

# ONE HANOVER

16633 DALLAS PARKWAY, ADDISON, TX 75001

**NEW SPEC SUITES DELIVERING Q2 2026**



# THE DETAILS

## BUILDING

One Hanover  
16633 Dallas Parkway  
Addison, TX 75001

## YEAR BUILT

1998

## YEAR RENOVATED

2026

## AVAILABLE SPACE

5th Floor Spec Suites

Spec Suite 520: 2,998 SF

Spec Suite 550: 7,236 SF

\*The images shown are for illustrative purposes only  
and reflect the general look and feel of the suites.

## PARKING

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

## LEASING COMPANY

### Stream Realty Partners

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

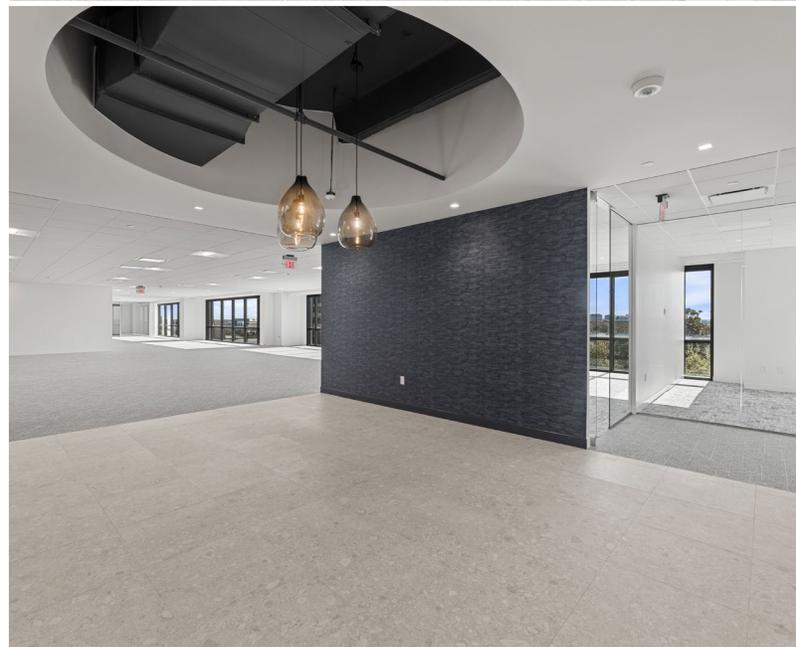
Marissa Parkin  
(214) 560-2435  
marissa.parkin@streamrealty.com

## SECURITY

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

## OPERATING EXPENSES & ELECTRICITY

\$9.85/RSF OPEX (2026)  
\$1.97/RSF Electric (2026)



