

TOLLWAY — CENTER —

14675 DALLAS PARKWAY • DALLAS • TX 75254



STREAM

PRIME LOCATION,

PREMIER VISIBILITY

Tollway Center is a premier Class A office building located in the booming Lower Tollway submarket. The property contains 197,355 SF of office space that is strategically located along the Dallas North Tollway. Tenants can amplify their brand with building signage that is seen by more than 150,000 passing cars every day. Tenant amenities include an upgraded lobby with modern finishes, a conference center to engage in collaboration and innovation, a rooftop terrace and tenant lounge, and a tenant cafe for those who can't get away from the office to enjoy the hundreds of local restaurants in the surrounding area. Tollway Center delivers a modern, collaborative, and efficient office experience.

6
STORIES

197,355 SF
BUILDING SIZE

35,328 SF
TYPICAL FLOOR SIZE

4/1000
PARKING RATIO

46,743 SF
MAX CONTIGUOUS
AVAILABLE





Lobby

ON-SITE AMENITIES



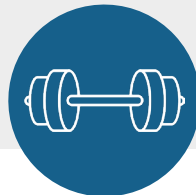
MODERN LOBBY



TENANT CAFE



TENANT LOUNGE



FITNESS CENTER



CONFERENCE CENTER



ROOFTOP TERRACE



Entrance - Security Desk



Elevator Banks

ON-SITE AMENITIES



Tenant Lounge



Fitness Center



Gather -- On-Site Cafe

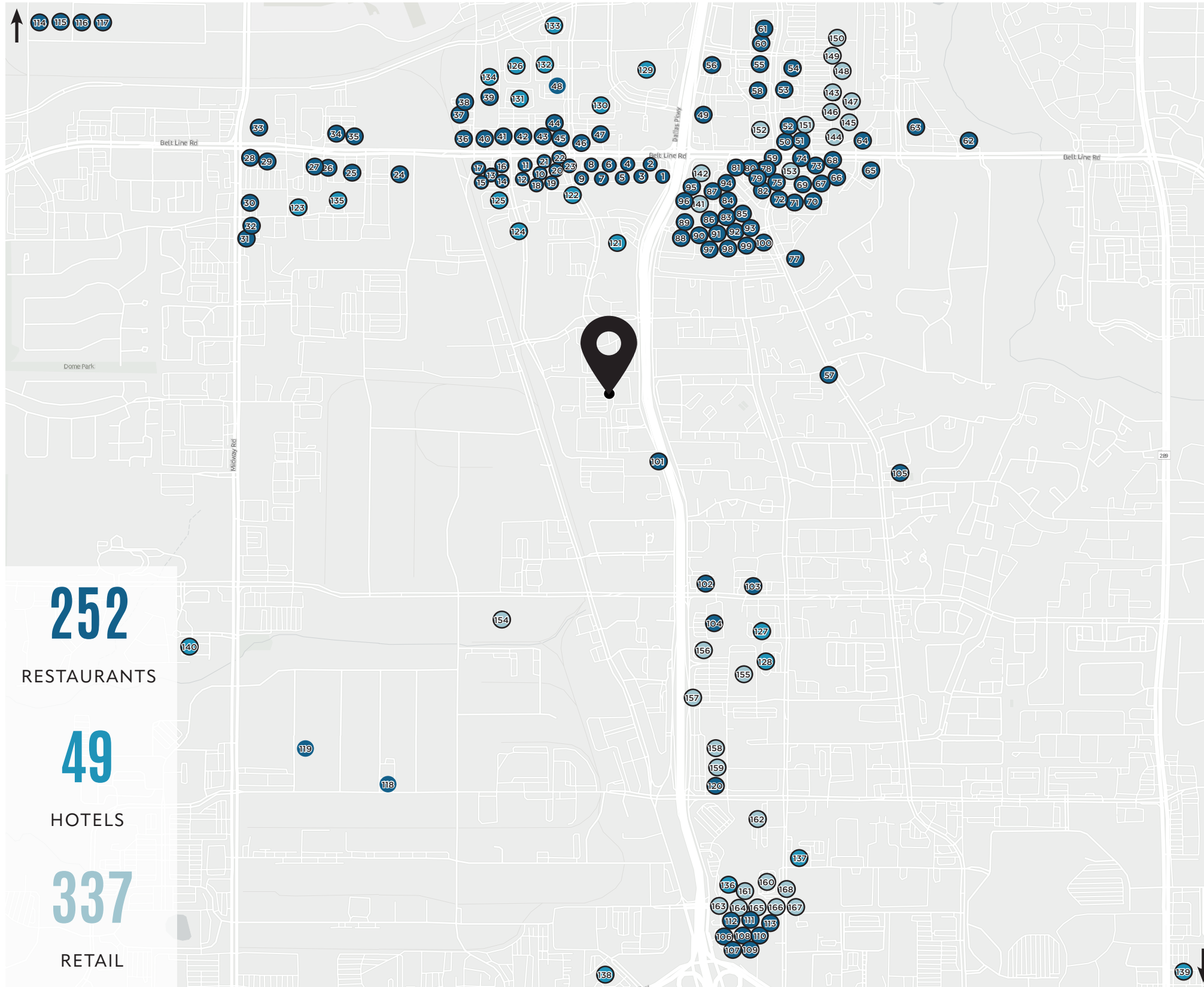


Rooftop Terrace



Conference Center

AREA AMENITIES



252

RESTAURANTS

49

HOTELS

337

RETAIL

RESTAURANTS

1. Spatch Kitchen and Cocktails
2. Kenny's Wood Fired Grill
3. Benihana
4. Jason's Deli
5. Shuck'n Jive
6. Starbucks
7. Freebirds World Burritos
8. Buffalo Wild Wings
9. Smoothie King
10. Zalut Pizza
11. Tiff's Treats
12. The Melting Pot
13. Table 13
14. Stadium Sports Grill
15. May Dragon Chinese
16. Pho Que Huong
17. Mr. Sushi
18. Thai Orchid
19. Salata
20. Bushi Bushi
21. Tasty Tails
22. Jimmy Johns
23. Bonchon
24. The Toasted Yolk Café
25. Cantina Laredo
26. Chili's Bar and Grill
27. Chuy's
28. Olive Garden Italian
29. Fogo de Chao
30. The Londoner
31. Zoli's NY Pizza
32. Jake's Burger and Beer
33. Genghis Grill
34. Oak'd BBQ
35. Lupe Tortilla Mexican
36. Texas de Brazil
