



16633 DALLAS PARKWAY, ADDISON, TX 75001

**ONE
HANOVER**

ELEVATE YOUR PRESENCE,

MAXIMIZE YOUR EFFICIENCY.

In the competitive landscape of business, your workspace is more than just an address. It's a statement. At One Hanover, we have redefined the office experience by blending exceptional visibility along the Dallas North Tollway, maximum floor plate efficiency, and premier on-site amenities that fosters a success-driven corporate culture.

PREMIER VISIBILITY:

- Centrally situated along the Dallas North Tollway between the President George Bush Turnpike and Interstate 635, with convenient ingress/egress utilizing the Keller Springs Rd exit.
- Amplified presence with prominent building signage putting your brand front and center to the more than 150,000 cars that pass the building daily.

EFFICIENT DESIGN:

- Optimized space designs with our thoughtfully designed 25,500 square foot floors maximizing space utilization to foster collaboration for the next generation of office users.
- Timeless architecture where every detail is designed to elevate your experience including floor-to-ceiling glass walls maximizing natural light absorption to boost employee productivity.

AT ONE HANOVER, YOU'RE NOT JUST CHOOSING AN OFFICE, YOU'RE CHOOSING A STRATEGIC ADVANTAGE.

State-of-the-art amenities coming soon inclusive of cutting-edge technology and sleek modern finishes to create a dynamic and inspiring work environment



