



15455 North Dallas Parkway | Addison, Texas



THE BUILDING

- 14-Story Class AA Office 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 Office 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
- Full service Murphy's Deli and Starbucks
- 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
 - Enhanced cleaning of amenity spaces
- 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

LEASE TERM	5-15 years
RENTAL RATE	\$28.00 - \$30.00 NNN
	Estimated 2023 OPEX \$12.82 / RSF
	Estimated 2023 Electricity \$1.87 / 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 License Plate Recognition
	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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Fitwel®
Viral Response
Certified

