

ARAPAHOSTATION.COM

15555 N DALLAS PARKWAY, DALLAS, TX 75001

ARAPAH STATION



VanTrust®



THIRTY-FOUR
COMMERCIAL



ARAPAH STATION

Arapaho Station embodies a premier, modern workplace environment set in the prime location of North Dallas. Whether you enter via the Dallas North Tollway or the upcoming light rail station nearby, Arapaho Station invites you into an atmosphere centered on hospitality, boasting opulent design and cutting-edge collaborative, wellness, and social amenities. Stepping outside, you're greeted by the vibrant Addison Circle neighborhood, offering seamless walkability to an array of restaurants and retail opportunities, enriching your everyday experience.

EASILY
ACCESSIBLE

ARAPAHO
STATION



IN THE CENTER
OF IT ALL

ARAPAHO
STATION

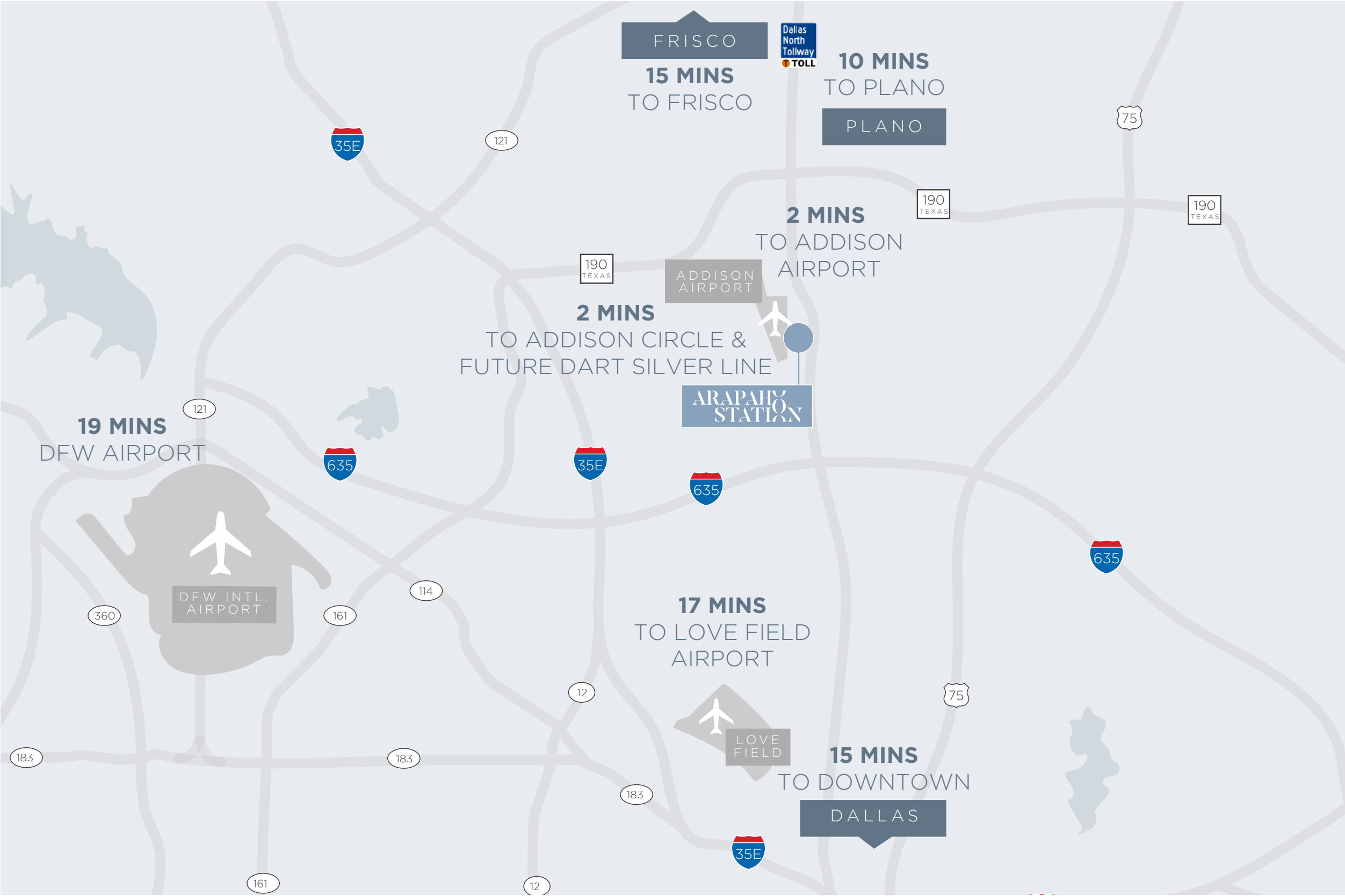
2
MINS TO
ADDISON CIRCLE

2
MINS TO
FUTURE DART
SILVER LINE

2
MINS TO
ADDISON AIRPORT

17
MINS TO
LOVE FIELD AIRPORT

19
MINS TO DFW
INTERNATIONAL AIRPORT



264,599 RSF
Total Building Size

11
Story
Building

27,591 RSF
Typical
Floorplate

BALCONY
Indoor/Outdoor Tenant Lounge
with Balcony

CAFE
On-Site
Cafe

FITNESS
Modern Fitness
Center

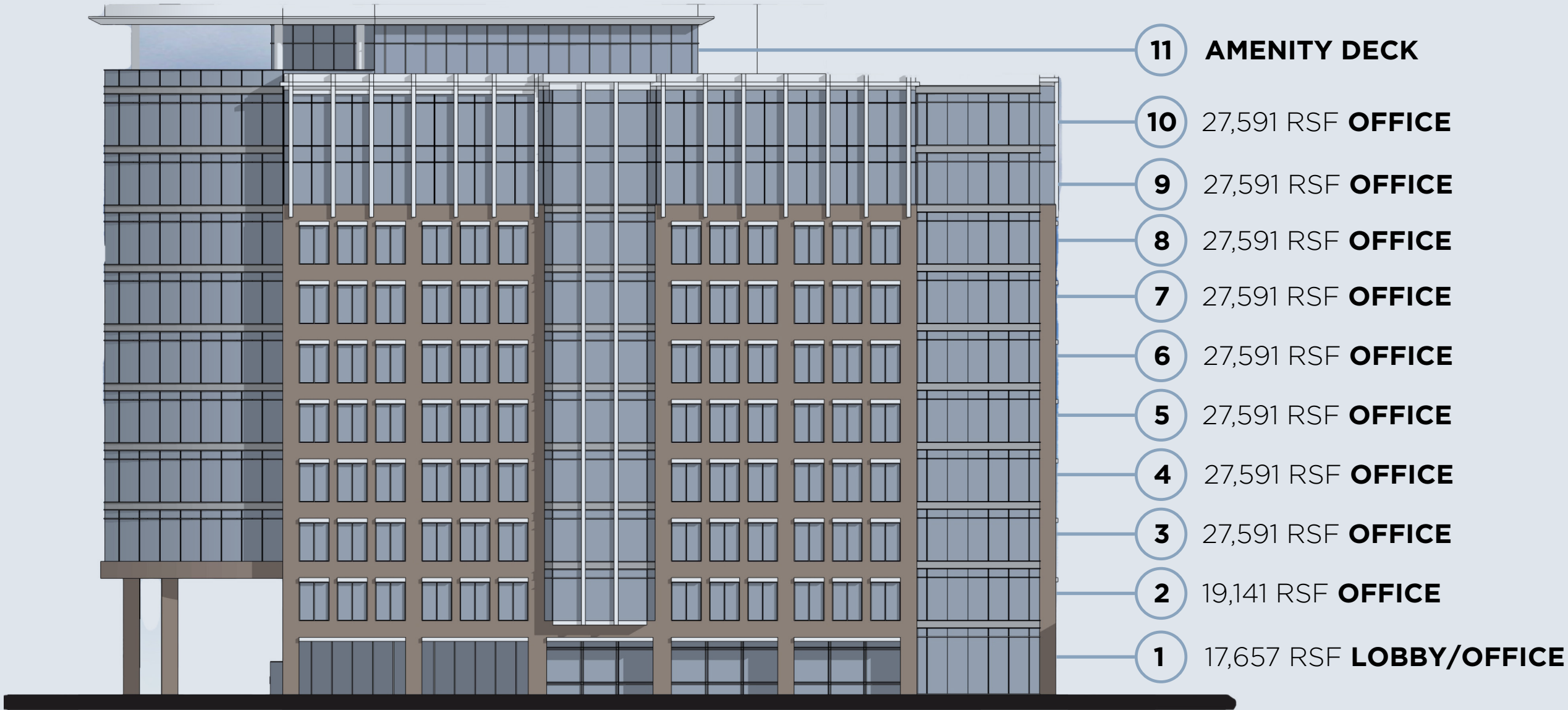
CONFERENCE
State-of-the-art
Conference/Training Facility

