

Two Addison Circle

15725 North Dallas Parkway
Addison, TX 75001



Leasing Information:
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Lincoln

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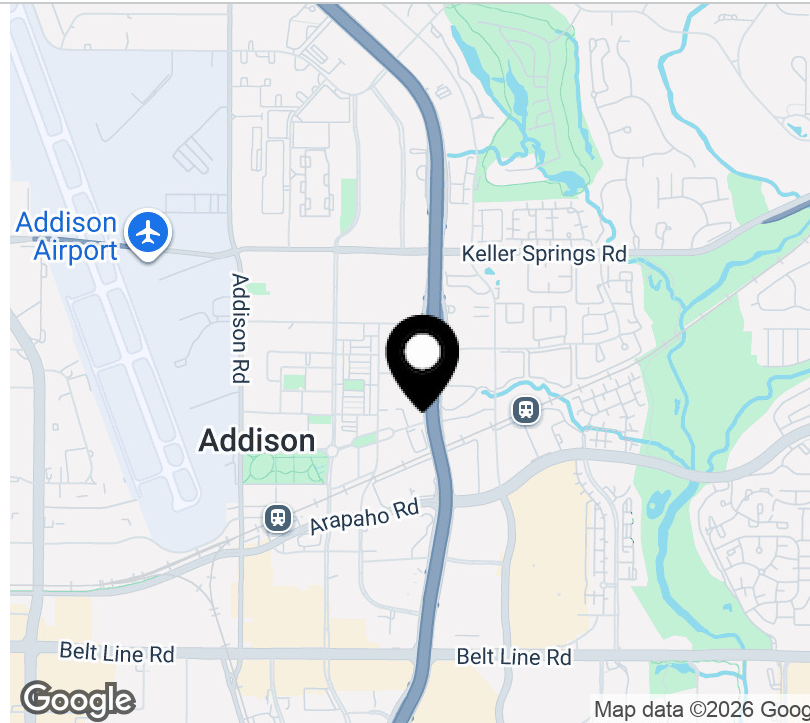
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TWO ADDISON CIRCLE

15725 Dallas Pkwy. | Addison, TX 75001

Office For Lease

13,989 - 14,443 SF



Property Highlights

- AVAILABILITY 3,000 - 13,500 RSF*
- LEASE TERM 3 - 10 years
- ESTIMATED OPEX \$11.81
- ESTIMATED ELECTRICITY \$1.57
- TENANT FINISH Negotiable
- BUILDING HOURS Mon-Fri 7:00am - 6:00pm; Sat 8:00am - 4:00pm
- PARKING 3.70:1,000 ratio; Reserved Spaces \$75.00/mo; Unreserved Spaces \$0.00/mo
- FIBEROPTICS PROVIDERS AT&T; C Beyond

Property Overview

Premier Class AA, 198,484 SF office building Built in 2009 Located in the heart of the Addison Town Center.

Availabilities	SF	Lease Rate	Date Available
Suite 650	13,989 SF	\$29.00 NNN	Now
Suite 220	14,443 SF	\$28.00 NNN	Now

Amenities

- Large efficient floor plans
- New Tenant Amenities: Tenant Lounge, Grab-n-Go, Conference Center, Fitness Center
- Over 30 retail locations, 11 restaurants, 2400 residential apartments and townhomes within walking distance.
- Nearby amenities include - 170 restaurants, 22 hotels, Addison Airport
- 2010 LEED certification by USGBC

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