Howard Mudrick
Executive director, Winstead PC

"As technology has improved, there's efficiencies for young lawyers to do things themselves, such as research and emails, and it would be ridiculous to ask a secretary to do that now," Sullivan said.

With the technology shift, Winstead consolidated its law library within the new offices to about 15 percent of the former library, he said.

Terri Lawrence, director of library and information resources, spent a year condensing the library's 250 shelf units into 39

shelves.

By shrinking the library, as well as space for secretaries and files, the company was able to create more collaborative spaces for employees to meet with clients and each other. The goal is to improve communication, Sullivan said.



PACKING UP: Winstead attorney Adam Darowski gets ready to pack up his office in preparation for a move to the firm's new Uptown digs. Winstead is finishing its move over the weekend into 128,732 square feet at 2728 N. Harwood St.

Winstead's lawyers will begin moving Friday. The move is expected to wrap up Sunday evening.

Move Solutions is the firm's moving company. Design firm lauckgroup worked on the space.

The Beck Group was the project's general contractor. The move is bittersweet for Sullivan, who says he still gets requests from people who want to tour the library where the movie "Robocop" was filmed, but the law firm is onto its next chapter in history.

"This was a collective experience with everyone in the firm," he said. "We don't do this often, and I'm not sure I'll be around here for the next move."

There were two big challenges to Winstead's move and redesigning the new office space, said Howard Mudrick, executive director at Winstead, who is overseeing the

relocation.

The first challenge was that the firm had amassed nearly 40 years of client files, and had to responsibly dispose of them or move them to the new space.

The move also brought on a challenge to the hierarchical system that inherently exists in law firms.

"We had to break down the barriers," Mudrick said. "The new office is designed for collaboration and teamwork. We gave them no choice but to work together."

The new office has numerous collaborative rooms and a terrace on the 10th floor for employees to gather for lunch, or where lawyers can meet with clients.

"This is the future of the firm," Mudrick said

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NOTABLE DEALS

■ **Oceus Networks Inc.** has leased 15,574 square feet of office space at Cascades at The Colony campus off **State Highway 121 in The Colony**. Harry Knapke and Brad Struck of Transwestern represented the tenant. Burson Holman and Adam Hammack of CBRE represented the owner, Jackson-Shaw.

■ **Datastar USA Inc.** has leased 9,346 square feet of office space at Cascades at The Colony campus off State Highway 121 in The Colony. Scott Morse of Citadel Partners LLC represented the tenant. Burson Holman and Adam Hammack of CBRE represented the owner, Jackson-Shaw.

■ **Wedding Linens Inc.** has leased 34,800 square feet of office and warehouse space at **11425 Anaheim Drive in Dallas**. Will Melton of Warehouse Properties represented the tenant. Chad Albert and Mark Miller of NAI Robert Lynn represented the landlord.

■ **Rob Cammack** has purchased a 79,190-square-foot building at **5650 Kroger Drive in Fort Worth**. Todd Hubbard of NAI Robert Lynn represented the seller, Metro Active Leasing.

■ **Dave Bigalke** has purchased a 5,985-square-

foot building at **2812 S. Pipeline Road in Euless**. Mark Skinner of Property Advisors Realty represented the buyer. Todd Hubbard of NAI Robert Lynn represented the seller, CF Electric.

■ **Sola Salon Studios** has leased 10,237 square feet of retail space at the Marketplace at Highland Village at the **northeast corner of FM 407 and FM 2499 in Highland Village**.

■ **FSG Electrical** has purchased a 20,212-square-foot building at **2411 Minnis in Haltom City**. Todd Hubbard of NAI Robert Lynn represented the buyer. Garry Vasseur of Coldwell Banker Commercial represented the seller.

■ **TXS Industrial Design** has leased 10,075 square feet of space at **3301 Matrix Drive in Richardson**. David Peterson of NAI Robert Lynn represented the tenant. Brett McMillan of Vantage Companies represented the property owner.

■ **Crossfit Underworld** has leased 5,400 square feet of space at **1220 Conveyor in Dallas**. Jeremy Mercer of Mercer Co. represented the tenant. Brett McMillan of Vantage Companies represented the owner.

■ **Ceragon Network** has leased 12,461 square feet of office space at Cascades at The Colony campus off **State Highway 121 in The Colony**. Dave Peterson of NAI Robert Lynn represented the tenant. Burson Holman and Adam Hammack of CBRE represented the owner, Jackson-Shaw.

■ **Vertical Trampoline Park Enterprises** has leased 34,190 square feet of office and warehouse space at **5650 Kroger Drive in Fort Worth**. Joseph Williams of Woodmont represented the tenant. Todd Hubbard of NAI Robert Lynn represented the landlord, 5650 Kroger LLC.

■ **Centric Capital Partners** has purchased an 18,761-square-foot property leased to a Wendy's Restaurant property across from Texas Christian University at the **southeast corner of West Berry and Forest Park in Fort Worth** for an undisclosed sum. Robert Williams of Centric Capital represented the buyer. Brad Gibbs of SRS Real Estate Partners represented the seller, Wendoma Realty.

■ **CAPPS Van Rentals** has purchased a 33,000-square-foot building at **2259 Valdina in Dallas**. Bo Price represented the buyer. Robert

Blankinship of NAI Robert Lynn represented the seller, Chapel Inc.

■ **Kerr Industries of Texas Inc.** has leased 50,000 square feet of office and warehouse space at **1101 N. Great Southwest Pkwy. in Arlington**. Michael Stanzel of NAI Robert Lynn represented the tenant. Michael Spain and Jim Ferris of Bradford Commercial Real Estate Services represented the landlord.

■ An undisclosed buyer has purchased 3.4 acres of residential-zoned land in the Windy Hills Farms master-planned community at the **northeast corner of FM 544 and Heritage Parkway in Murphy**. Collin Prater of CASE Commercial represented the seller, Forestar USA Real Estate Group, an affiliate of Forester Properties Inc.

■ An undisclosed buyer has purchased a 32,400-square-foot building leased to Ross Dress for Less at **4629 S. Hulen St. in Fort Worth** for an undisclosed sum. Jason Vitorino of Marcus & Millichap represented the buyer and the seller, an undisclosed partnership.

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