



16633 DALLAS PARKWAY, ADDISON, TX 75001

**ONE
HANOVER**

REIMAGINED FOR THE WORKFORCE OF THE FUTURE

Completely Renovated Lobby Experience

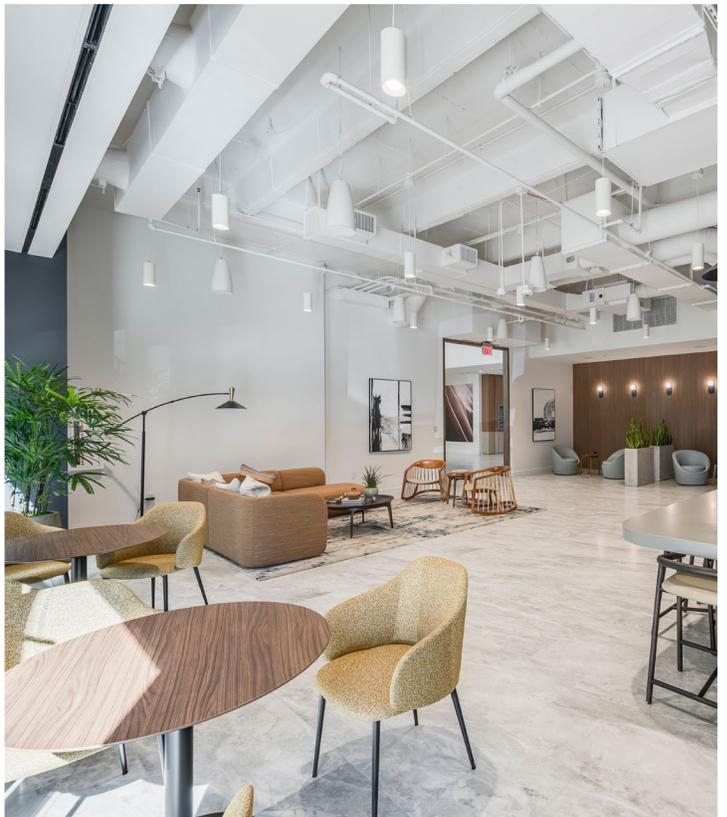


Completely Renovated Elevator Experience



BLURRING THE LINE BETWEEN HOSPITALITY AND OFFICE SPACE

Newly Modernized, Inviting Tenant Lounge



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.

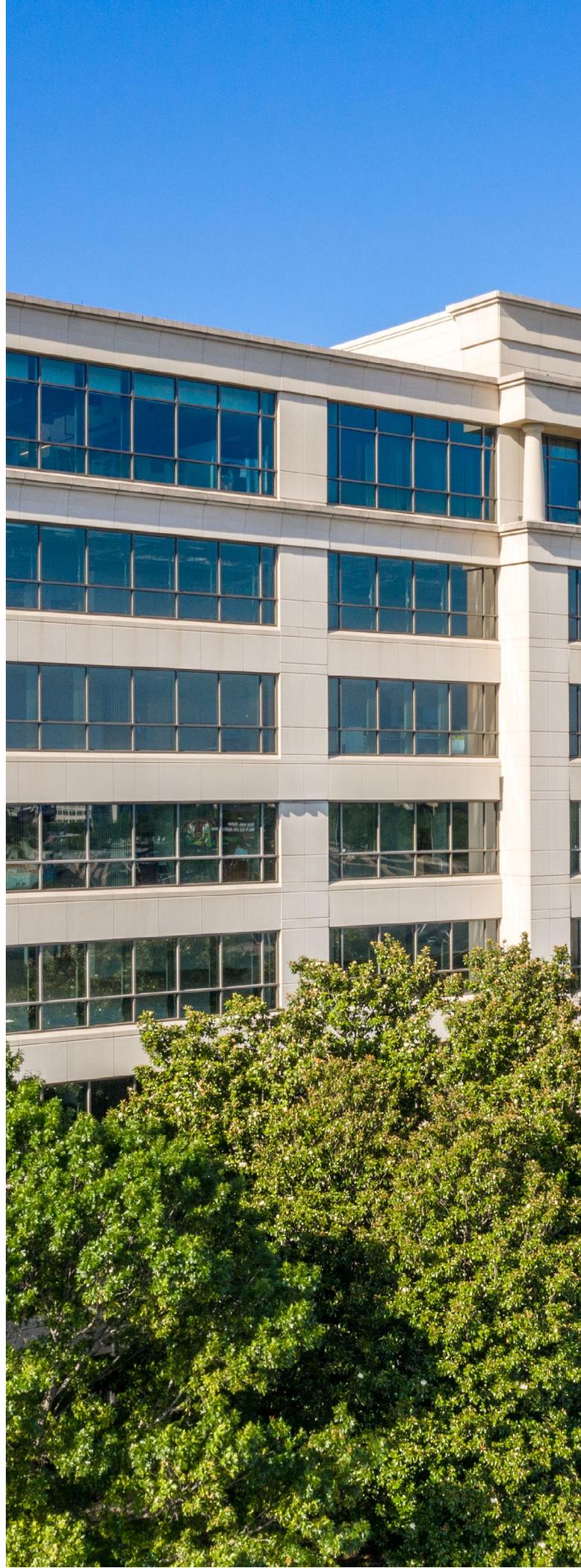
PREMIER VISIBILITY:

- 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 26,444 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.**





8

STORIES

196,656 SF

BUILDING
SIZE

26,444 SF

TYPICAL FLOOR
SIZE

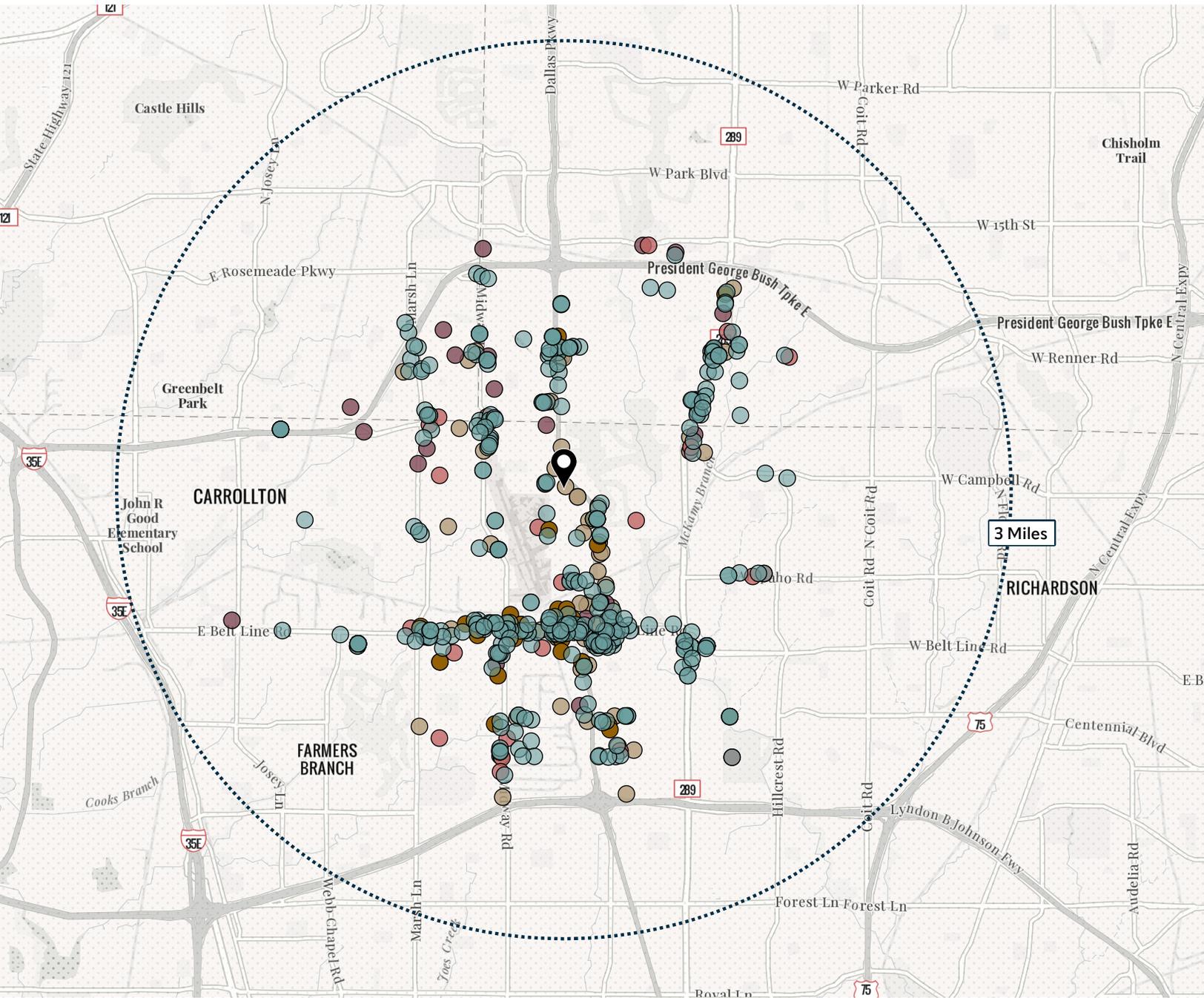
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GARAGE PARKING
RATIO