8

STORIES

195,754 SF

BUILDING SIZE

25,500

TYPICAL FLOOR SIZE

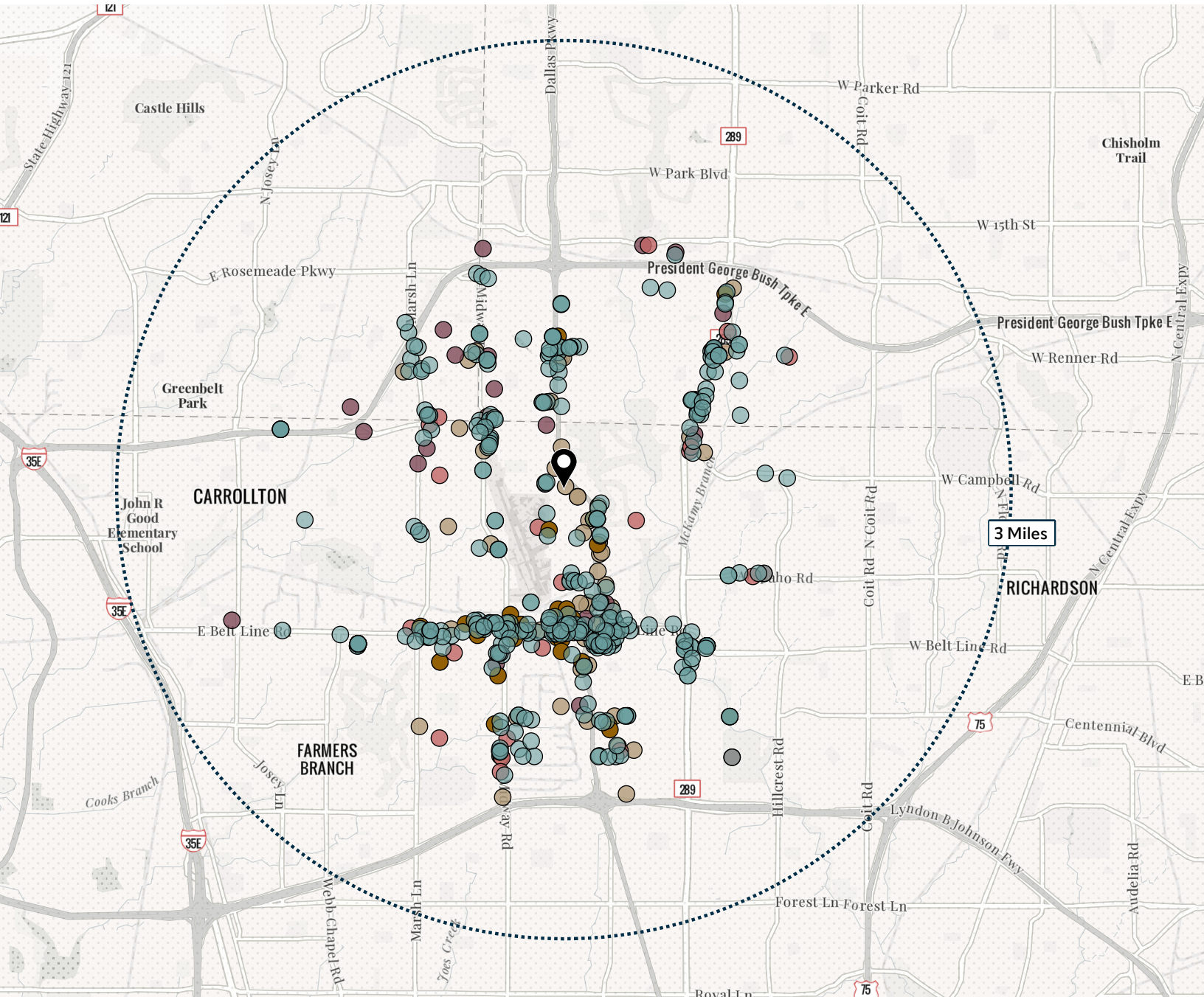