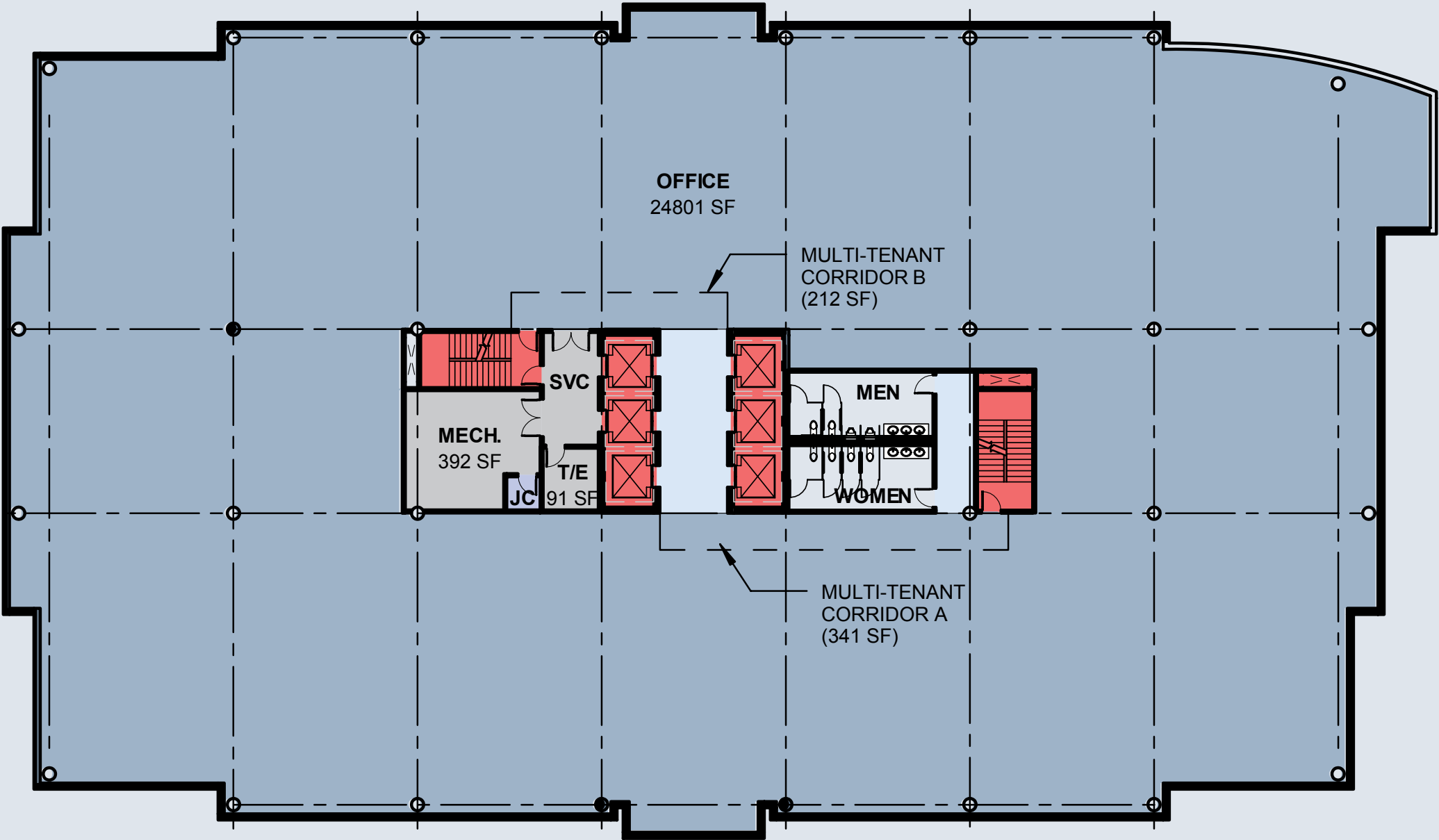
4/1,000
Garage
Parking

WALKABILITY
Walkability to Restaurants and Retail
Options at Addison Circle

ACCESS
Immediate Access to the
Tollway and DART







TYPICAL FLOOR: 27,591 RSF



Hospitality-Style Lobby



Exposed Brick Lobby Detailing



Rooftop Terrace with Sweeping Views



Rooftop Tenant Lounge

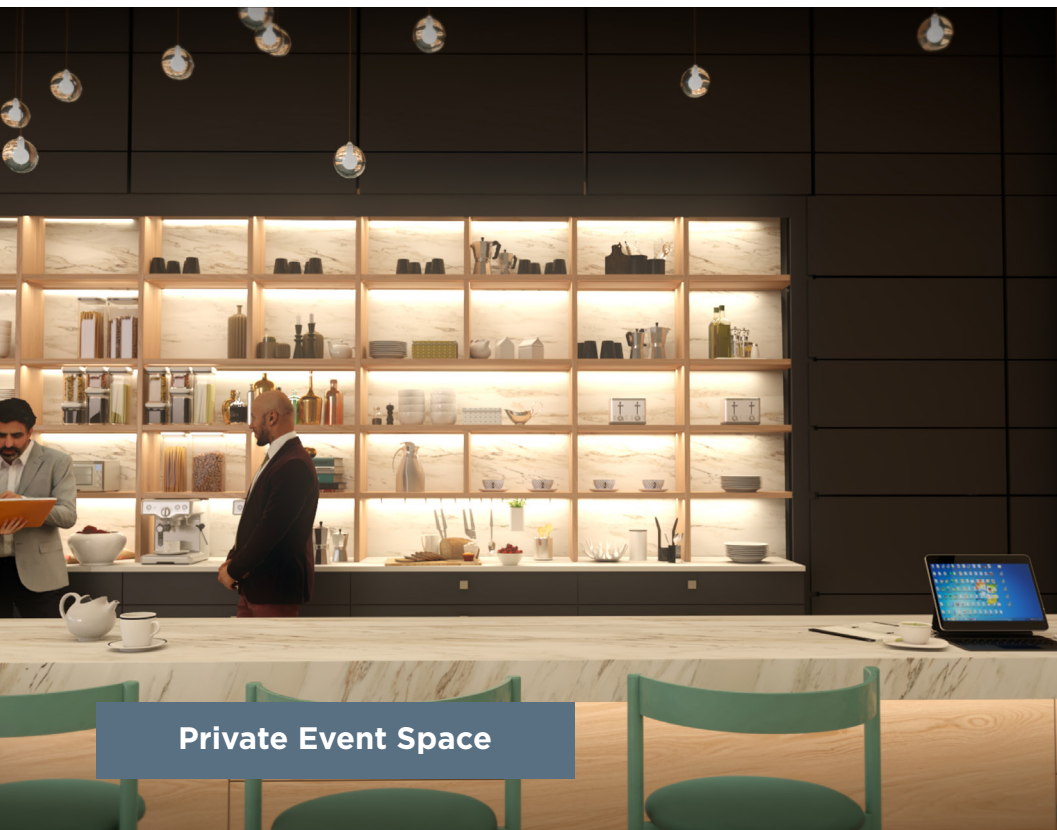




Conference and Training Facility



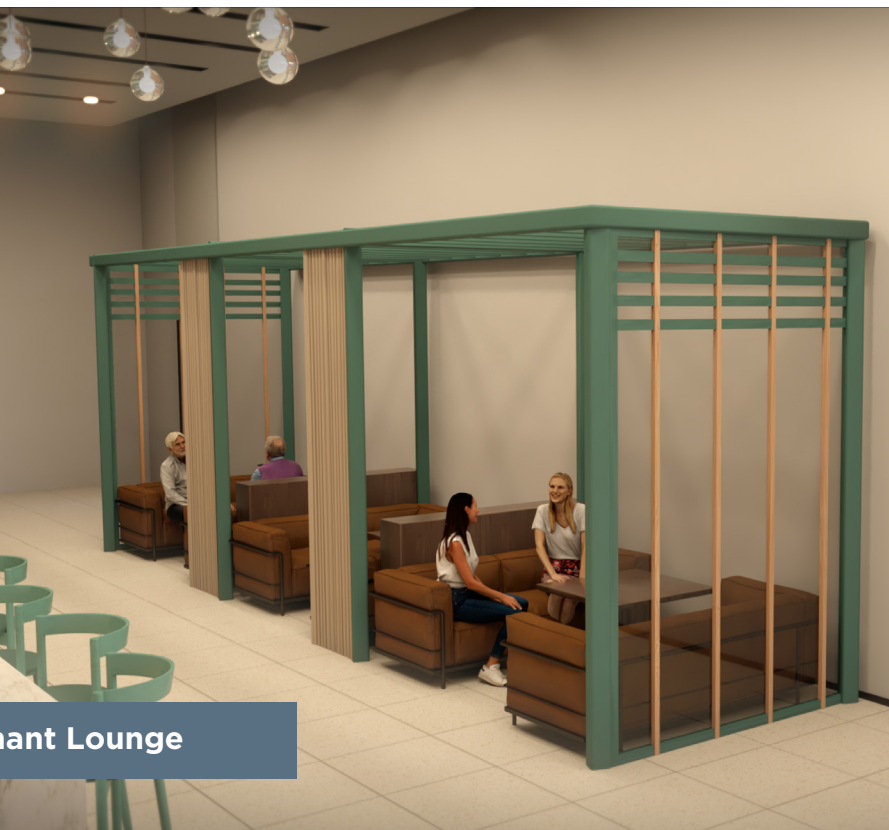
State-of-the-Art Fitness Center and Locker Rooms



