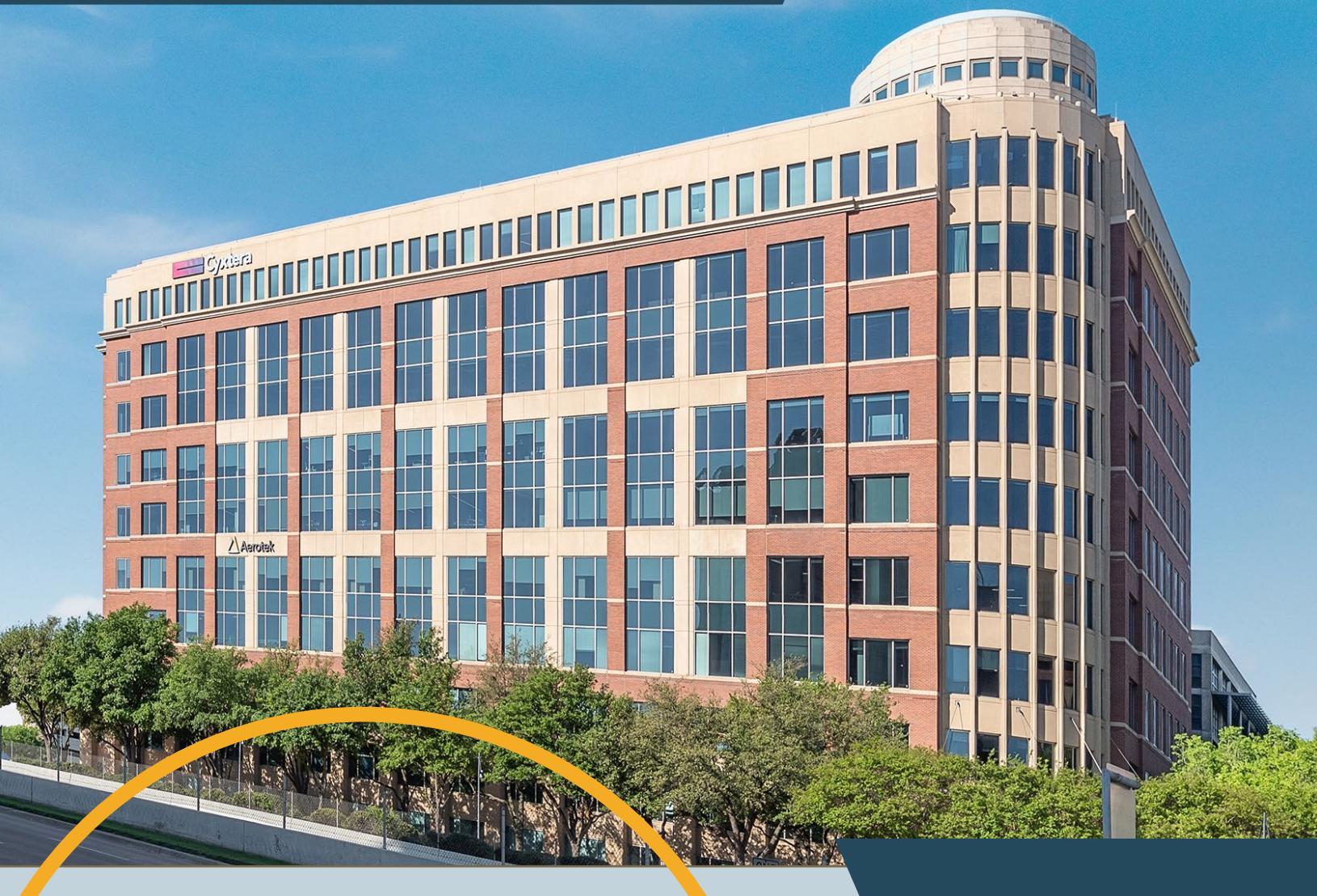


A.1

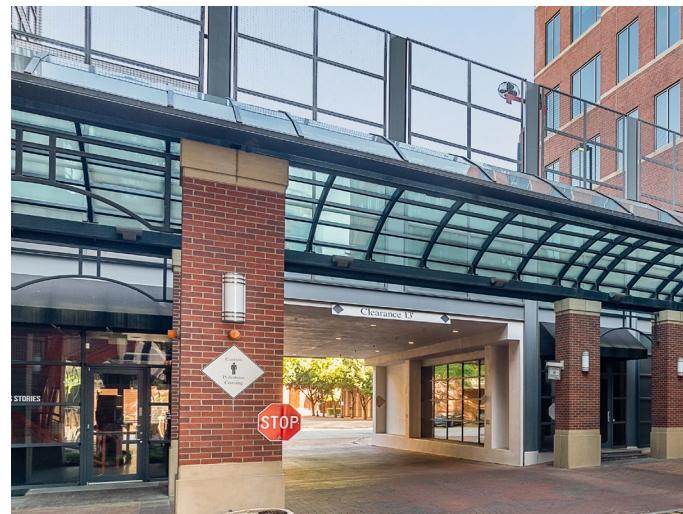
ADDISON CIRCLE ONE



15601 Dallas Parkway
Addison, TX 75001

A^o1

ADDISON CIRCLE ONE

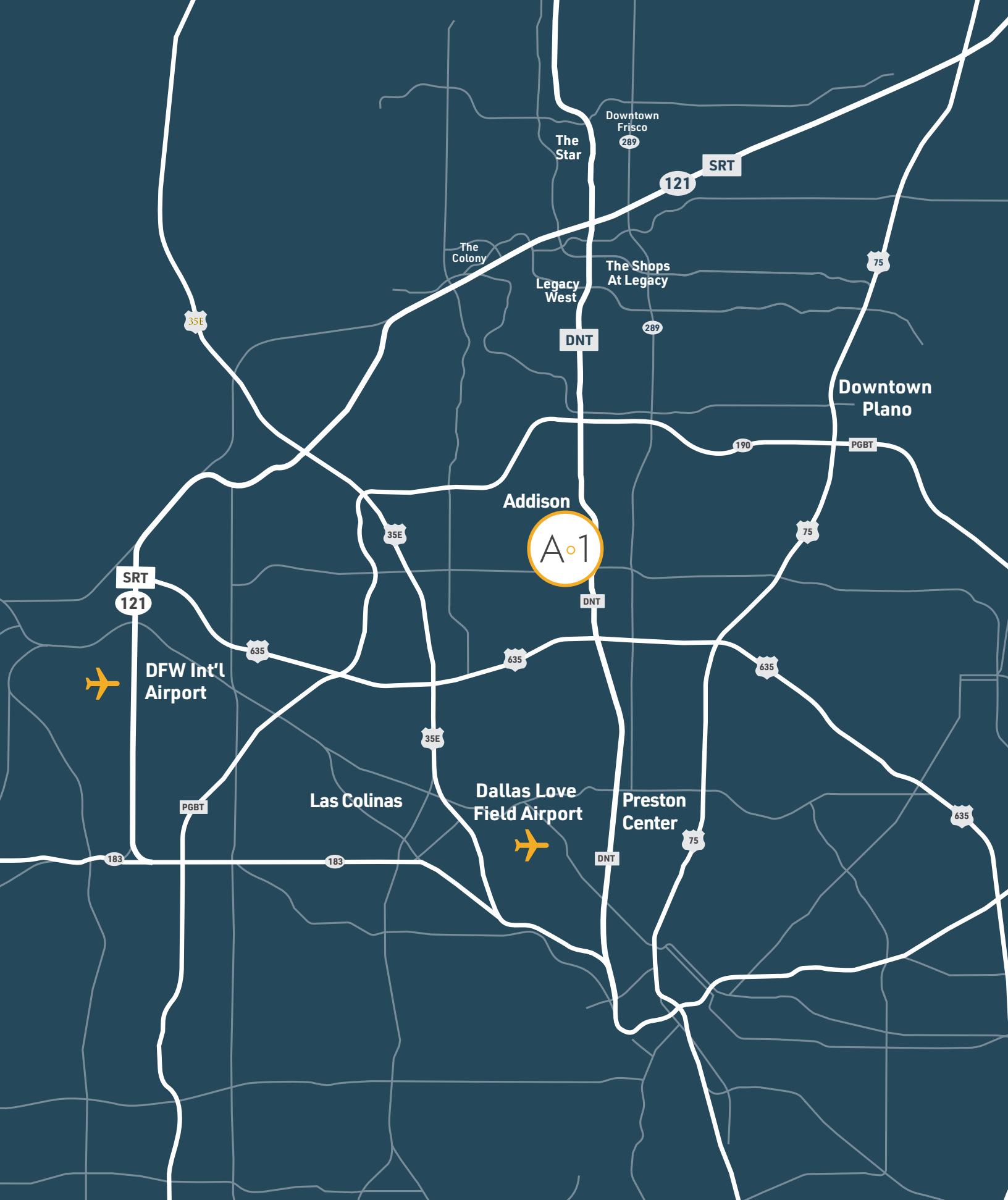




Addison Circle is a one-of-a-kind urban lifestyle center that offers a variety of top-notch shopping, dining, a health club, and luxury residential buildings, all centered within a beautiful park-like setting.

