

A^o1

ADDISON CIRCLE ONE



15601 Dallas Parkway
Addison, TX 75001

Ao1

ADDISON CIRCLE ONE



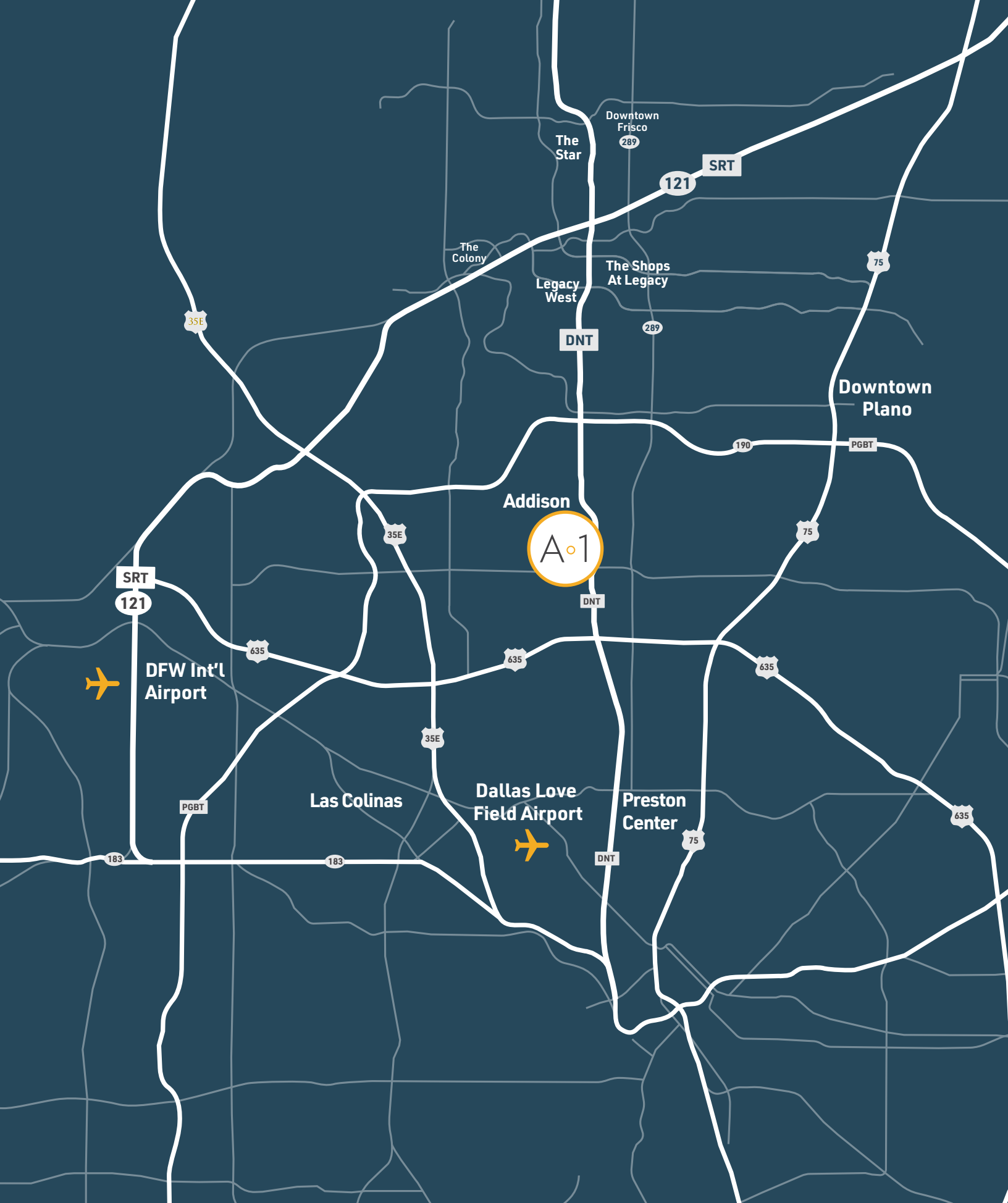


Addison Circle is a one-of-a-kind urban lifestyle center that offers a variety of top-notch shopping, dining, a health club, and luxury residential buildings, all centered within a beautiful park-like setting.