Private Event Space



Collaborative Tenant Lounge



WITHIN A
2 MILE RADIUS

300+
RESTAURANTS

4,000+
HOTEL ROOMS

15,000+
APARTMENT UNITS



salata
salad kitchen

HUDSON HOUSE

Mesero

IDA
CLAIRE
South of Ordinary

WHOLE
FOODS
MARKET

hopdoddy
BURGER BAR

Snooze

GLORIA'S
LATIN CUISINE

PIE
TAP
PIZZA WORKSHOP • BAR

Starbucks

VELVET
TACO

NEIGHBORHOOD
SERVICES

Yard House

EXPERIENCE VIP & EXCLUSIVE ACCESS, PARKING AND ROOFTOP VIEWING FOR ADDISON CIRCLE EVENTS

JUST STEPS FROM ADDISON
CIRCLE PARK EVENTS

TASTE ADDISON



KABOOM TOWN



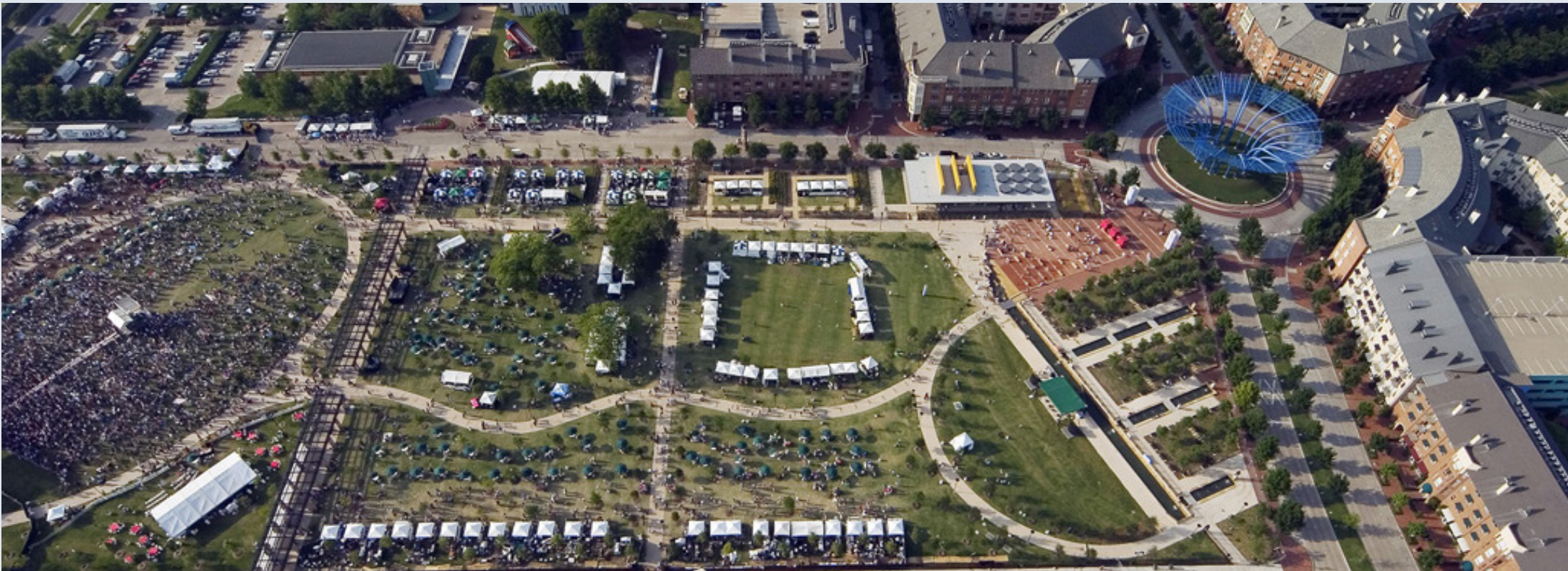
OKTOBERFEST



VITRUVIAN PARK



ADDISON AFTER DARK



AMLI ADDISON DEVELOPMENT OVERVIEW



- 18-Acre, \$472M Transit-Oriented Showplace at Addison Circle
- 650-car parking structure with ground-floor retail