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

JOIN THE CIRCLE



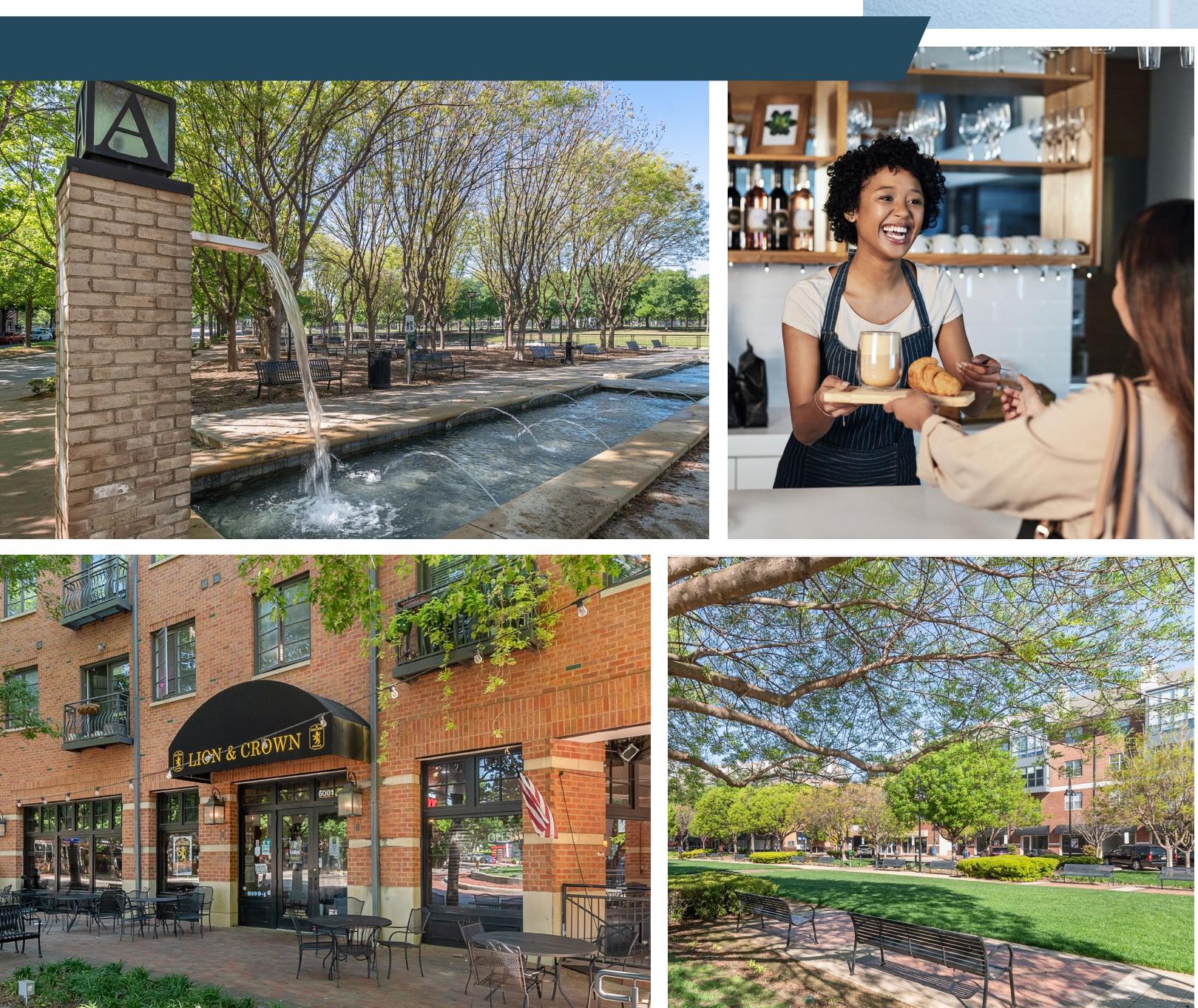


Addison Circle's convenient north Dallas location provides excellent access to the entirety of the DFW metroplex.

CIRCLE IN ON ACCESSIBILITY

- 10 MINUTES
Addison Airport
- 20 MINUTES
Dallas CBD
Dallas Love Field Airport
McKinney
- 25 MINUTES
DFW Airport
- 45 MINUTES
Fort Worth CBD