40,433 SF

MAX CONTIGUOUS
AVAILABLE

AREA AMENITIES



53

BANKS

21

CHILDCARE
FACILITIES

402

RESTAURANTS

31

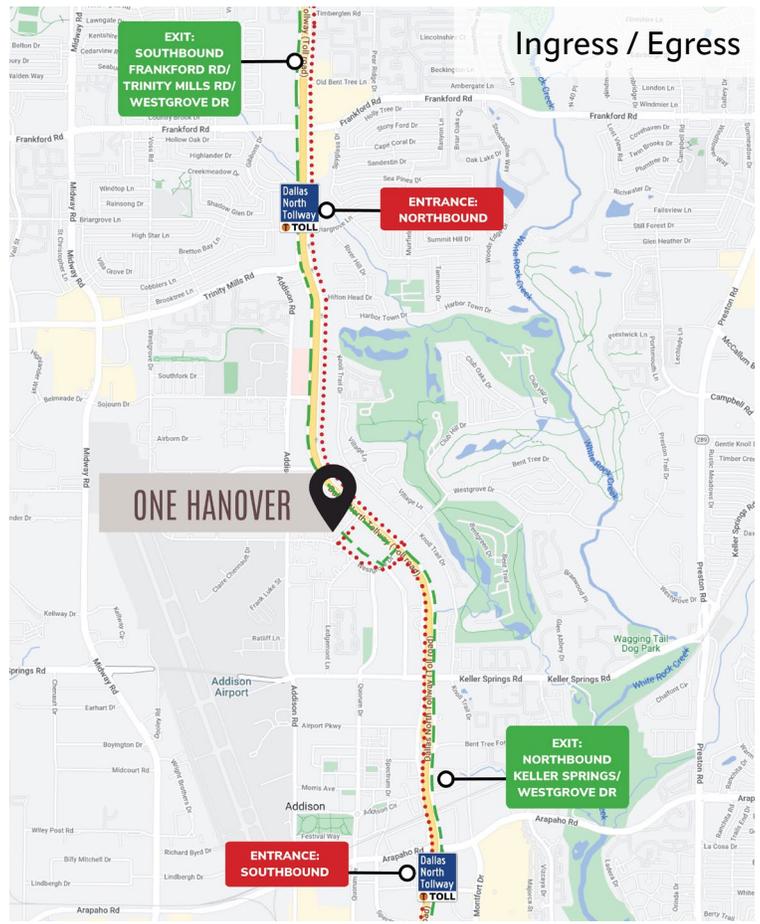
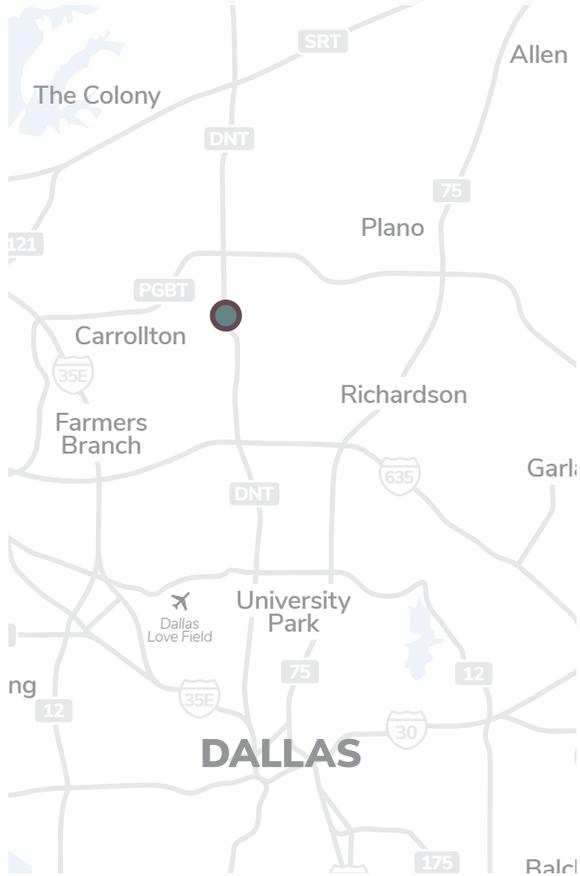
HOTELS