37. Sanabels Mediterranean
38. The Quarter Bar & Grill
39. Outback Steakhouse
40. Pei Wei
41. On The Border
42. BJ's Restaurant
43. Hudson House
44. Marble Slab Creamery
45. Potbelly's
46. Ida Claire
47. Hooters
48. Arthur's Steakhouse
49. Velvet Taco
50. Thirsty Lion
51. Corner Bakery
52. Clean Juice
53. Panda Express
54. MOD Pizza
55. Chick-fil-a
56. In-N-Out Burger
57. Taco Bell
58. Sonic
59. La Madeleine
60. Taco Cabana
61. Whataburger
62. Mesero
63. Crisp and Green
64. Panera Bread
65. Chamberlain's Steak
66. Brentwood
67. Shake Shack
68. Jeni's Ice Cream
69. Asian Mint
70. La La Land Café
71. Mendocino Farms
72. Flower Child
73. Chipotle Mexican Grill
74. Little Greek Fresh Grill
75. iFratelli Pizza
76. The Great Outdoors Sub Shop
77. Blue Mesa Grill
78. SweetGreen
79. Postino
80. Twin Peaks
81. The Original Pancake House
82. Loro
83. Flying Fish
84. Kenny's Italian Kitchen
85. Neighborhood Services
86. Pie Tap Pizza
87. Snooze
88. Cookie Society
89. Gloria's Latin Cuisine
90. CAVA
91. Lazy Dog Restaurant & Bar
92. STIRR
93. HopDoddy
94. Pluckers
95. Creamistry
96. RA Sushi Bar
97. Yard House
98. Vidorra
99. Hawkers Asian Street Food
100. Sidecar Social
101. Maguire's Bistro & Bar
102. Wendy's
103. Al Biernat's North
104. Jersey Mike's
105. Cris and John
106. Auntie Anne's
107. Five Guys
108. Grand Lux Café
109. Mi Cocina
110. North Italia
111. Panda Express
112. Raising Cane's
113. Subway
114. Antonio Ristorante
115. The Lion & Crown
116. El Rincon Mexican Kitchen
117. Dolce Paradiso Bakery
118. Jen's Place
119. Cattleack BBQ
120. Paradise Bakery

HOTELS

121. Marriott Quorum
122. Residence Inn
123. Holiday Inn
124. La Quinta
125. Best Western
126. Hyatt Place
127. Embassy Suites
128. Sonesta Suites Galleria
129. Renaissance Dallas Addison Hotel
130. Courtyard Addison
131. Home2Suites by Hilton
132. Springhill Suites Addison
133. Radisson Hotel
134. MainStay Suites
135. The Addison SureStay Hotel
136. The Westin Galleria
137. Le Meridien Dallas Galleria
138. Sheraton Galleria
139. Hilton Dallas Lincoln Centre
140. Extended Stay Farmers Branch