# MOVE-IN READY SPEC SUITES WITH LOBBY ELEVATOR EXPOSURE

Hypothetical Furniture Layout

★ Lobby Elevator Exposure

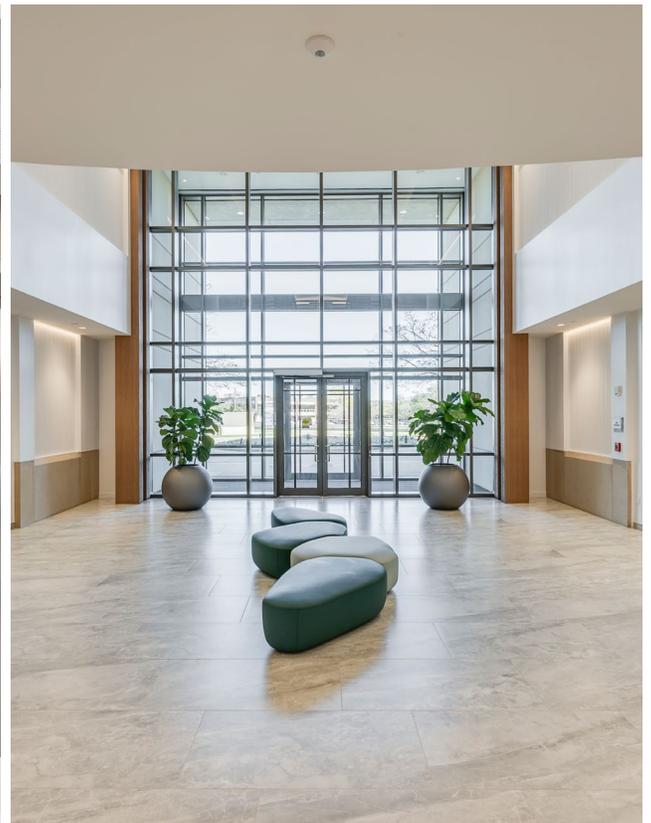


# REIMAGINED FOR THE WORKFORCE OF THE FUTURE

Completely Renovated Lobby Experience



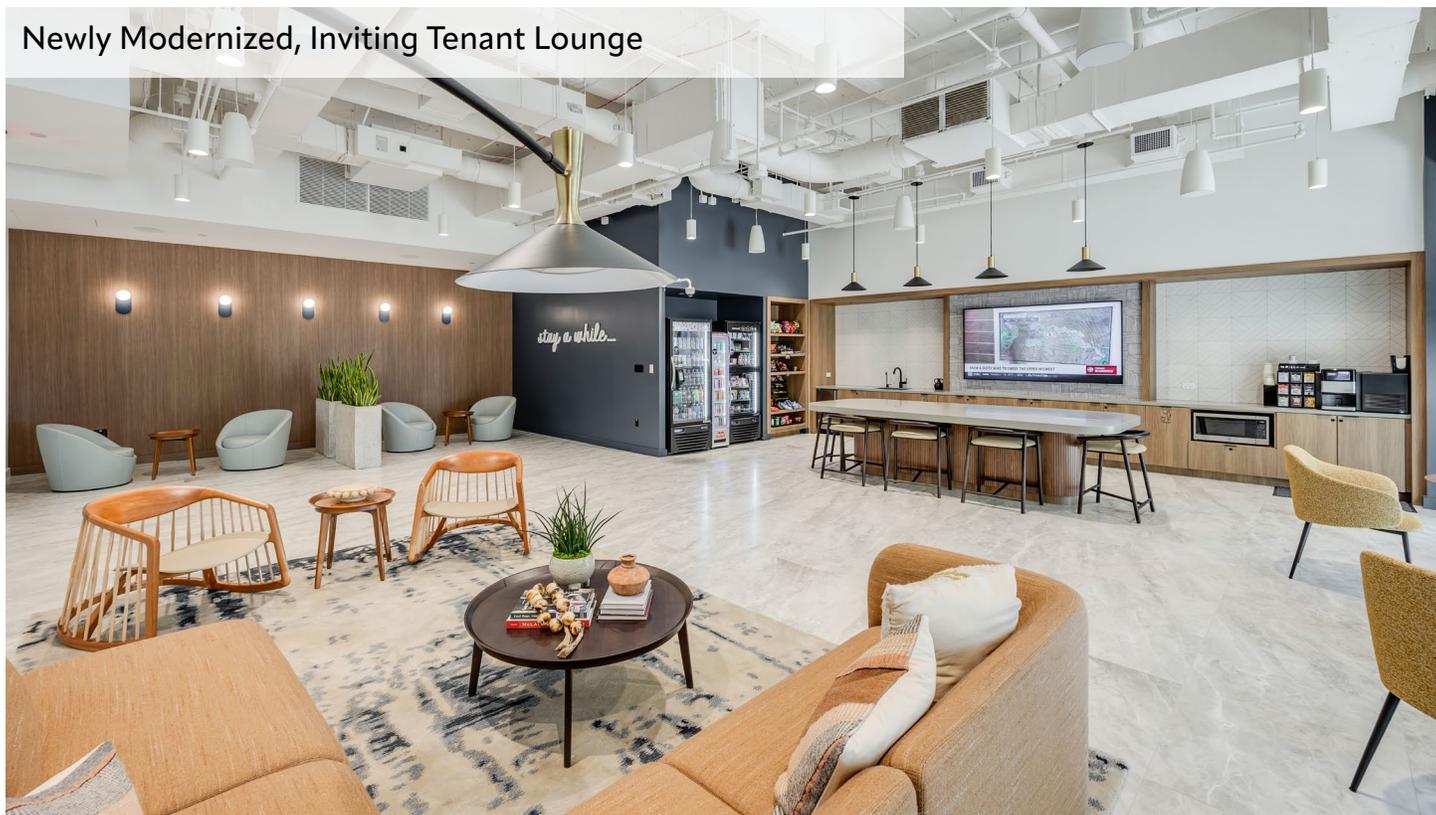
Completely Renovated Elevator Experience



