



ADDISON TECH CENTER



Addison Tech Center is a 228,221 SF four (4) building Class A business park. This professionally landscaped property offers abundant parking, great visibility in a newer construction product and outstanding access to the North Dallas/Addison metropolitan area.



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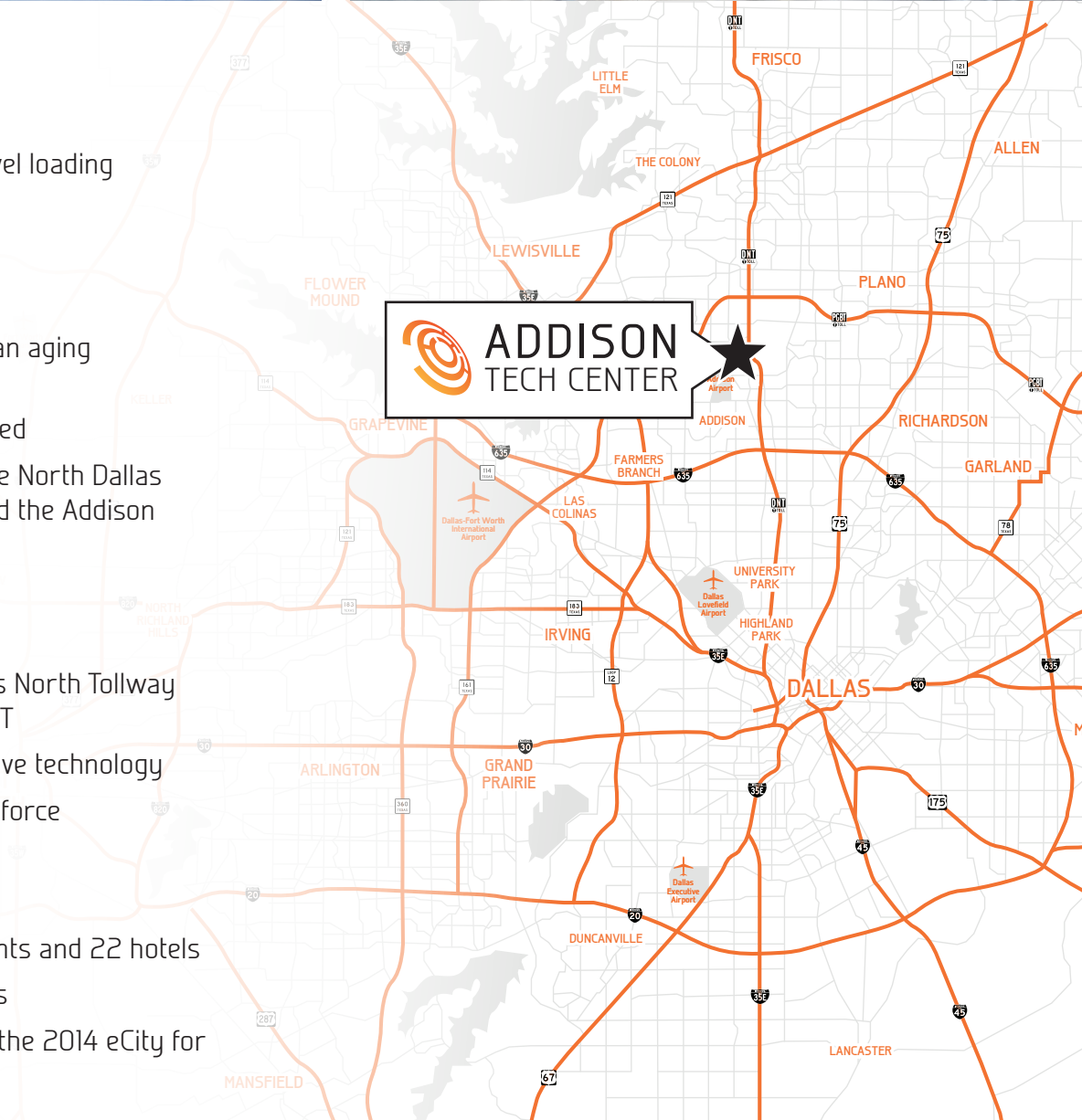


Project Features

- 18'-24' clear height
- Dock high and grade level loading
- Abundant parking
- 100% sprinklered
- 100% HVAC available
- Recent construction in an aging submarket
- Professionally landscaped
- Convenient access to the North Dallas Tollway, PGBT, I-635 and the Addison Airport

About Addison

- Located along the Dallas North Tollway between I-635 and PGBT
- Leader in innovation-drive technology
- Knowledge-based workforce
- Superior quality of life
- Low tax rates
- More than 170 restaurants and 22 hotels
- Town-produced festivals
- Google named Addison the 2014 eCity for the State of Texas