32

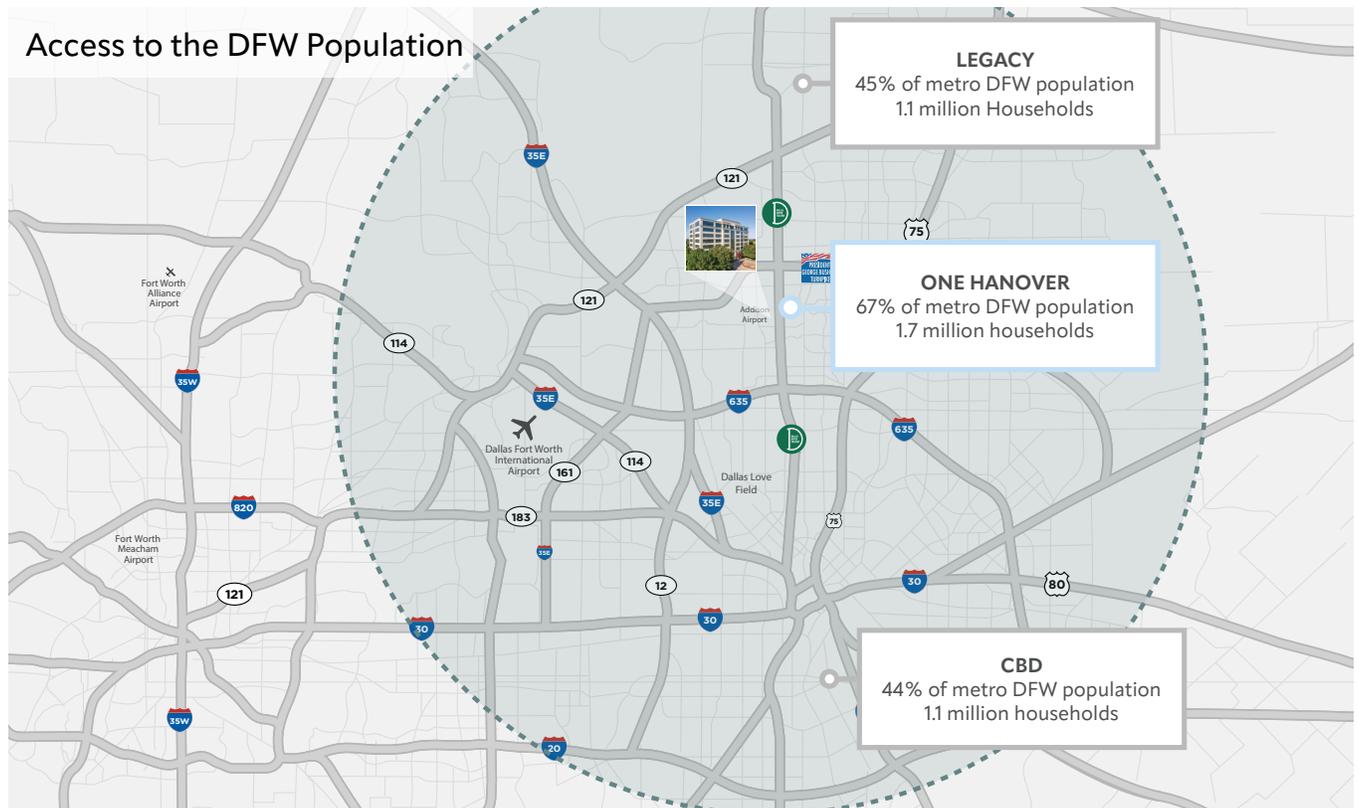
FITNESS
CLUBS

PREMIER LOCATION

Location Along the Dallas North Tollway



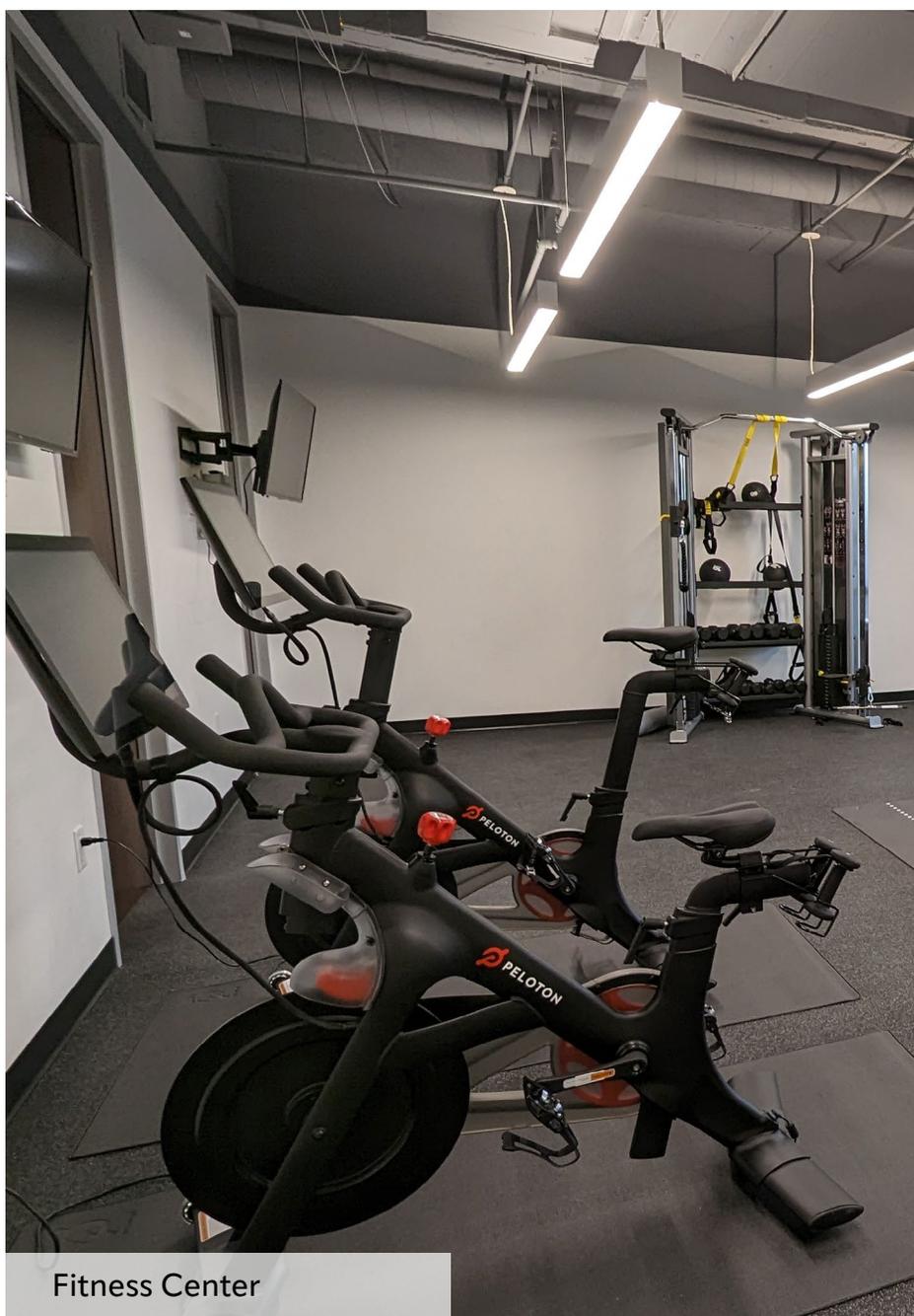