# BLURRING THE LINE BETWEEN HOSPITALITY AND OFFICE SPACE

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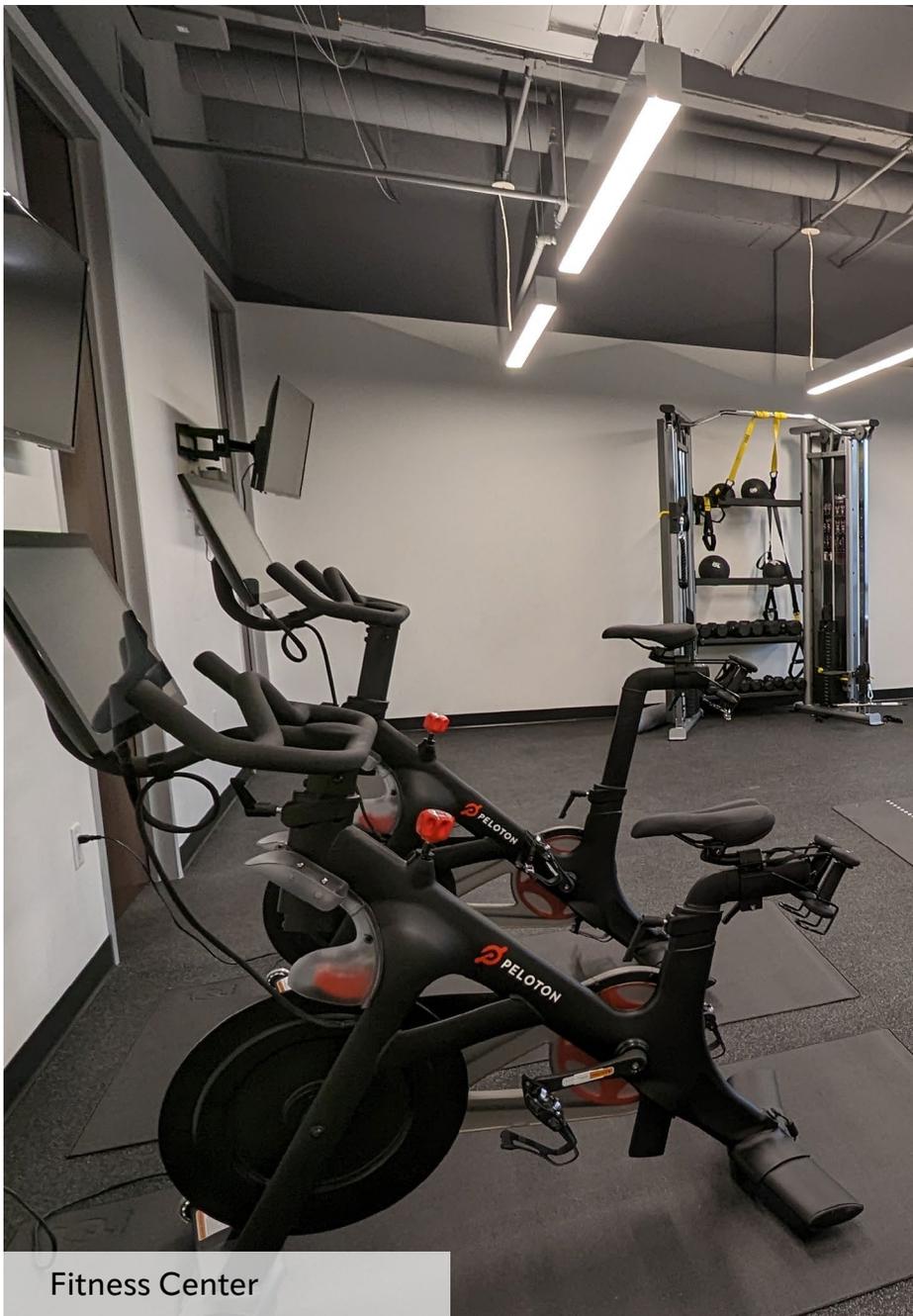
Newly Modernized, Inviting Tenant Lounge