RETAIL

141. Whole Foods
142. AT&T
143. Barnes & Noble
144. DSW
145. Rally House
146. Homes Goods
147. Ulta Beauty
148. Burlington
149. Petco
150. Michaels
151. Men's Warehouse
152. Walgreens
153. Warby Parker
154. Weir's Furniture
155. World Market
156. Ethan Allan
157. Nordstrom Rack
158. Dicks Sporting Goods
159. The Container Store
160. Macy's
161. Old Navy
162. Nordstrom
163. Apple
164. Banana Republic
165. Gap
166. Lululemon Athletica
167. Sephora
168. Zara

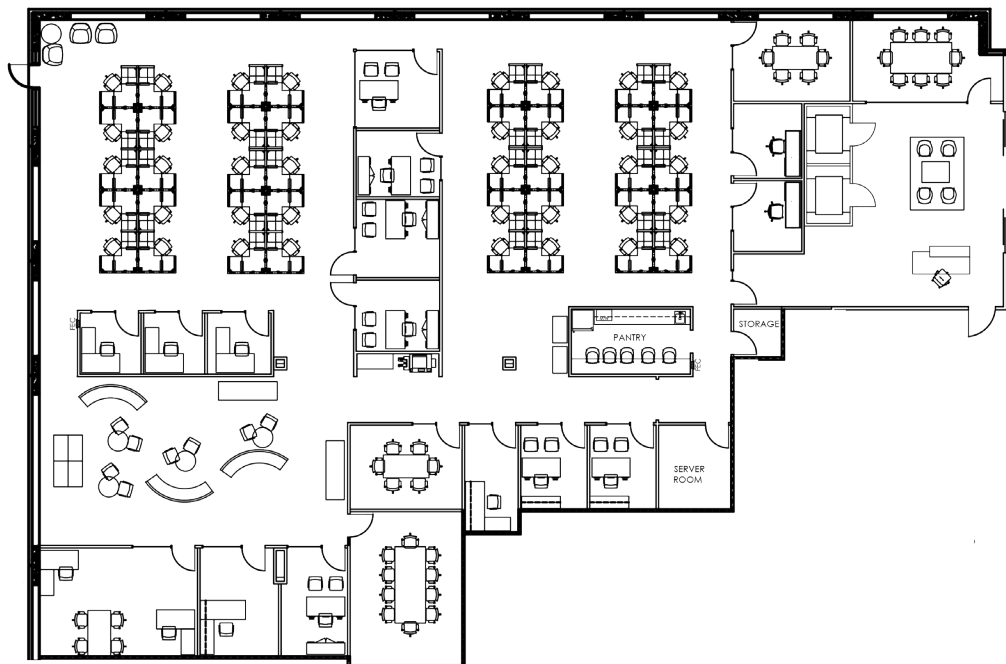
FLOOR PLANS

FACT SHEET

TYPICAL FLOOR PLATE



SUITE 150 | 10,687 SF



BUILDING

14675 Dallas Parkway
Dallas, TX 75254

OWNER/ LANDLORD

Macquarie

LEASING COMPANY

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

Rhett Miller
(214) 267-0411
rhett.miller@streamrealty.com

MANAGEMENT COMPANY

Stream Realty
Cristina Rortvedt
(214) 560-5152
crortvedt@streamrealty.com

BUILDING AREA

197,355 SF

YEAR BUILT

2016

ARCHITECT

Entos

FLOOR SIZES

35,328 SF

SECURITY

Monday - Friday: 7:00 AM - 11:00 PM
Saturday: 8:00 AM - 4:00 PM
Sunday: 8:00 AM - 4:00 PM

EMERGENCY POWER

Life, Fire, and Safety Systems only.

ELEVATORS

3 passenger elevators

PARKING

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

BUILDING HOURS (HVAC)

Monday - Friday: 7:00 AM - 6:00 PM
Saturday: 8:00 AM - 1:00 PM
After-hour HVAC can be provided at an hourly charge of \$75.00/per hour with a two-hour minimum

ADDITIONAL RENT ESTIMATES

For 2024 the Additional Rent is estimated to be \$14.04 per RSF.

2024 estimates for utilities is \$1.17 per RSF

TELECOM

Spectrum, AT&T, Verizon, Lumen

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

RHETT MILLER

rhatt.miller@streamrealty.com

214.267.0411

