

MILLENNIUM TOWER

15455 North Dallas Parkway, Addison, Texas 75001

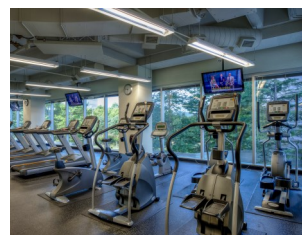
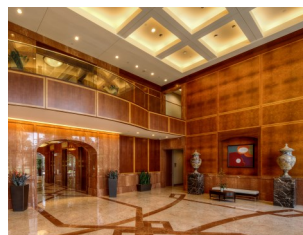


PROMINENT PLATINUM CORRIDOR CORPORATE ADDRESS

CONTIGUOUS SPACE	2,103 - 29,337 rentable square feet
LEASE TERM	5 - 15 years
RENTAL RATE	\$21.00 - \$22.00 NNN Estimated 2017 Op Expenses \$11.40 Estimated 2017 Electricity \$1.72 rsf
COMMON AREA FACTOR	19.37%
OCCUPANCY RATE	83%
TENANT FINISH	Negotiable
BUILDING HOURS	M-F 7:00 a.m. 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 Unreserved \$35.00/mo plus tax Reserved \$100.00/mo plus tax Executive \$150.00/mo plus tax

FEATURES AND AMENITIES

- 14-Story Class AA Office Tower
357,102 RSF
- Direct Access to Dallas North Tollway at Arapaho Road
- LEED Silver / Energy Star
- BOMA 360 Designated Building
- On-Site Management & Engineering by Gaedeke Group
- On-Site Courtesy Officer
After-Hours Card Key Access
- Full Floor Executive Suites
- State-of-the-Art Fitness Center
- Conference Facility, Tenant Lounge and lobby with complimentary Wi-Fi
- Full Service Murphy's Deli
- 7-Story Connected Parking Garage
- Car Wash & Shoe Shine Service
- Fiberoptics Providers: AT&T, Cogent, FPL Fibernet, ITS (Intelligent Technology Solutions), Level 3, Logix, TimeWarner
- Tenant Parking with License Plate Recognition
- Pedestrian Friendly Environment adjacent to Addison Circle hosts:
 - Taste of Addison
 - KaBoom Town
 - Octoberfest
- Area Amenities:
Hotel Intercontinental, area Golf & Country Clubs, Restaurant Row with 170+ Restaurants
- Walkscore 80 - **VERY WALKABLE**



LEASING INFORMATION:

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