THE CIRCLE OF LIFE





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

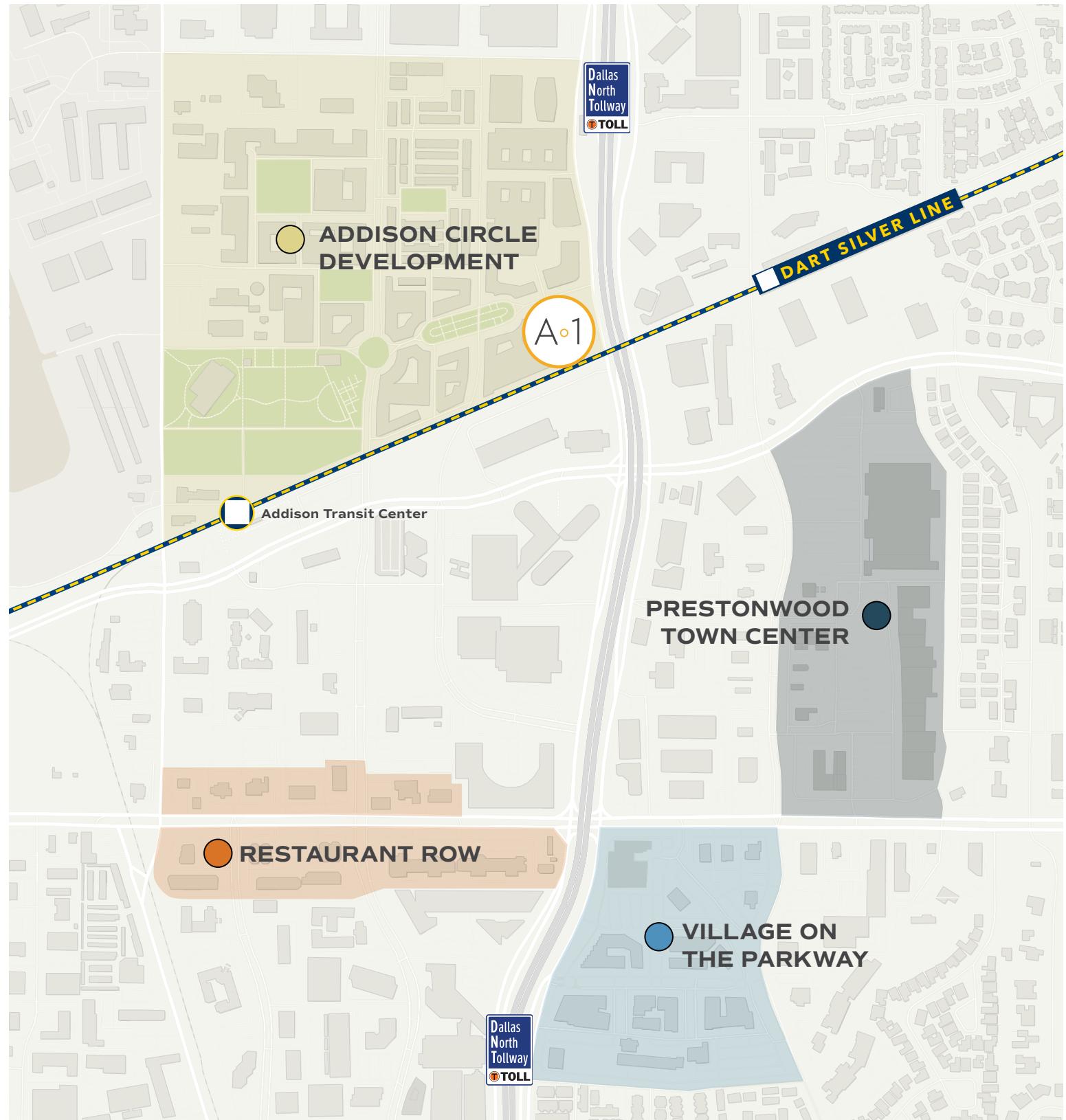


LIFESTYLE AMENITIES:

- 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

39

32

2

48

25

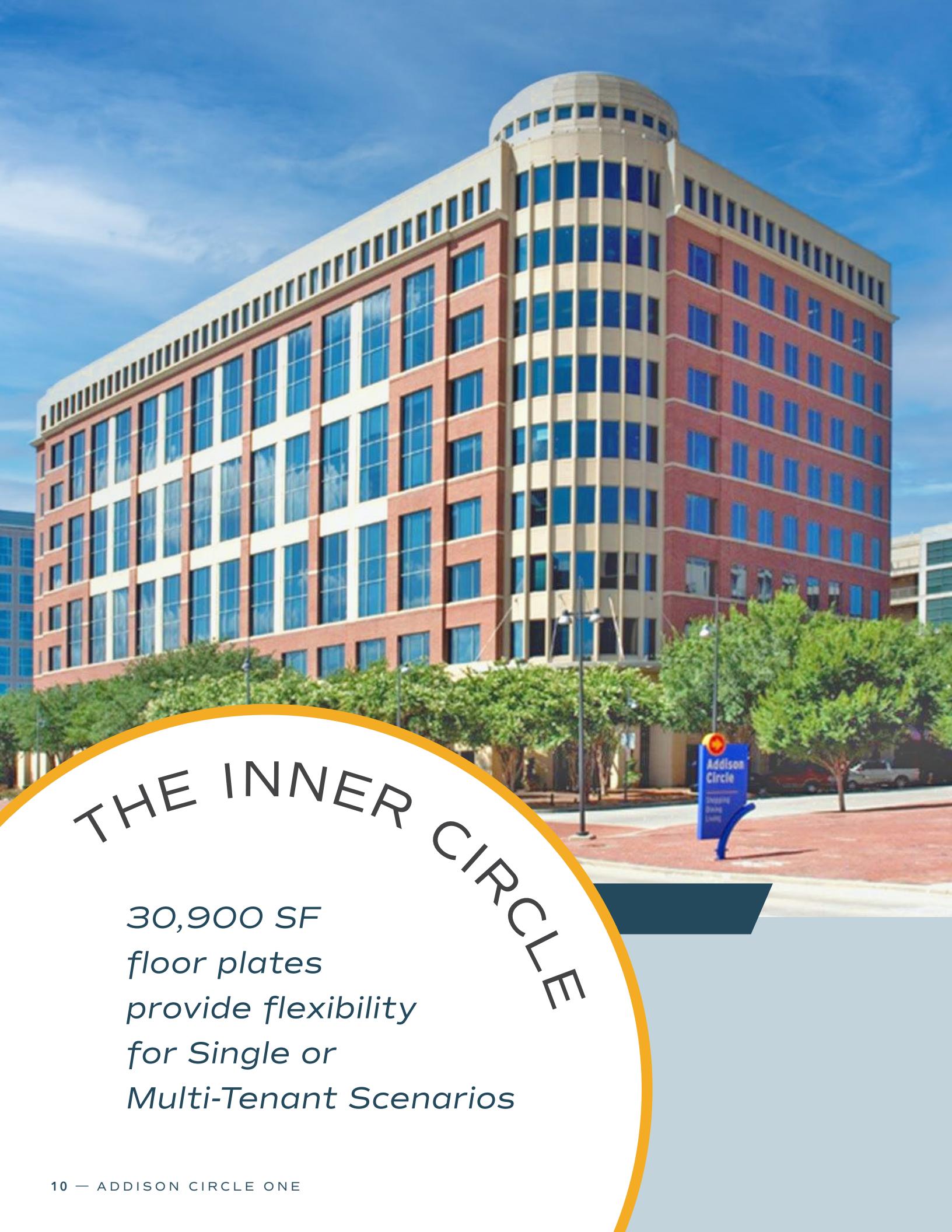
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20