4/1000

GARAGE PARKING RATIO

100,732 SF

MAX CONTIGUOUS AVAILABLE

AREA AMENITIES



53

BANKS

21

CHILDCARE FACILITIES

402

RESTAURANTS

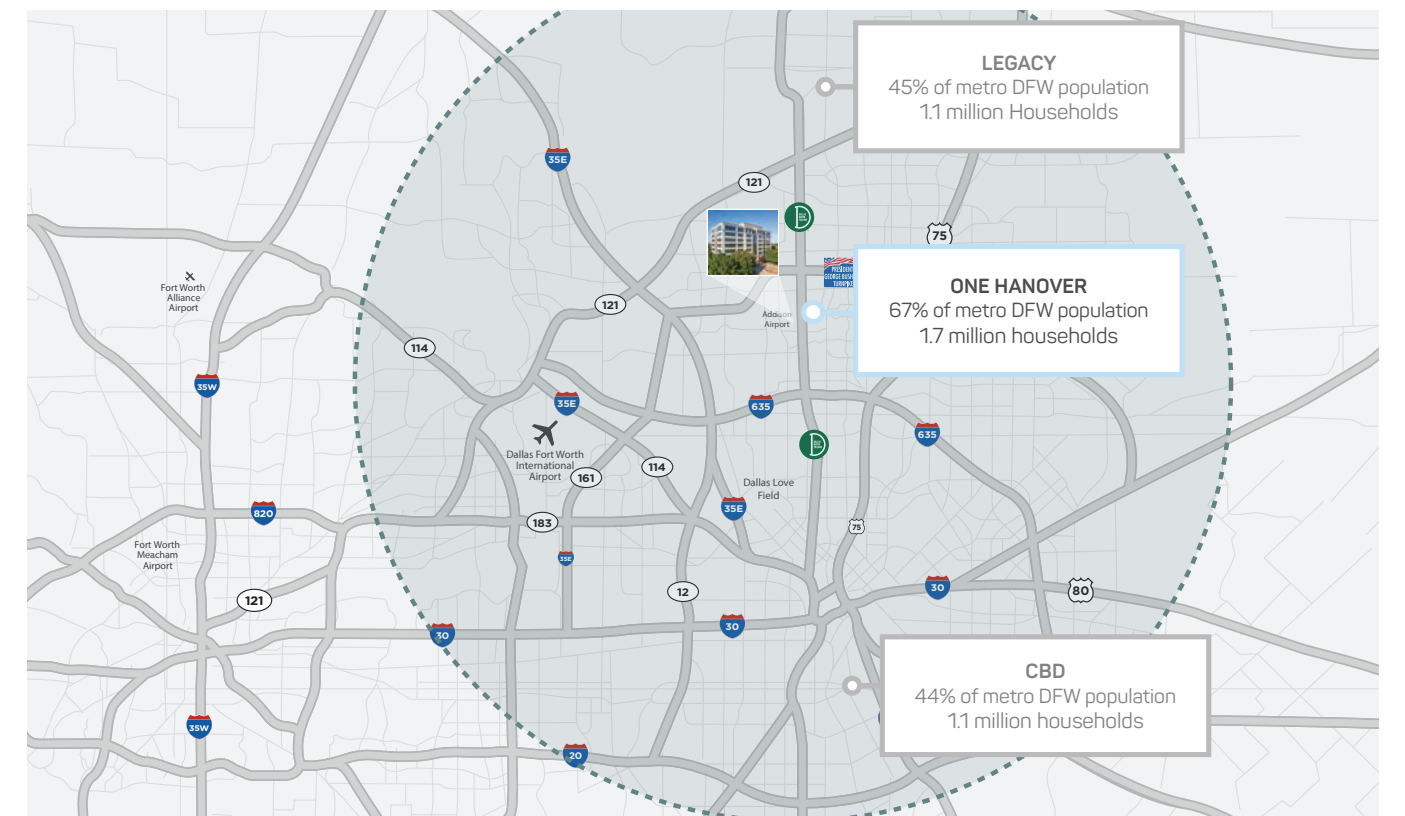
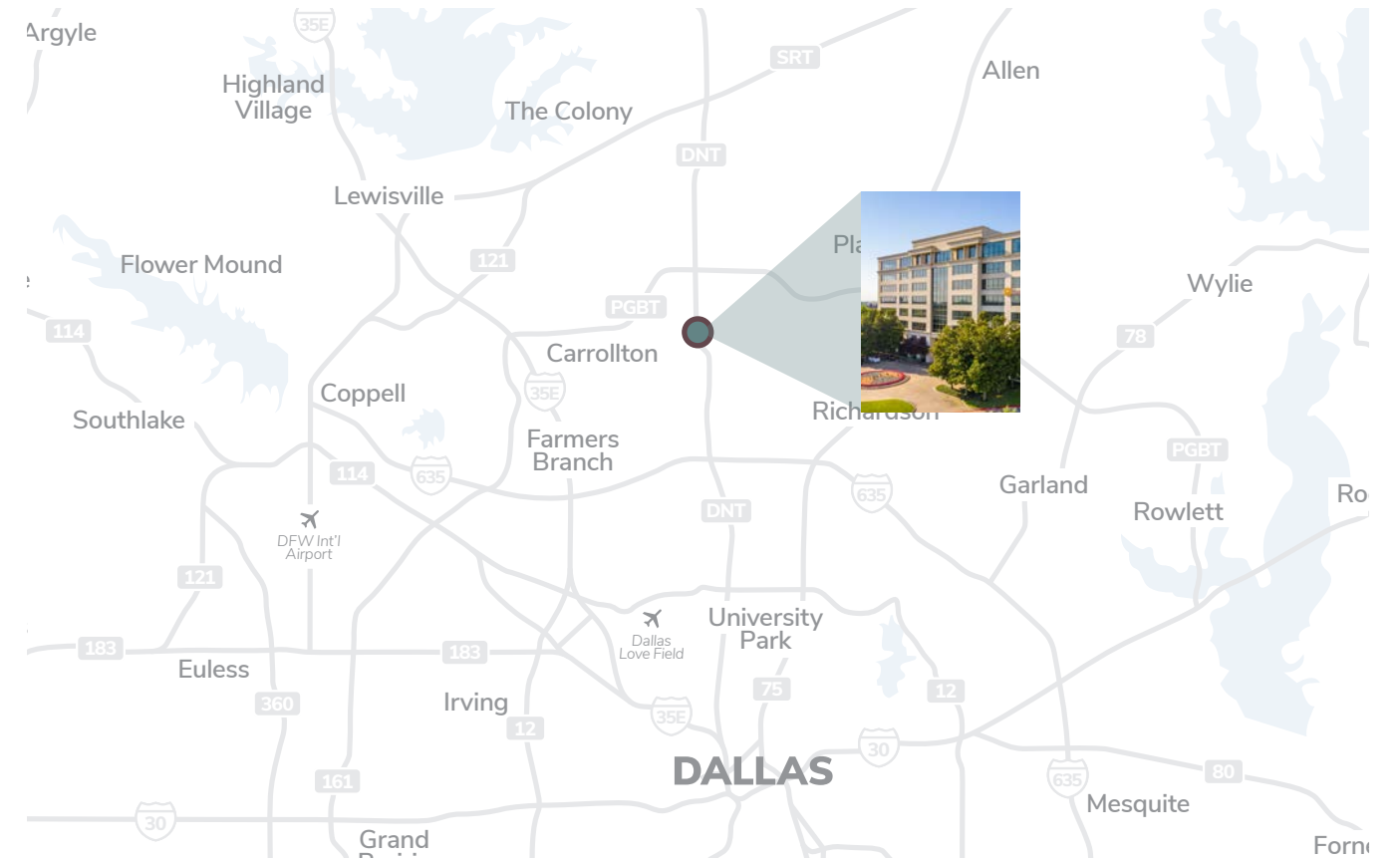
31

