

# MILLENNIUM TOWER

15455 North Dallas Parkway | Addison, Texas



## THE BUILDING

- 14-Story Class AA Oice Tower
- Total 357,102 RSF
- Fitwel Viral Response Approved / Energy Star
- BOMA 360 Designated Building
- Direct Access to Dallas North Tollway at Arapaho Road
- Voted "Favorite Oice Building" by *North Dallas Business Magazine* readers

## THE PERKS

### ON-SITE AMENITIES

- State-of-the-art, 7,000 SF fitness facility with Peloton bikes
- Conference facility, tenant lounge, and lobby with Wi-Fi
- New Hightower Café and Starbuck
- Full floor executive suites
- 7-story connected parking garage
- Car wash and shoe-shine service
- WellSpace™ initiatives include air sterilization system in building HVAC eliminating up to 99% of germs and viruses in the air
- 24/7 key card access
- On-site management and engineering by Gaedeke Group

### AREA AMENITIES

- Hotel Intercontinental
- Multiple golf & country clubs
- Restaurant Row with 170+ restaurants

## THE FACTS

5-15 years

### LEASE TERM

**RENTAL RATE** \$28.00 - \$30.00 NNN  
Estimated 2024 OPEX \$13.30 / RSF  
Estimated 2024 Electricity \$1.74 / RSF

**COMMON AREA FACTOR** 19.37%  
**TENANT FINISH** Negotiable

**BUILDING HOURS** Mon - Fri 7:00am to 6:00 p.m.  
Sat 8:00 a.m. to 1:00 p.m.

**PARKING** 4:1000 ratio

Garage parking for tenants and visitors  
Tenant Parking with Access Card & Toll Tag Readers  
Reserved garage: \$100.00/month plus tax  
Unreserved garage \$35.00/month plus tax  
Executive garage \$150.00/month plus tax

**FIBEROPTICS PROVIDERS** AT&T  
Cogent  
FPL Fibernet  
ITS (Intelligent Technology Solutions)  
Level 3  
Logix  
Spectrum Business Fiber

## THE LEASING TEAM

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