25

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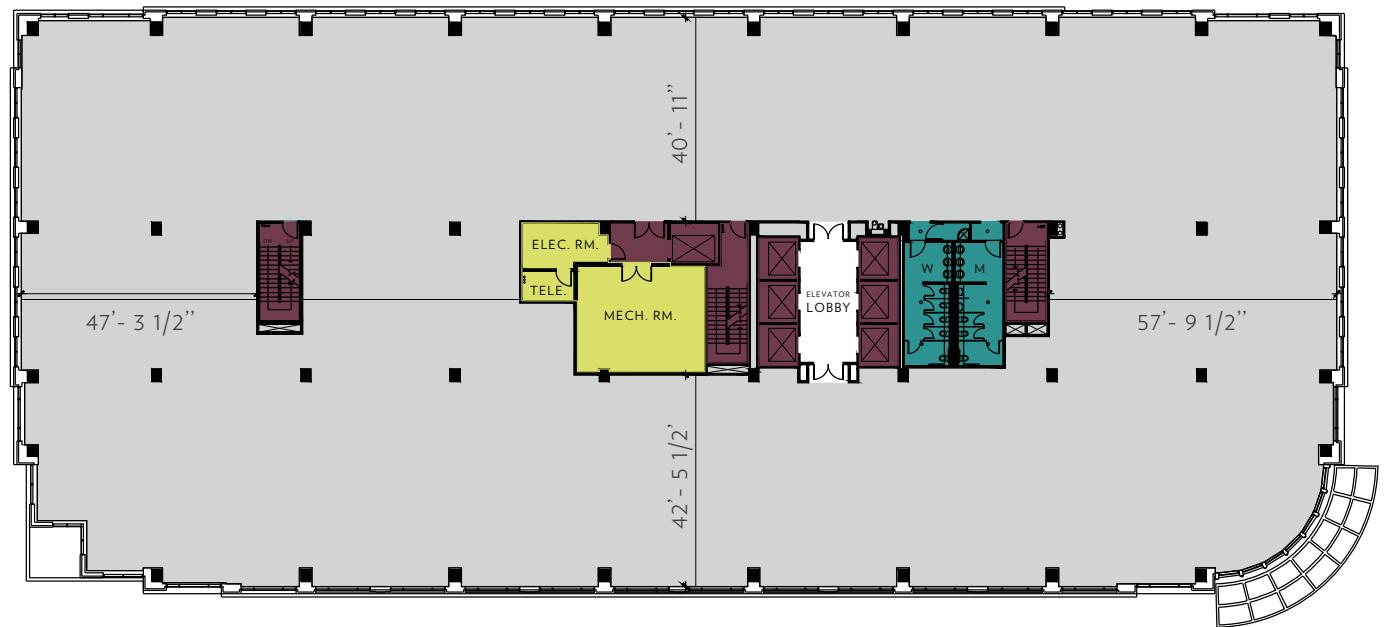
THE INNER CIRCLE

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.1

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.1

ADDISON CIRCLE ONE

CIRCLE BACK TO US



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FSP

CBRE

 **CUSHMAN & WAKEFIELD**

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