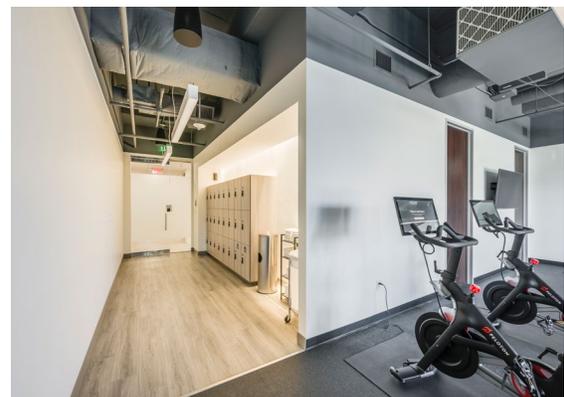
# ON-SITE AMENITIES

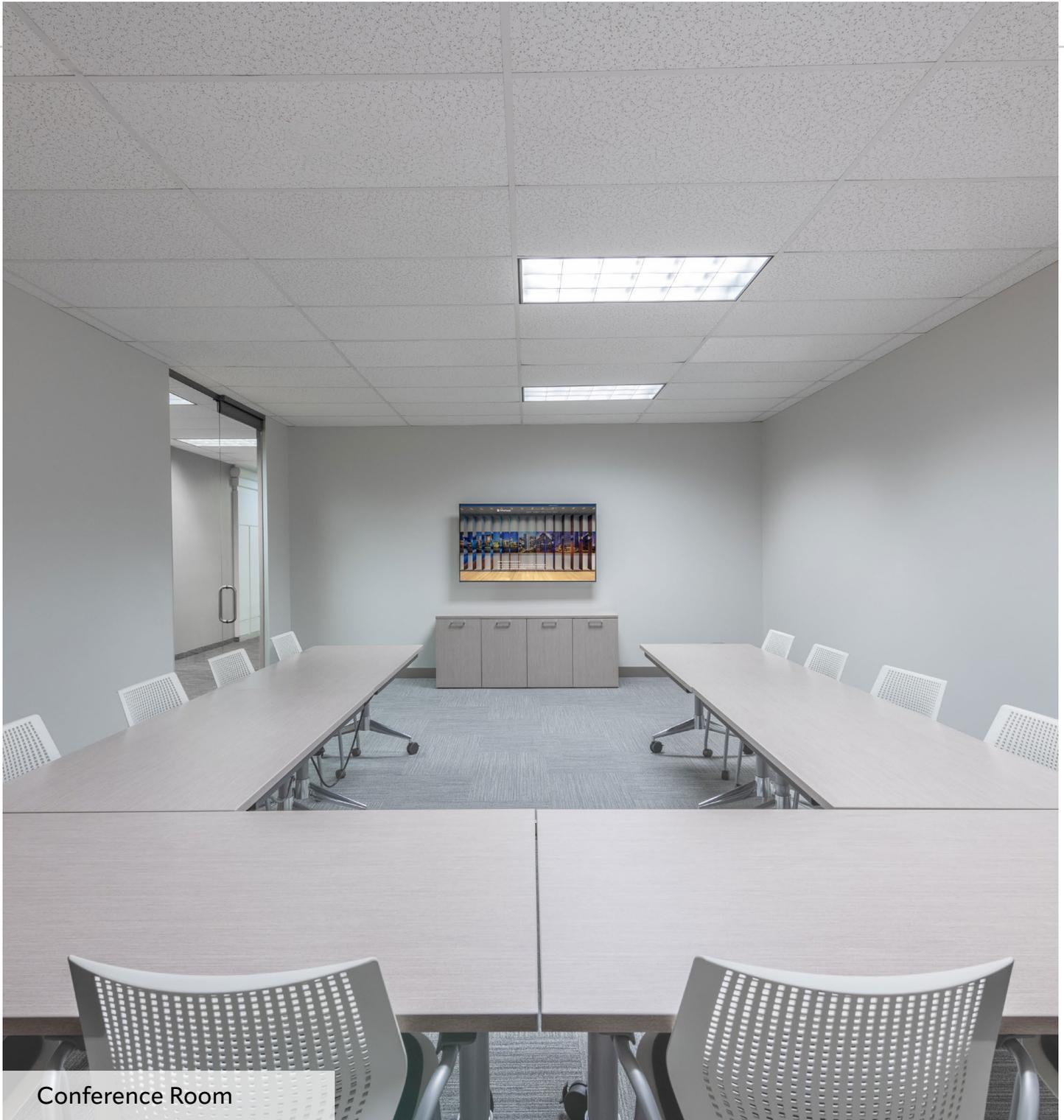
## FITNESS FACILITY

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.

FOR MORE INFORMATION:

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214.560.2435

LEASED BY:



OWNED BY:

