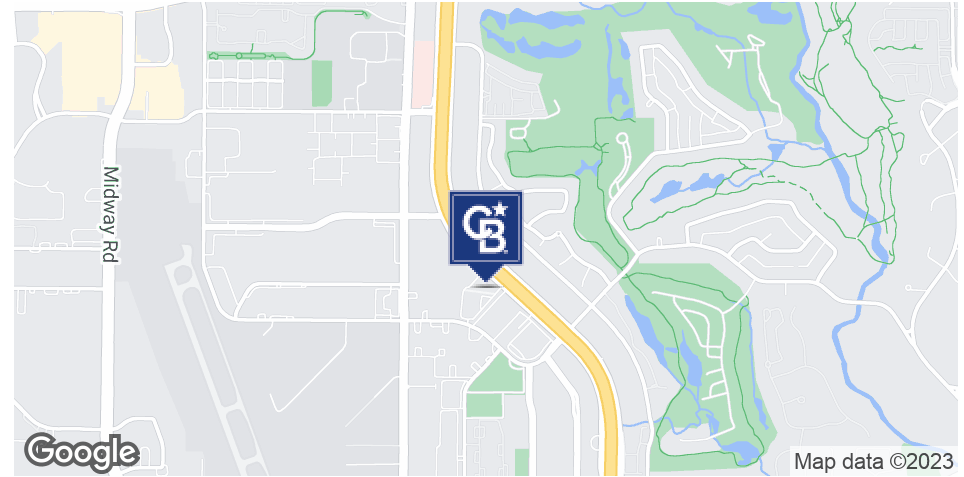


LEASE

ONE HANOVER

16633 Dallas Parkway Addison, TX 75001



OFFERING SUMMARY

Lease Rate:	\$31.50 SF/yr (Sub Lease)
Building Size:	205,036 SF
Available SF:	1,028 SF
Lot Size:	5.69 Acres
Year Built:	1997
Zoning:	Office
Market:	DFW
Submarket:	Addison

PROPERTY OVERVIEW

This is a gross lease at 31.50 PPSF PY with a total of 1028 sf sub lease space available. Use of the building amenities which include the building common areas, lobby, parking garage, and public restrooms are also included. The reception, waiting areas, and breakroom in suite 150 are included as well.

PROPERTY HIGHLIGHTS

- Class A building that is kept up daily.
- 1st floor suite with lobby amenities of the main building.
- Great location of North Dallas Tollway.
- Call for showing details. 469.794.6080

Darrin Coles
469 794 6080
TX #755167

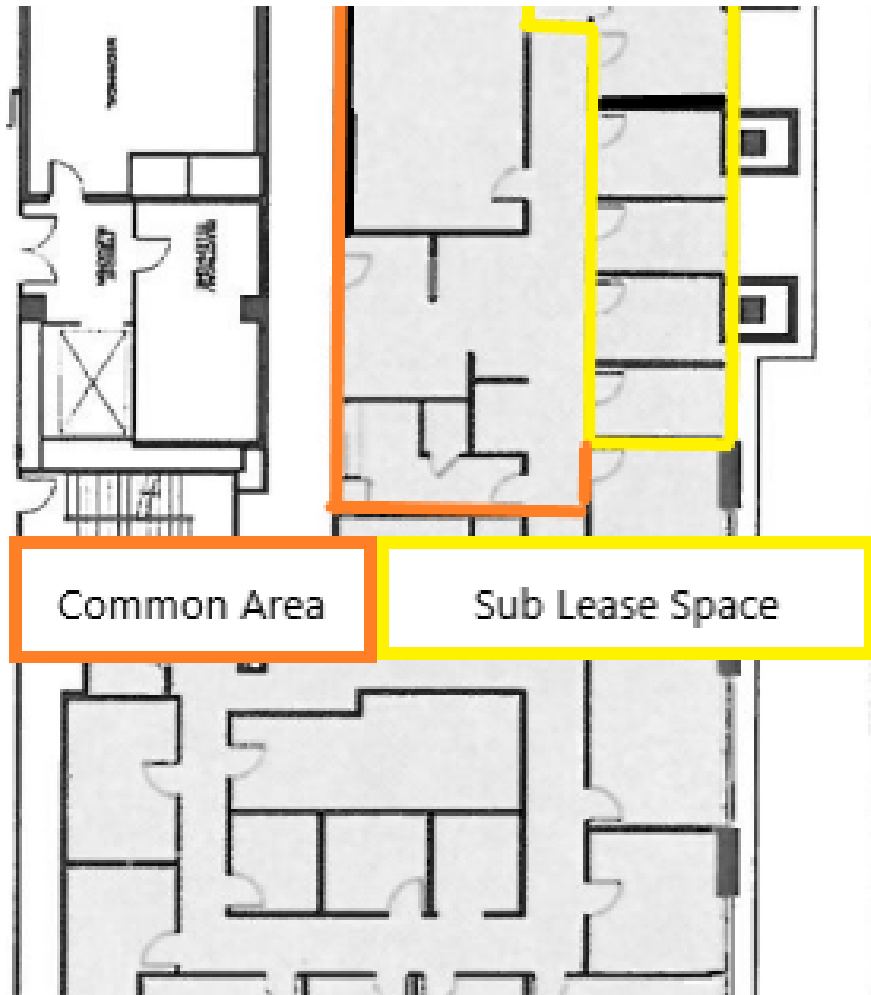


COLDWELL BANKER
COMMERCIAL
REALTY

LEASE

ONE HANOVER

16633 Dallas Parkway Addison, TX 75001



PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Located at 16633 Dallas Parkway in Addison, Texas, Suite 105 is a sublease space that offers the perfect opportunity for a medical or professional practice seeking a turnkey solution. This modern space boasts approximately 1028 square feet on the first floor, with 5 exam rooms, a communal break room, a check-in desk, and a comfortable waiting area.

This sublease space is ideally located right off Dallas North Tollway, making it a prime location for medical practices such as chiropractors and med spas. With ample space and a modern design, this space provides an excellent opportunity for a practice to establish itself in the heart of the city.

In addition to its prime location, the building also includes a parking garage, providing convenience and accessibility for patients and clients alike.

This sublease space at 16633 Dallas Parkway, Suite 105 offers a rare opportunity for medical professionals to establish themselves in one of the most sought-after locations in Addison, Texas. Don't miss out on this turnkey solution to establishing your practice in a modern, state-of-the-art facility.

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TX #755167



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COMMERCIAL
REALTY



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date