

LEASING NOW



- ☉ 263,742 SF Building
- ☉ Class B Office
- ☉ 3.4:1000 parking ratio
- ☉ Top of Building Signage Available
- ☉ Best of Addison 2022 & 2023 – Corporate Office
- ☉ \$6M in Capex Completed 2022
- ☉ Training Center, Grab & Go Café
- ☉ Fitness Center
- ☉ Great Addison location with easy Tollway and I-635 Access

Located along bustling Midway Road, just north of Spring Valley, this three-building office campus offers over 260,000 square feet of modern workspace in the highly sought-after Far North Dallas submarket.

Enjoy unparalleled access to I-635, the Dallas North Tollway, and major thoroughfares, with shopping, the Dallas Galleria, and the Belt Line Road Restaurant District just minutes away.

A \$5 million renovation completed in Summer 2022 has transformed the property with:

Brand-new HVAC systems & roofing

Refreshed lobbies, restrooms & common areas

Upgraded interior & exterior lighting

This is a must-see office destination—top-of-building signage is available for premium visibility.

Schedule a tour today!



sunshinecpm.com
214-851-5435
info@sunshinecpm.com

BUILDING

14275 Midway Road, Addison,
Texas 75001

Located a half block off the
corner of Spring Valley Road on
Midway Road and Hornet Road

LANDLORD

REC Midway, LLC

LEASING COMPANY

Leasing conducted on behalf of building
ownership, REC Midway, LLC

CONSTRUCTION

Renovated in 2022
Built in 1981

OPERATING EXPENSES

Can be viewed on LoopNet and Costar
under Amenities

RENTABLE SQUARE FEET 263,742 RSF

AVERAGE FLOOR SIZE 22,500 RSF

COMMON AREA FACTOR 18%

PARKING

3.4 : 1,000 RSF

ELEVATORS

Six (6) passenger (2 per bldg)

AMENITIES

Training Center for 40
Grab and Go Café
Fitness Center

SECURITY

Access control card key system is
utilized at all lobby entrances.

CEILING HEIGHT

Floor to Grid: 8'6"
Floor to Structure: 10'9"

BUILDING HVAC

Hours:
Monday – Friday 7:00 AM – 6:00 PM
Saturday – 8:00 AM – 1:00 PM After-
Hours HVAC = \$100 per hour

FACT SHEET



EQUIPMENT

Each floor is equipped with fan powered
boxes and variable air volume boxes
providing heating and cooling.

The central system is equipped with an Jace
Niagra Controls Energy Management System
capable of outside air economizer cycle
installed in 2021.

HVAC provided by Eight 32 ton self contained
condenser HVAC units with eight 30 ton
AHU's.

TELECOM PROVIDERS

Spectrum, AT&T, and Logix provide voice,
data, and high-speed fiber internet networks.

LIFE/FIRE SAFETY

Equipped with a fire panel system,
fully-sprinkled wet-pipe system, and visual
and audible alarms.

EMERGENCY SYSTEM

All emergency systems are backed up by a
200 kW diesel-fired electrical generator per
building.

Photo Gallery – Midway Atriums