HOTELS

32

FITNESS CLUBS

PREMIER LOCATION





Lobby

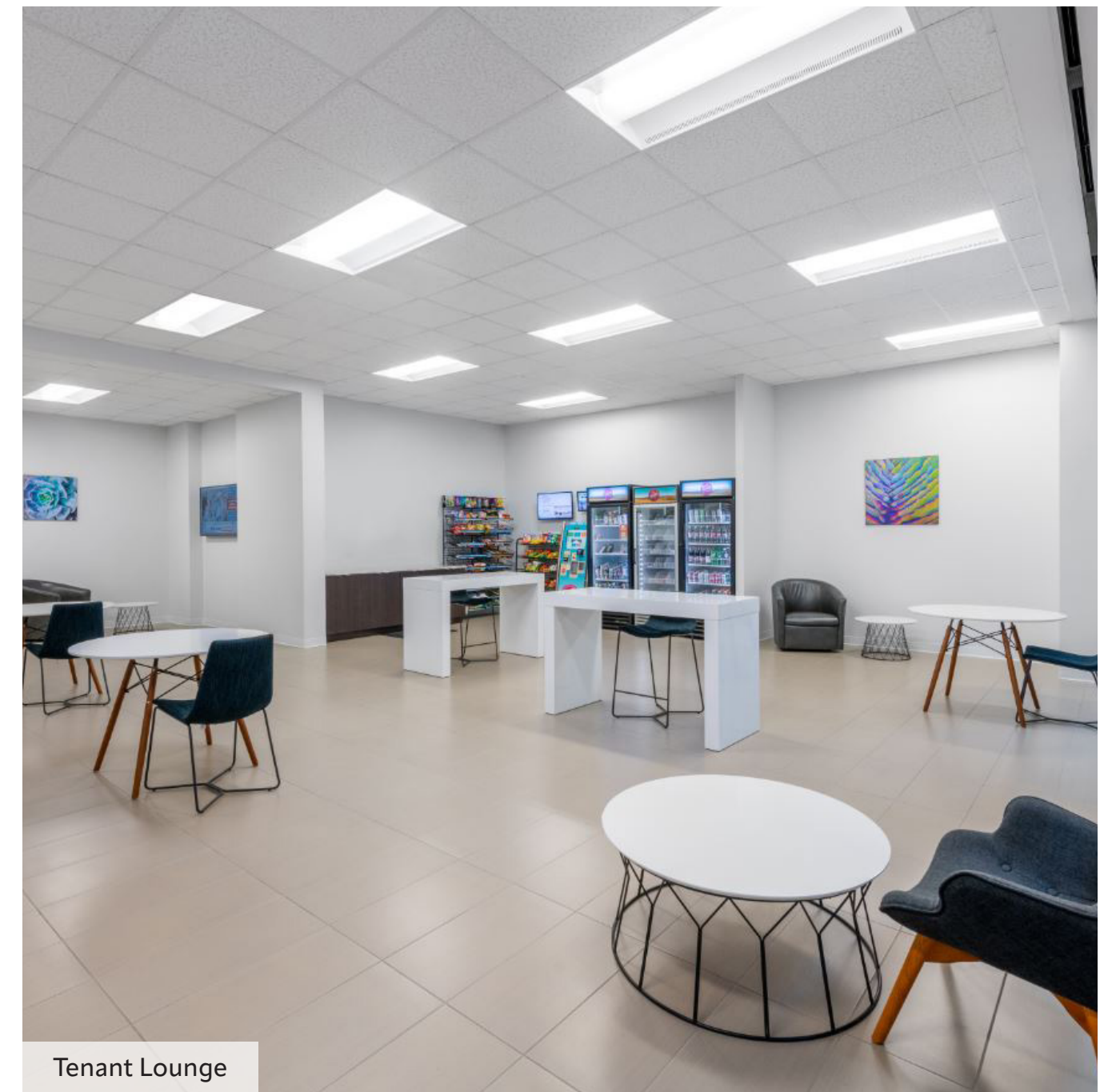


Entrance - Security Desk

ON-SITE AMENITIES

TENANT LOUNGE + PARKS PANTRY & COFFEE

Elevate your workday with gourmet coffee, curated snacks, and a space designed to spark inspiration and reinvigorate your team. Parks Coffee, a Dallas legend, curates your daily caffeine ritual with freshly roasted beans and top-of-the-line brewing equipment. Our Parks Pantry micro-market satisfies every craving. Think fresh salads and sandwiches, gourmet chips and chocolates, and healthy snacks, all carefully chosen to nourish mind and body. Break away from the desk, exchange ideas over a latte, and watch productivity soar.