At its core is Addison Circle One, a 289,340 SF 10-story, Class AA office building with prominent Tollway visibility.



JOIN THE CIRCLE



Addison Circle's convenient north Dallas location provides excellent access to the entirety of the DFW metroplex.



THE CIRCLE OF LIFE





Addison Circle is highly walkable, 80-acre master-planned lifestyle development with Addison Circle One at its apex.



LIFESTYLE AMENITIES:

- 9** Restaurants
- 7** Fitness & Wellness Centers
- 3** Retail/Gift Stores
- 27** Service or business support retailers
- On-Site** Conference Center /Board Room & Training Room





7

1

48

25

1

39

32

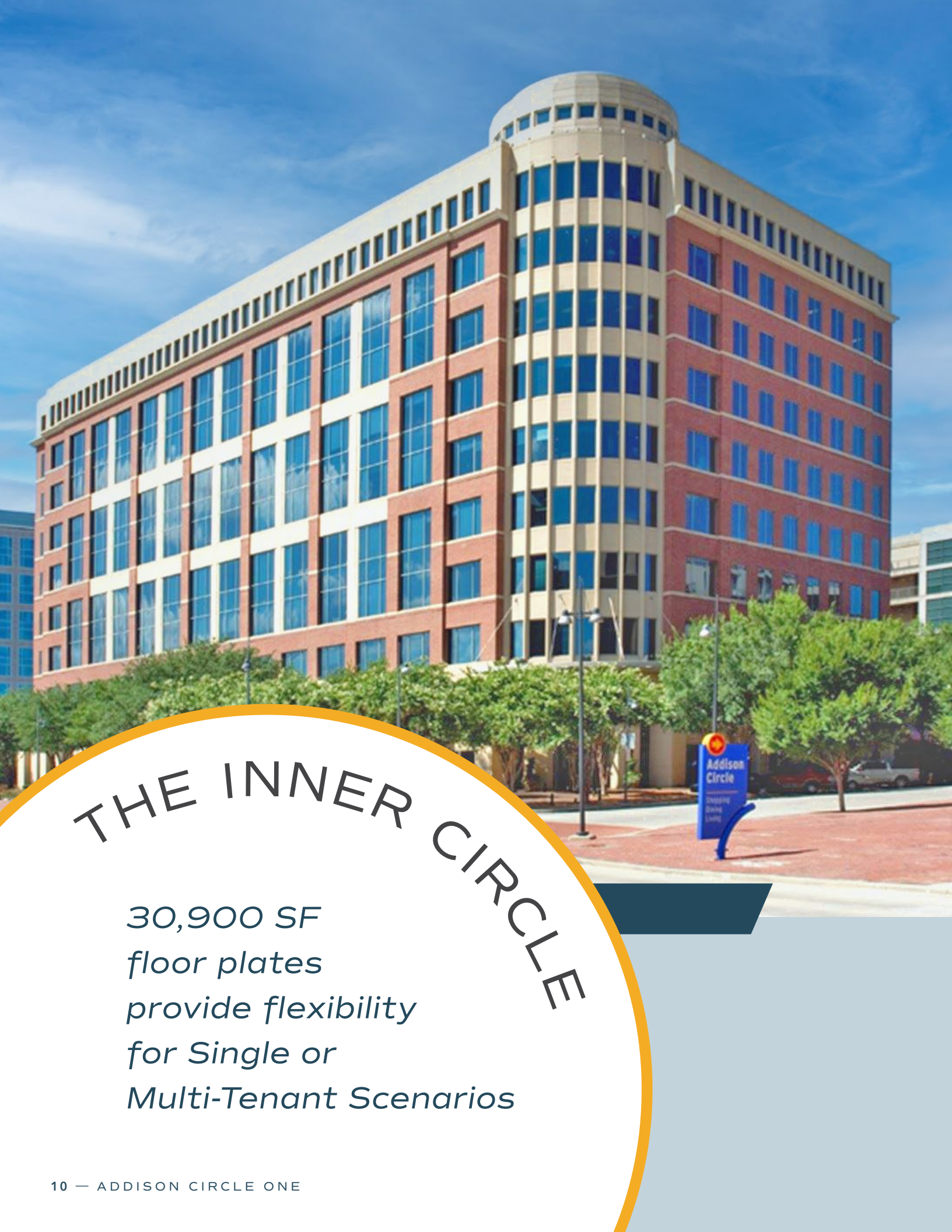
2

20

25

1

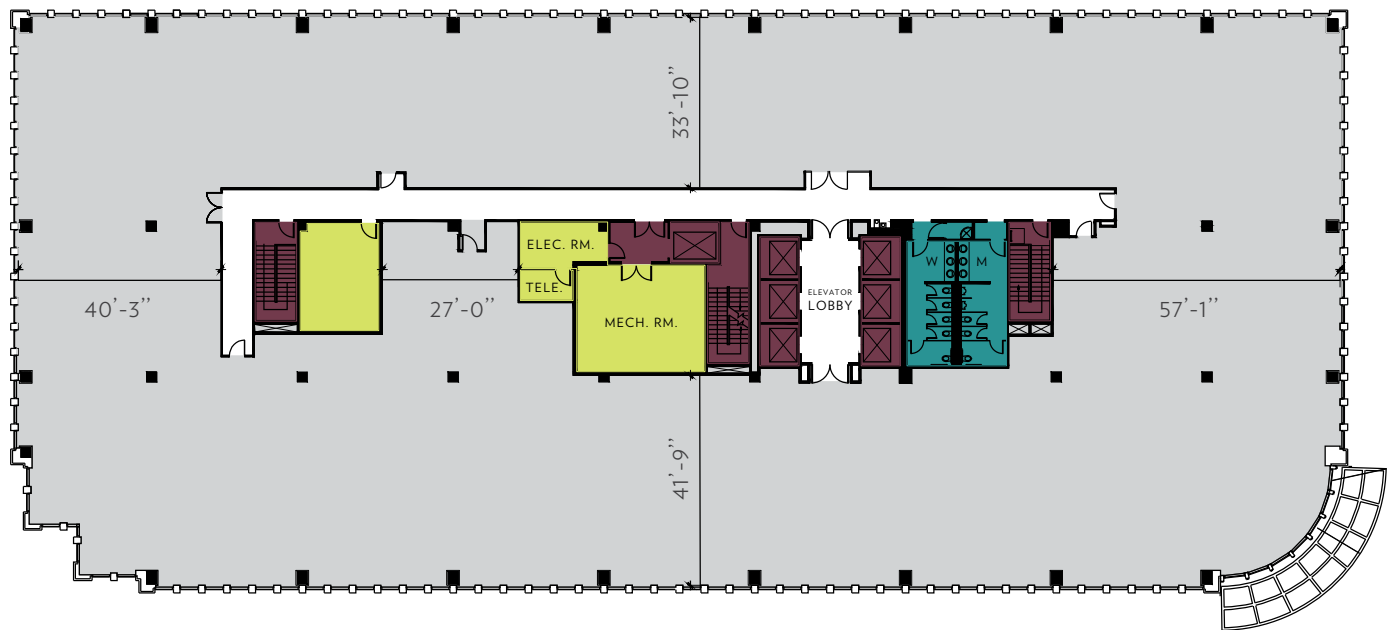




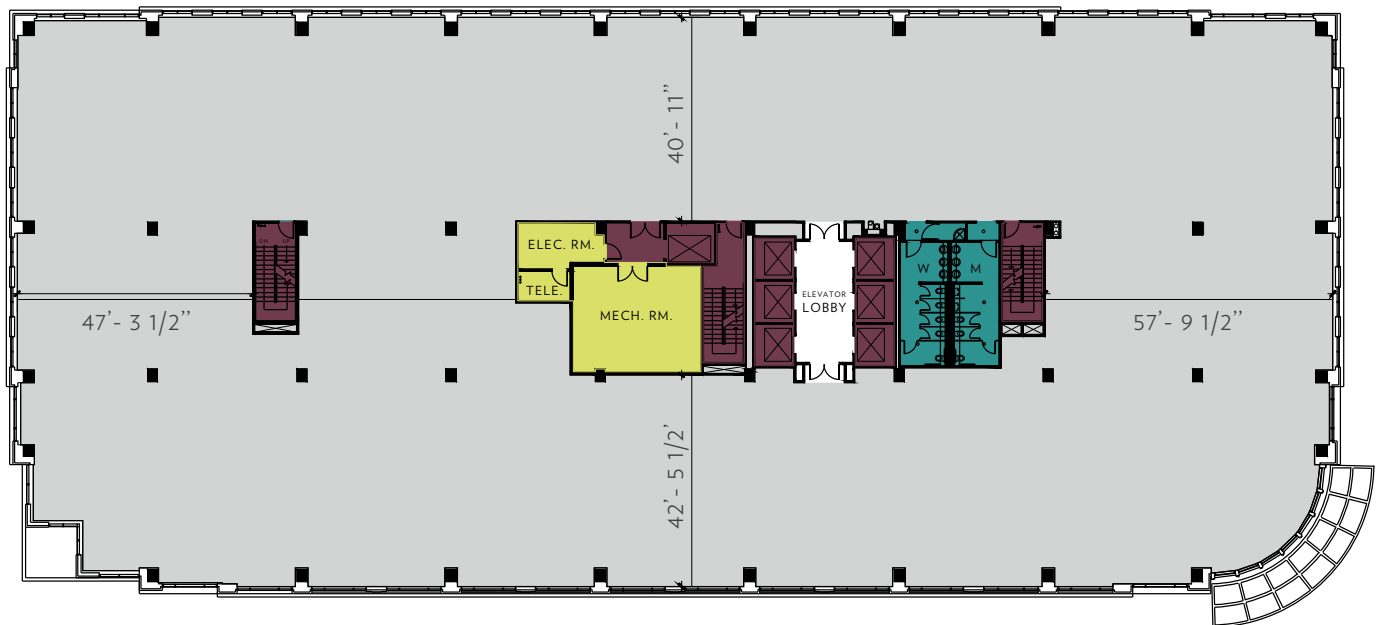
THE INNER CIRCLE

*30,900 SF
floor plates
provide flexibility
for Single or
Multi-Tenant Scenarios*

MULTI-TENANT FLOORPLATE



SINGLE-TENANT FLOORPLATE



TENANT SPACE
 MECHANICAL
 VERTICAL ACCESS
 RESTROOMS



*Class AA 10-story Office
Building 289,340 RSF
Prominent Tollway Visibility*



WE'VE COME FULL CIRCLE

A^o1

ADDISON CIRCLE ONE



ELEGANT BUILDING DESIGN:

- Class AA Finishes that include Marble, Limestone and Wood
- Brick and Limestone Exterior

ENERGY CONSCIOUS:

- LEED Gold
- Efficient HVAC
- Energy Star Rated in 2008
- Double Pane, Insulated, Floor-to-Ceiling Glass Windows

