



15455 North Dallas Parkway | Addison, Texas



## THE BUILDING

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

## THE PERKS

### ON-SITE AMENITIES

- State-of-the-art, 7,000 SF fitness facility
- Conference facility, tenant lounge and lobby with Wi-Fi
- Full Service Murphy's Deli and Starbucks
- Full floor executive suites
- 7-story connected parking garage
- Car wash & shoe shine service
- Wellness initiatives include air sterilization system in building HVAC and elevator cabs eliminating up to 99% of germs and viruses in the air, limited capacity and enhanced cleaning of amenity spaces, one-way routing, designated entrances/exits, and facemasks/sanitizer available in lobby
- 24/7 key card access
- On-site management & engineering by Gaedeke Group

### AREA AMENITIES

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

## THE FACTS

<b>AVAILABILITY</b>	1,604 - 15,830 RSF
<b>LEASE TERM</b>	5 - 15 years
<b>RENTAL RATE</b>	\$25.00 - \$27.00 NNN
	Estimated 2020 OPEX \$11.94 / RSF
	Estimated 2020 Electricity \$1.59 / RSF
<b>COMMON AREA FACTOR</b>	19.37%
<b>OCCUPANCY RATE</b>	84%
<b>TENANT FINISH</b>	Negotiable
<b>BUILDING HOURS</b>	Mon - Fri 7:00 a.m. to 6:00 p.m. Sat 8:00 a.m. to 1:00 p.m.
<b>PARKING</b>	4:1000 ratio
	Garage parking for tenants and visitors
	Tenant Parking with License Plate Recognition
	Reserved garage: \$100.00/month plus tax
	Unreserved garage \$35.00/month plus tax
	Executive garage \$150.00/month plus tax
<b>FIBEROPTICS PROVIDERS</b>	AT&T
	Cogent
	FPL Fibernet
	ITS (Intelligent Technology Solutions)
	Level 3
	Logix
	Spectrum Business Fiber

## THE LEASING TEAM

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