

LEASING NOW



- ☉ 263,742 SF Building
- ☉ Class B Office
- ☉ 3.4:1000 parking ratio
- ☉ Top of Building Signage Available
- ☉ Best of Addison 2022 & 2023 - Corporate Office
- ☉ \$6M in Capex Completed 2022
- ☉ Training Center, Grab & Go Café
- ☉ Fitness Center
- ☉ Great Addison location with easy Tollway and I-635 Access

Located along bustling Midway Road, just north of Spring Valley, this three-building office campus offers over 260,000 square feet of modern workspace in the highly sought-after Far North Dallas submarket.

Enjoy unparalleled access to I-635, the Dallas North Tollway, and major thoroughfares, with shopping, the Dallas Galleria, and the Belt Line Road Restaurant District just minutes away.

A \$5 million renovation completed in Summer 2022 has transformed the property with:

Brand-new HVAC systems & roofing

Refreshed lobbies, restrooms & common areas

Upgraded interior & exterior lighting

This is a must-see office destination—top-of-building signage is available for premium visibility.

Schedule a tour today!



sunshinecpm.com

214-851-5435

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BUILDING

14275 Midway Road, Addison, Texas 75001

Located a half block off the corner of Spring Valley Road on Midway Road and Hornet Road

LANDLORD

REC Midway, LLC

LEASING COMPANY

Sunshine Commercial Properties

CONSTRUCTION

Renovated in 2022

Built in 1981

OPERATING EXPENSES

Can be viewed on LoopNet and Costar under Amenities

RENTABLE SQUARE FEET 263,742 RSF

AVERAGE FLOOR SIZE 22,500 RSF

COMMON AREA FACTOR 18%

PARKING

3.4 : 1,000 RSF

ELEVATORS

Six (6) passenger (2 per bldg)

AMENITIES

Training Center for 40

Grab and Go Café

Fitness Center

SECURITY

Access control card key system is utilized at all lobby entrances.

CEILING HEIGHT

Floor to Grid: 8'6"

Floor to Structure: 10'9"

BUILDING HVAC

Hours:

Monday - Friday 7:00 AM - 6:00 PM

Saturday - 8:00 AM - 1:00 PM After-

Hours HVAC = \$100 per hour

FACT SHEET



EQUIPMENT

Each floor is equipped with fan powered boxes and variable air volume boxes providing heating and cooling.

The central system is equipped with an Jace Niagra Controls Energy Management System capable of outside air economizer cycle installed in 2021.

HVAC provided by Eight 32 ton self contained condenser HVAC units with eight 30 ton AHU's.

TELECOM PROVIDERS

Spectrum, AT&T, and Logix provide voice, data, and high-speed fiber internet networks.

LIFE/FIRE SAFETY

Equipped with a fire panel system, fully-sprinkled wet-pipe system, and visual and audible alarms.

EMERGENCY SYSTEM

All emergency systems are backed up by a 200 kW diesel-fired electrical generator per building.

Photo Gallery – Midway Atriums