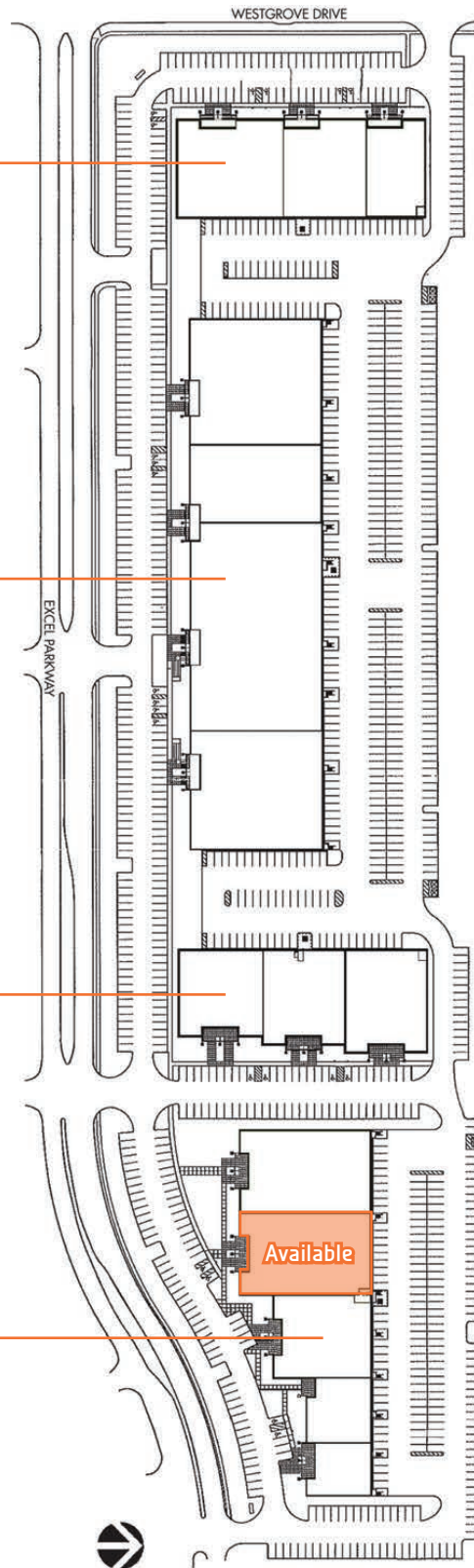


16750 Westgrove Drive

4355 Excel Parkway

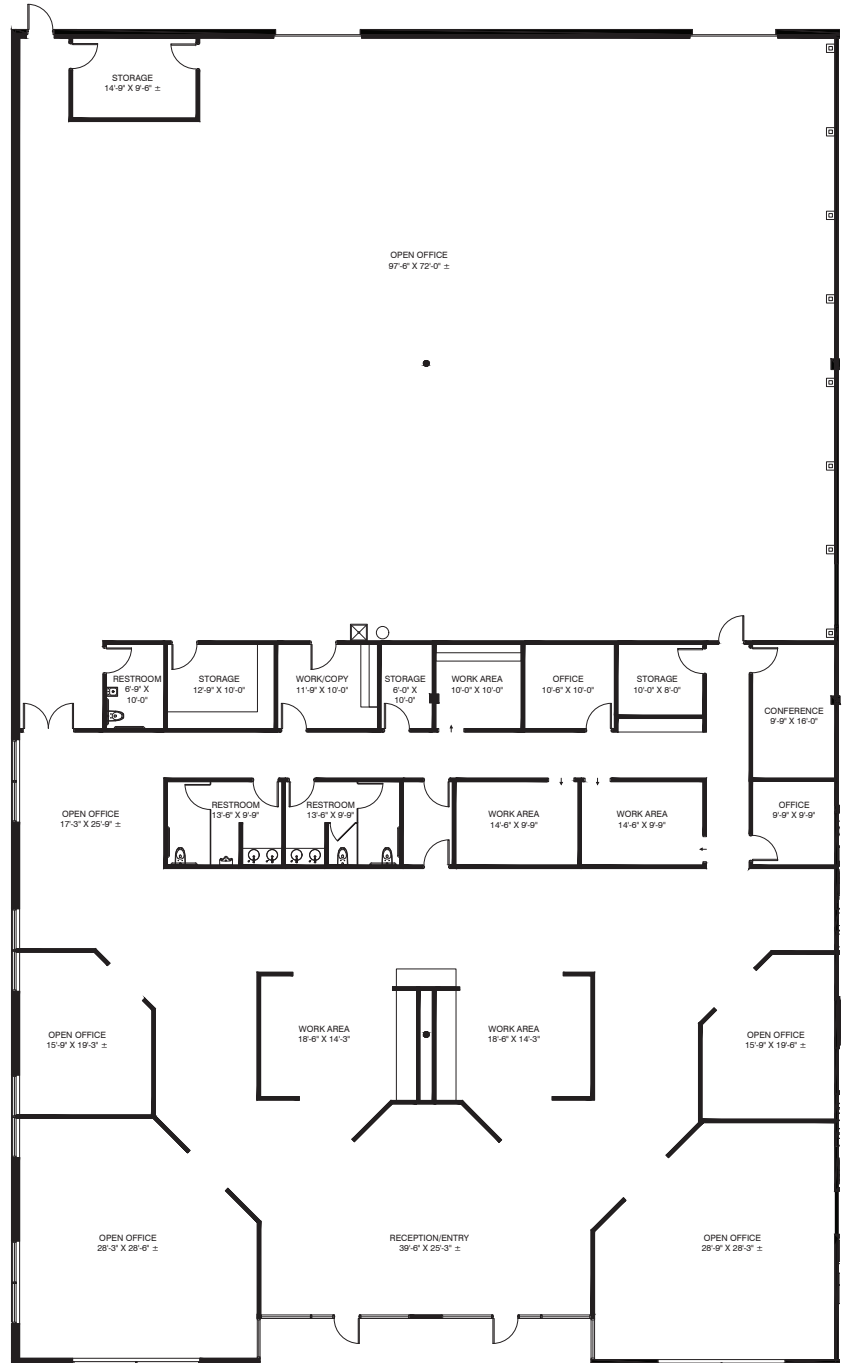
4505 Excel Parkway

4555 Excel Parkway



Suite Highlights

- 16,000 SF available
 - 50% office
 - 50% warehouse
- 20' clear height
- Two (2) dock high doors



Restaurants

1. Maguire's - 1.1 mi.
2. Ruth's Chris Steak House - 1.4 mi.
3. Uncle Julio's - 1.4 mi.
4. Liberty Burger - 1.4 mi.
5. Fish City Grill - 1.7 mi.
6. Mi Cocina - 1.7 mi.
7. Bic's Restaurant - 1.8 mi.
8. Fuddruckers - 1.8 mi.
9. Pappadeaux Seafood Kitchen - 1.8 mi.
10. P.F. Chang's - 1.8 mi.
11. Texas de Brazil - 1.9 mi.
12. Pei Wei - 1.9 mi.
13. BJ's Restaurant & Brewhouse - 2.0 mi.
14. On the Border - 2.0 mi.
15. Remington's Seafood Grill - 2.1 mi.
16. The Magic Time Machine - 2.2 mi.
17. Ida Claire - 2.2 mi.
18. The Melting Pot - 2.2 mi.
19. Kenny's Wood Fired Grill - 2.4 mi.
20. Fogo De Chão - 2.4 mi.
21. The Original Pancake House - 2.4 mi.