Tenant Lounge

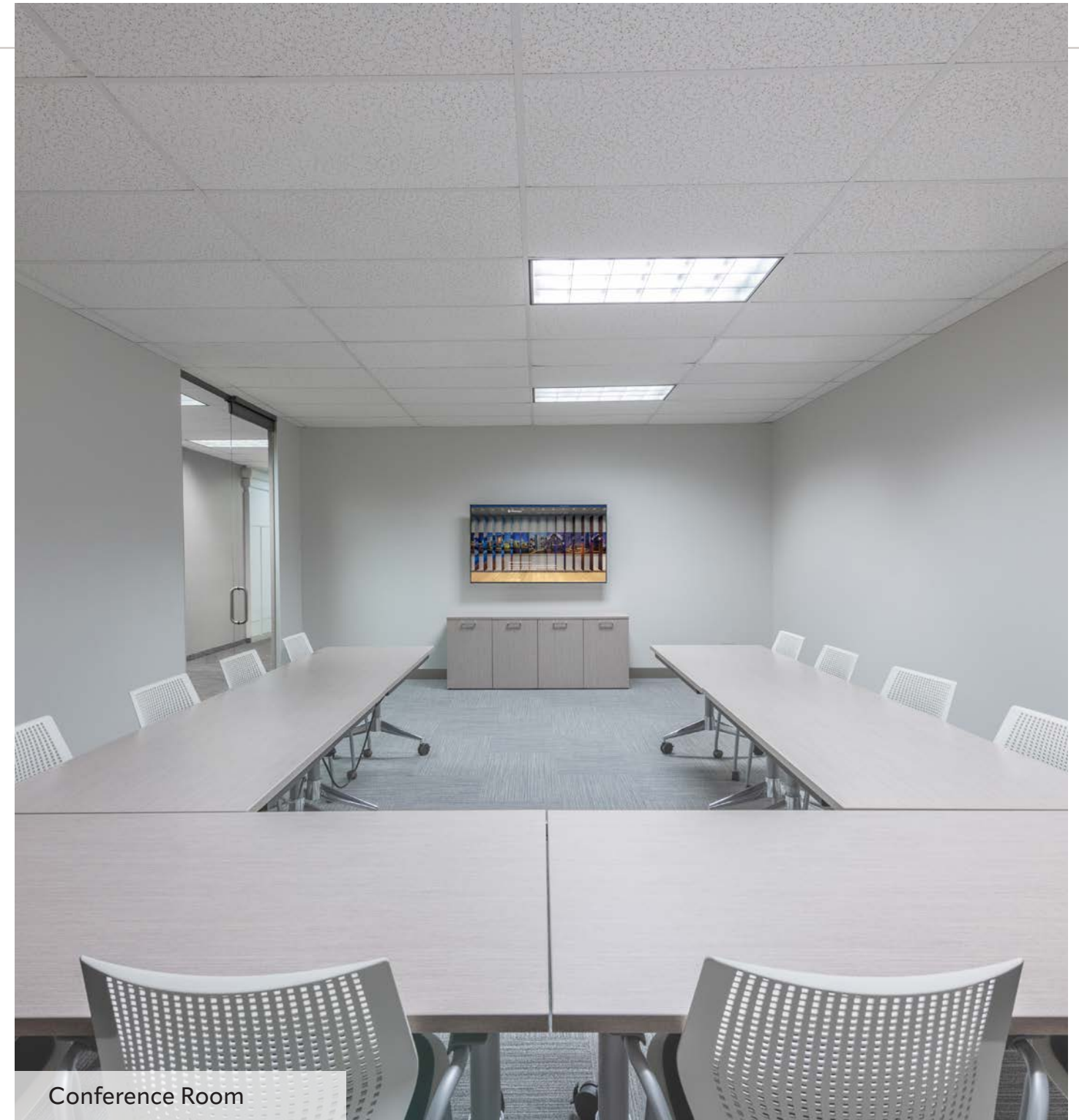
ON-SITE AMENITIES

FITNESS FACILITY

Peak performance requires both physical and mental well-being. That's why we've integrated a cutting-edge fitness center seamlessly into the very fabric of One Hanover. Sculpt your physique with top-of-the-line weight machines and power racks. Get your heart racing and endorphins pumping on our selection of premium treadmills, ellipticals, and Peloton bikes to enjoy on-demand classes that cater to every fitness level. Store your items in our secure lockers and rejuvenate after your workout in our luxurious shower and changing areas. Unveil a new era of office life, where wellness fuels success.