Access to the DFW Population



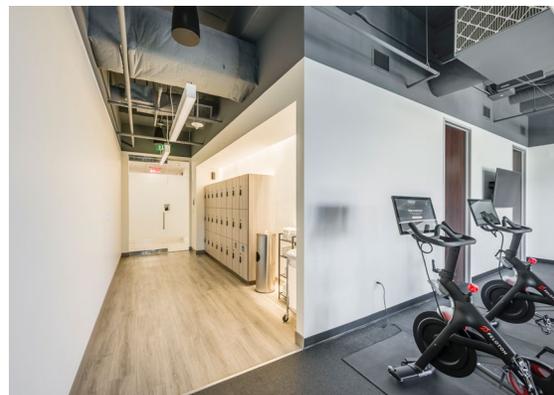
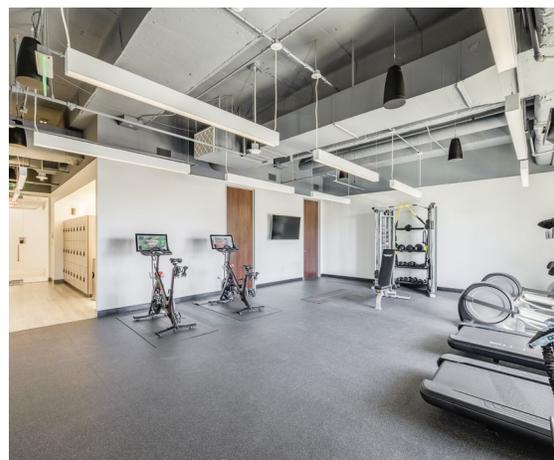
ON-SITE AMENITIES

