

MILLENNIUM TOWER

15455 North Dallas Parkway | Addison, Texas



THE BUILDING

- 14-Story Class AA Oice 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 Oice 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
- New Hightower Café
- Full floor executive suites
- 7-story connected parking garage
- 24/7 key card access
- On-site management and engineering by Gaedeke Group
- *Coming in 2026*: Lobby renovations and exterior amenities

AREA AMENITIES

- Hotel Intercontinental
- Multiple golf & country clubs
- Restaurant Row with 170+ restaurants
- *Coming in Early 2026*: DART Silver Line Station
 - 32 min. travel to DFW Airport Terminal B
 - Connections to the Addison Transit Center

THE FACTS

LEASE TERM	5-15 years
RENTAL RATE	\$28.00 - \$30.00 NNN Estimated 2025 OPEX \$13.97 / RSF Estimated 2025 Electricity \$1.56 / 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 Access Card & Toll Tag Readers 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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