22. Great Outdoors - 2.5 mi.
23. Chipotle - 2.6 mi.
24. Flying Fish - 2.6 mi.
25. Chamberlin's Steak & Chop House - 2.7 mi.
26. Gloria's Latin Cuisine - 3.0 mi.
27. Snuffers - 3.3 mi.

Entertainment

1. Bent Tree Country Club - 1.4 mi.
2. WaterTower Theater - 1.6 mi.
3. Addison Circle - 1.7 mi.
4. Pete's Dueling Piano Bar - 2.1 mi.
5. Addison Improv Comedy Club - 2.2 mi.
6. Village on the Parkway - 2.5 mi.
7. Bowlero Dallas - 3.0 mi.
8. Brookhaven Country Club - 5.4 mi.

Retail

1. Walmart - 2.2 mi.
2. Office Depot - 2.4 mi.
3. Barnes & Noble - 2.5 mi.
4. Target - 3.4 mi.
5. Galleria Dallas - 4.1 mi.
6. Best Buy - 4.5 mi.

Hotels

1. Staybridge Suites - 1.6 mi.
2. Hyatt House - 1.8 mi.
3. Renaissance Dallas Addison - 2.0 mi.
4. Dallas/Addison Marriott Quorum - 2.5 mi.
5. Crowne Plaza Dallas - 3.1 mi.

Banks

1. Liberty Capital Bank - 1.3 mi.
2. Bank of America - 1.4 mi.
3. Wells Fargo - 1.6 mi.
4. Chase Bank - 1.7 mi.
5. Capital One - 2.8 mi.