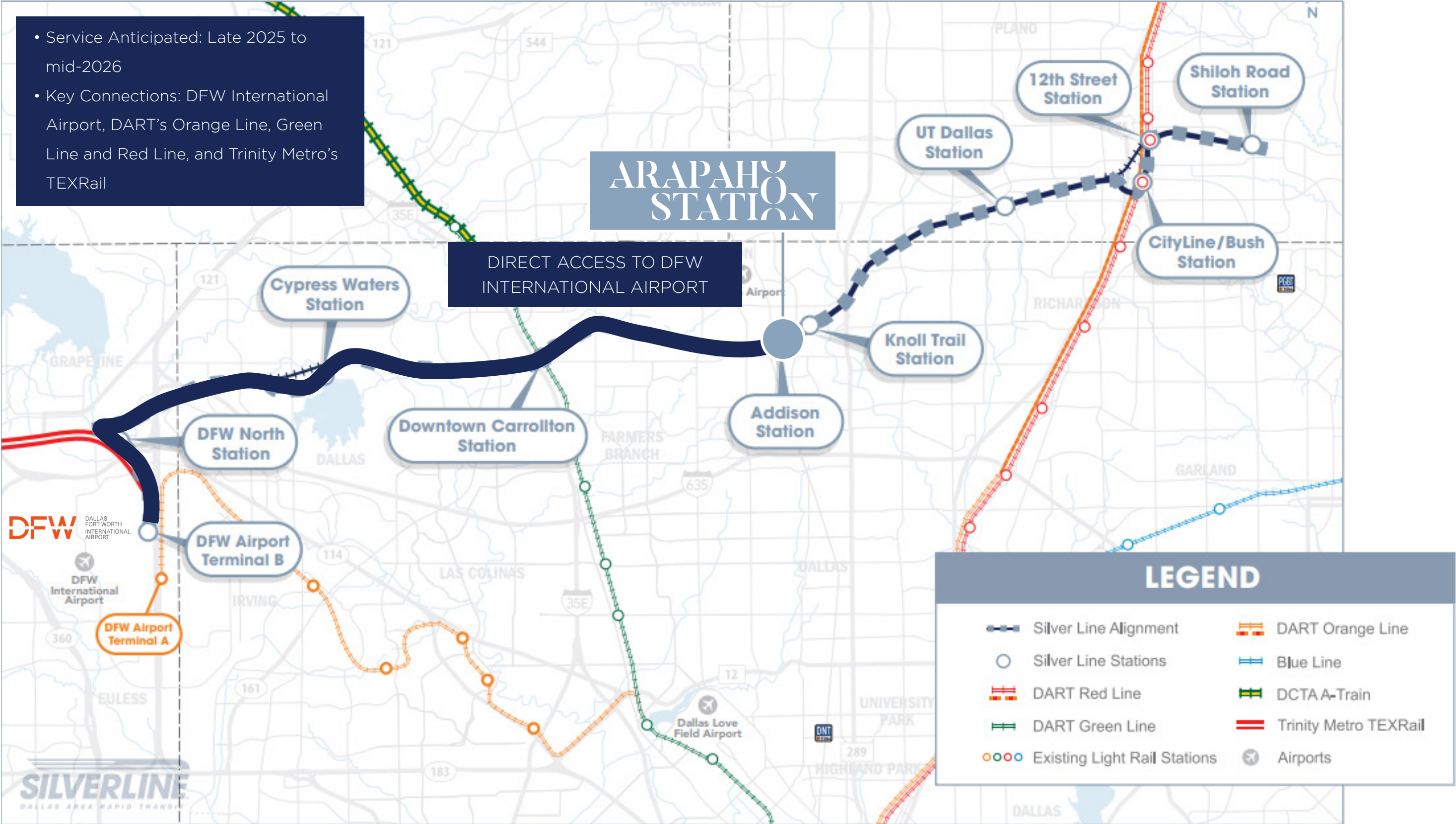
- 13-story luxury, multi-family building with 9,000 SF of ground-floor retail
- 7-story luxury, multi-family building with additional 5,000 SF of retail space



- 45,000 SF entertainment complex operated by The HUB, a Texas-based creator of entertainment venues and restaurants with an emphasis on daily events and festivals.



- Service Anticipated: Late 2025 to mid-2026
- Key Connections: DFW International Airport, DART's Orange Line, Green Line and Red Line, and Trinity Metro's TEXRail





24 MONTH DEVELOPMENT TIMELINE



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STATION

HKS



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FOR LEASING INFORMATION

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