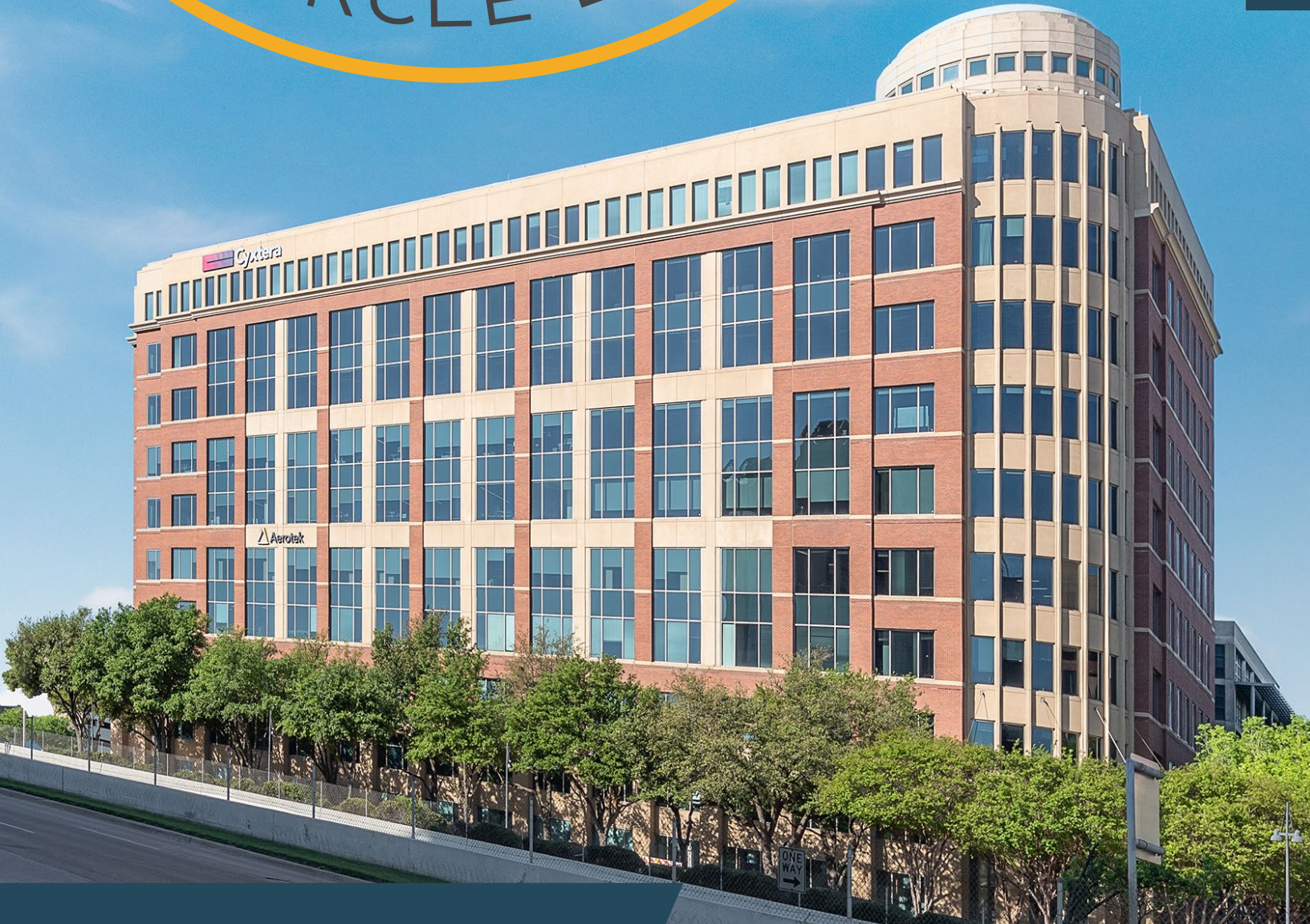
SAFE AND CONVENIENT ACCESS:

- 6-Level Parking Garage
- Ratio of 4 Spaces per 1,000
- Covered Walkway to Building
- On-Site 24-Hour Security with Camera Surveillance
- Key Fob Access to Main Entries and Garage

A^o1

ADDISON CIRCLE ONE

CIRCLE BACK TO US



TREY SMITH

214.282.2975

trey.smith@cbre.com

CHRIS TAYLOR

214.289.1773

chris.taylor@cushwake.com



CBRE



© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.