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





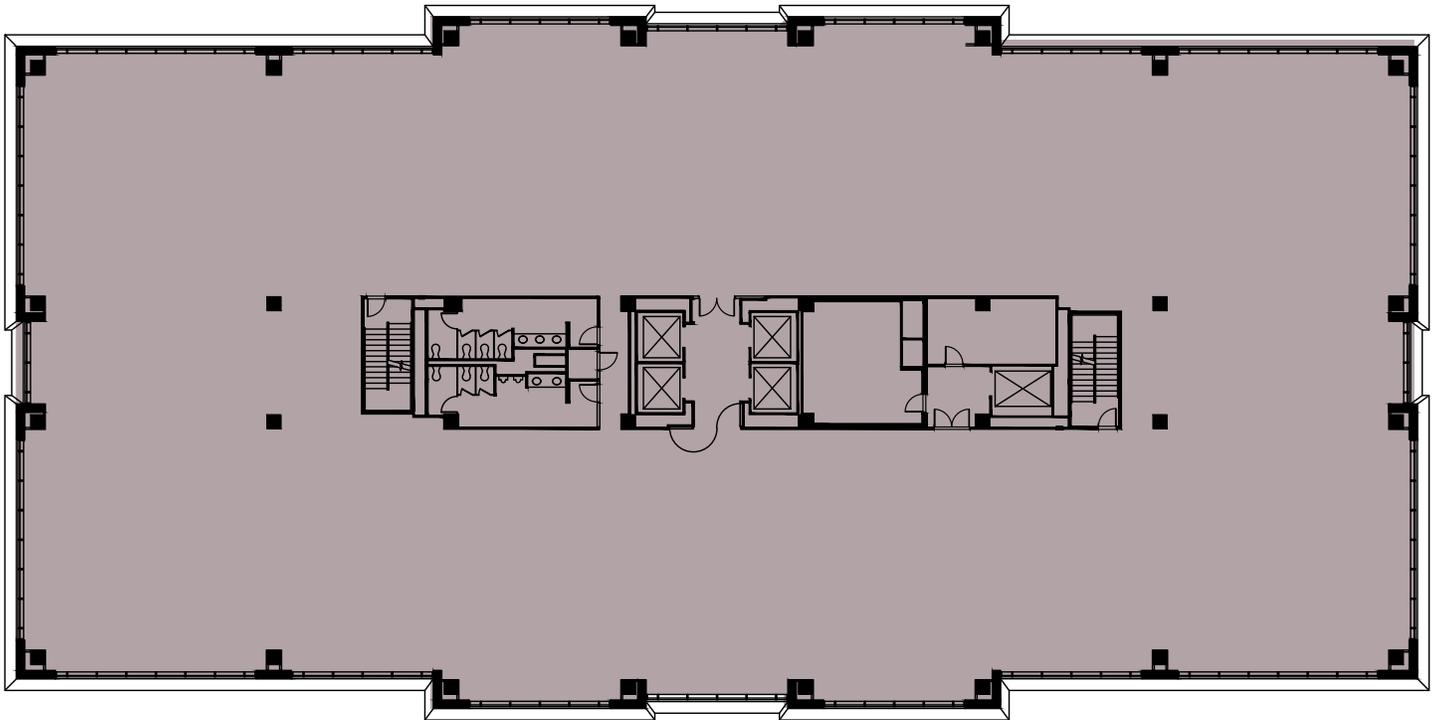
Conference Room

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:

26,444 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

12.32% Single tenant factor

20.50% Multi-tenant factor

FACT SHEET

BUILDING

16633 N Dallas Pkwy
Addison, TX 75001

OWNER/ LANDLORD

MSSDF-OFGB HANOVER LLC

LEASING COMPANY

Stream Realty
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MANAGEMENT COMPANY

Stream Realty
Leslie Nwoke
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leslie.nwoke@streamrealty.com

BUILDING AREA

196,656 SF

YEAR BUILT/RENOVATED

1998/2026

ARCHITECT

Entos

FLOOR SIZES

26,444 SF
13'1" Slab-to-Slab

SECURITY

Monday - Friday: 6:00 AM - 10:00 PM
Saturday: 8:00 AM - 8:00 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: 7:00 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 2026 the Additional Rent is estimated to be \$9.85 per RSF.

2026 estimates for utilities is \$1.97 per RSF

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 via access card.



FOR MORE INFORMATION:

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