Fitness Center



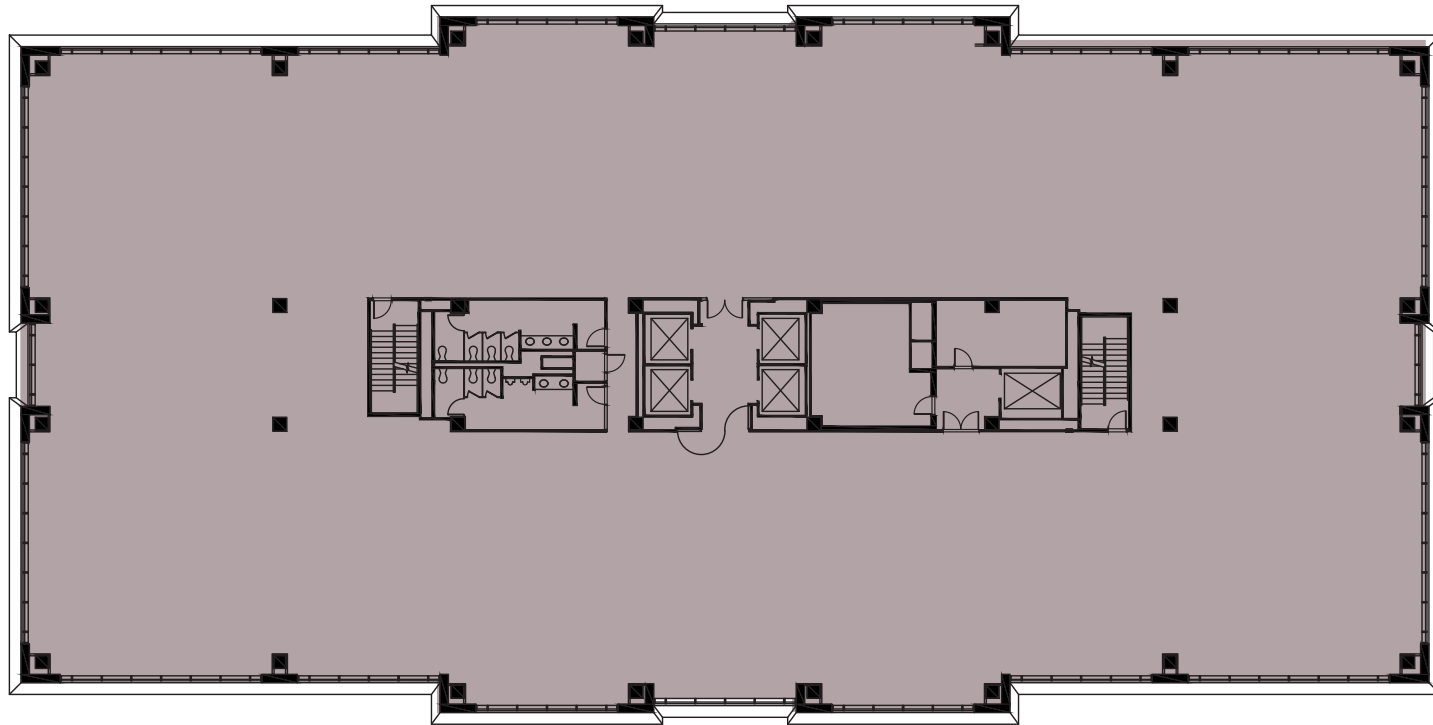
Conference Room

THE BOARDROOM

Need a space to hatch your next big idea? Look no further than One Hanover's intimate sanctuary for focused collaboration. This stylishly appointed boardroom style conference area comfortably accommodates up to twelve individuals, offering a serene escape to focus on the most pressing matters impacting your business. Spark creativity and collaborate effectively utilizing the latest technology. The Boardroom is your private haven for brainstorming, strategizing, and sealing the deal. It's more than just a meeting room; it's a catalyst for your team's next breakthrough.

FLOOR PLANS

TYPICAL FLOOR PLATE



SPECIFICATIONS:

- 25,500 square foot typical floor plate
- 40'9" foot standard bay depth
- Floor-to-ceiling exterior galls walls, resulting in optimal daylighting
- Minimal interior columns, allowing to maximum space efficiency
- 2.80% Single tenant factor
- 16.16% Multi-tenant factor

FACT SHEET

BUILDING

16633 N Dallas Pkwy
Addison, TX 75001

OWNER/ LANDLORD

MSSDF-OFCB HANOVER LLC

LEASING COMPANY

Stream Realty
J.J. Leonard
(214) 267-0415
jj.leonard@streamrealty.com

Chase Lopez
(214) 267-0465
clopez@streamrealty.com

MANAGEMENT COMPANY

Stream Realty
Leslie Nwoke
(469) 965-2265
leslie.nwoke@streamrealty.com

BUILDING AREA

195,754 SF

YEAR BUILT

1998

ARCHITECT

Entos

FLOOR SIZES

25,500 SF
13'1" Slab-to-Slab

SECURITY

Monday - Friday: 6:00 AM - 6:00 PM
Saturday: 8:00 AM - 1:00 PM
Sunday: 8:00 AM - 8:00 PM

EMERGENCY POWER

Life, Fire, and Safety Systems only.

ELEVATORS

4 passenger elevators
1 freight elevator

PARKING

4:1,000 Parking Ratio in Building Garage
\$0.00 per month for unreserved parking
\$50.00 per month for reserved parking

BUILDING HOURS (HVAC)

Monday - Friday: 6:00 AM - 6:00 PM
Saturday: 8:00 AM - 1:00 PM
After-hour HVAC can be provided at an hourly charge of \$50.00/per hour with a two-hour minimum

ADDITIONAL RENT ESTIMATES

For 2023 it is estimated to be \$10.65 per RSF.
Broken out as follows:
\$6.15 per RSF in Operating Expenses
\$3.59 per RSF in Taxes
\$0.91 per RSF in Utilities

TELECOM

AT&T, Spectrum, Logix, and Crown Castle Fiber

BUILDING ACCESS

Tenant's authorized employees shall have access to the Building and Premises twenty-four (24) hours per day, seven (7) days per week.
After-hours building access is provided by a building security card, which allows card entry access to the Building.

FOR MORE INFORMATION:

JJ LEONARD

jj.leonard@streamrealty.com

214.267.0415

CHASE LOPEZ

clopez@streamrealty.com

214.267.0465

