



# THE SPECTRUM

## FACT SHEET

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### BUILDING

15301 Spectrum Drive  
Addison, Texas 75001

### LANDLORD

DRA Advisors, LLC

### LEASING COMPANY

Stream

Chase Lopez  
214.267.0465  
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Patrick Cruz  
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Jenna Phillips  
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### PROPERTY MANAGEMENT

Stream  
Ashley Garcia  
214.217.3050  
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Michelle Hubbard  
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### ARCHITECT

Entos Design

### YEAR BUILT

1983

### YEAR RENOVATED

2016

### PRIMARY BUILDING SITE

2.85 acres

### PARKING RATIO

4.00 per 1,000 RSF

### STORIES

Five (5) floors

### STANDARD FLOORPLATE

23,000 SF

### COMMON AREA FACTOR

20.52%

### BUILDING HOURS

Monday to Friday: 7:00 AM - 7:00 PM  
Saturday: 8:00 AM - 1:00 PM

### HVAC

Tenant shall pay for HVAC after hours, which is currently \$75.00 per hour with a two (2) hour minimum

### SECURITY

Monday to Friday: 7:00 AM - 11:00 PM  
Saturday and Sunday: 9:00 AM - 2:00 PM

### ON-SITE AMENITIES

Building grab-n-go deli  
On-site courtesy officer

### FIBER

AT&T, Logix and Spectrum

### ELEVATORS

Three (3) passenger elevators

### OPERATING EXPENSES

\$7.76/SF (2021 estimate)  
\$8.54/SF (2022 estimate)  
\$8.33/SF (2023 estimate)  
\$10.35/SF (2024 estimate)

### ELECTRICAL

\$1.23/SF (2021 estimate)  
\$1.25/SF (2022 estimate)  
\$1.30/SF (2023 estimate)  
\$1.47/SF (2024 estimate)