



16633 DALLAS PARKWAY, ADDISON, TX 75001

ONE  
HANOVER

NOW UNDERWAY: A TRANSFORMATIVE, MULTI-MILLION-DOLLAR  
RENOVATION SET TO DELIVER IN Q1 2026.

# REIMAGINED FOR THE WORKFORCE OF THE FUTURE

Completely Renovated Lobby Experience – Tollway Entry



Completely Renovated Lobby/Elevator Experience



OPTIONS MAY VARY.

NOW UNDERWAY: A TRANSFORMATIVE, MULTI-MILLION-DOLLAR  
RENOVATION SET TO DELIVER IN Q1 2026.

## 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

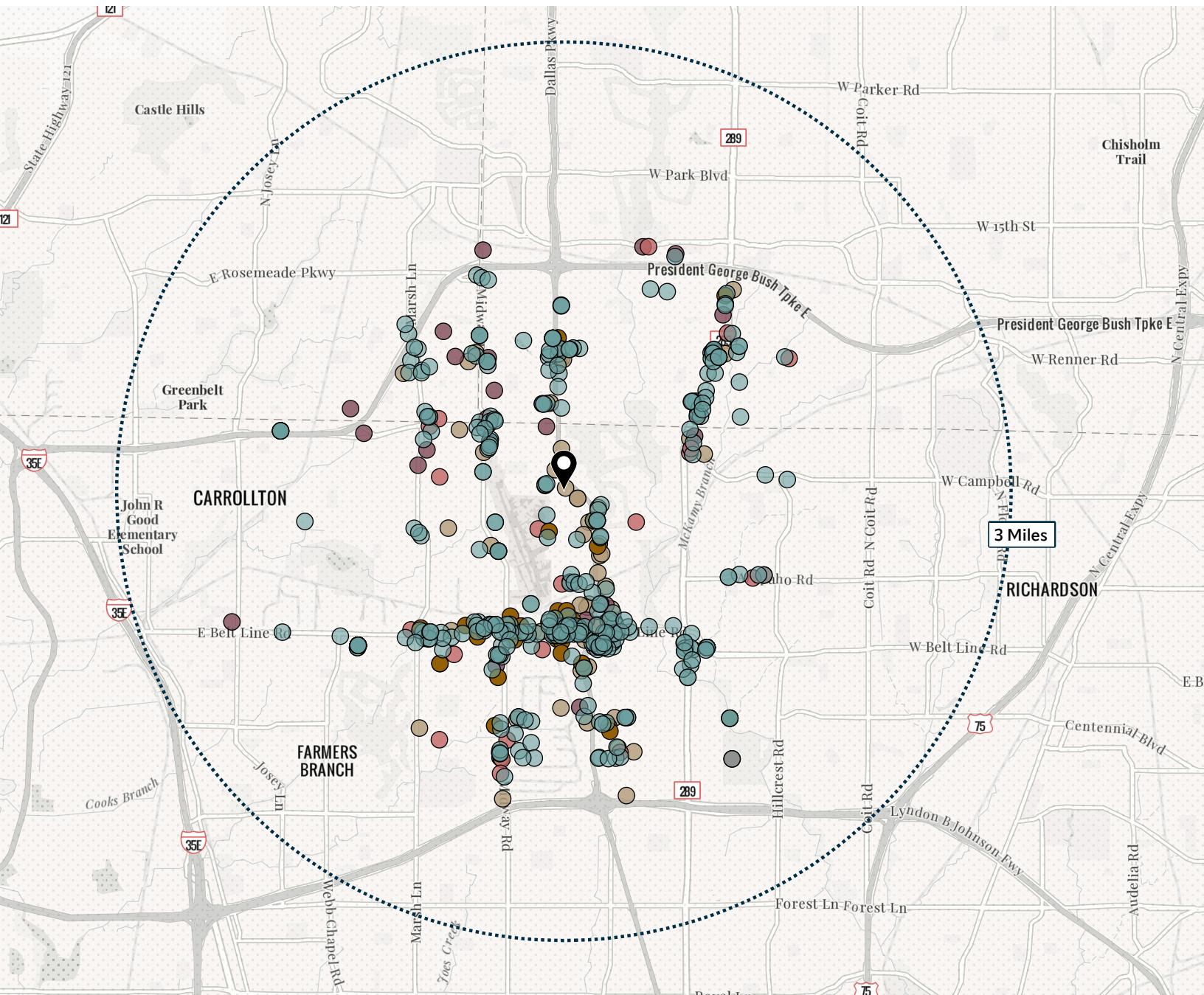
**4/1000**

GARAGE PARKING  
RATIO

**79,333 SF**

MAX CONTIGUOUS  
AVAILABLE

# AREA AMENITIES



53

## BANKS

21

## CHILDCARE FACILITIES

402

## RESTAURANTS

31

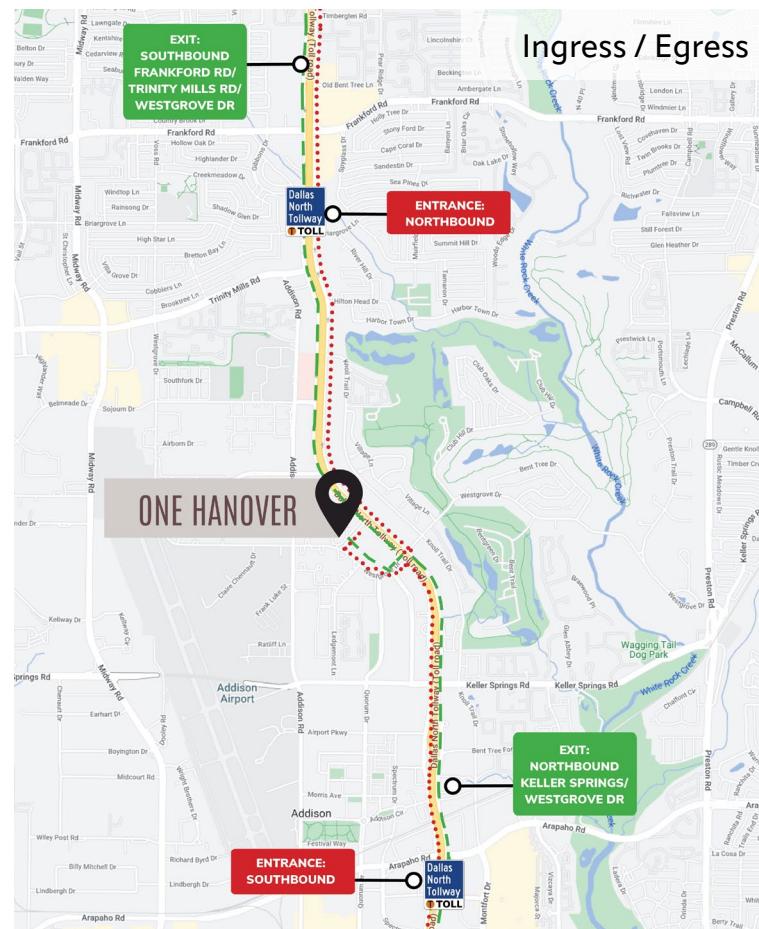
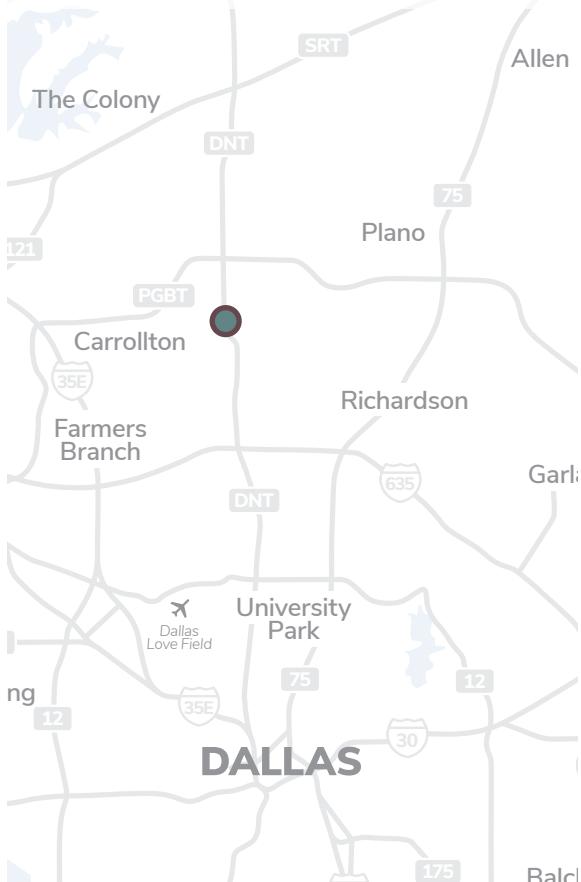
## HOTELS

32

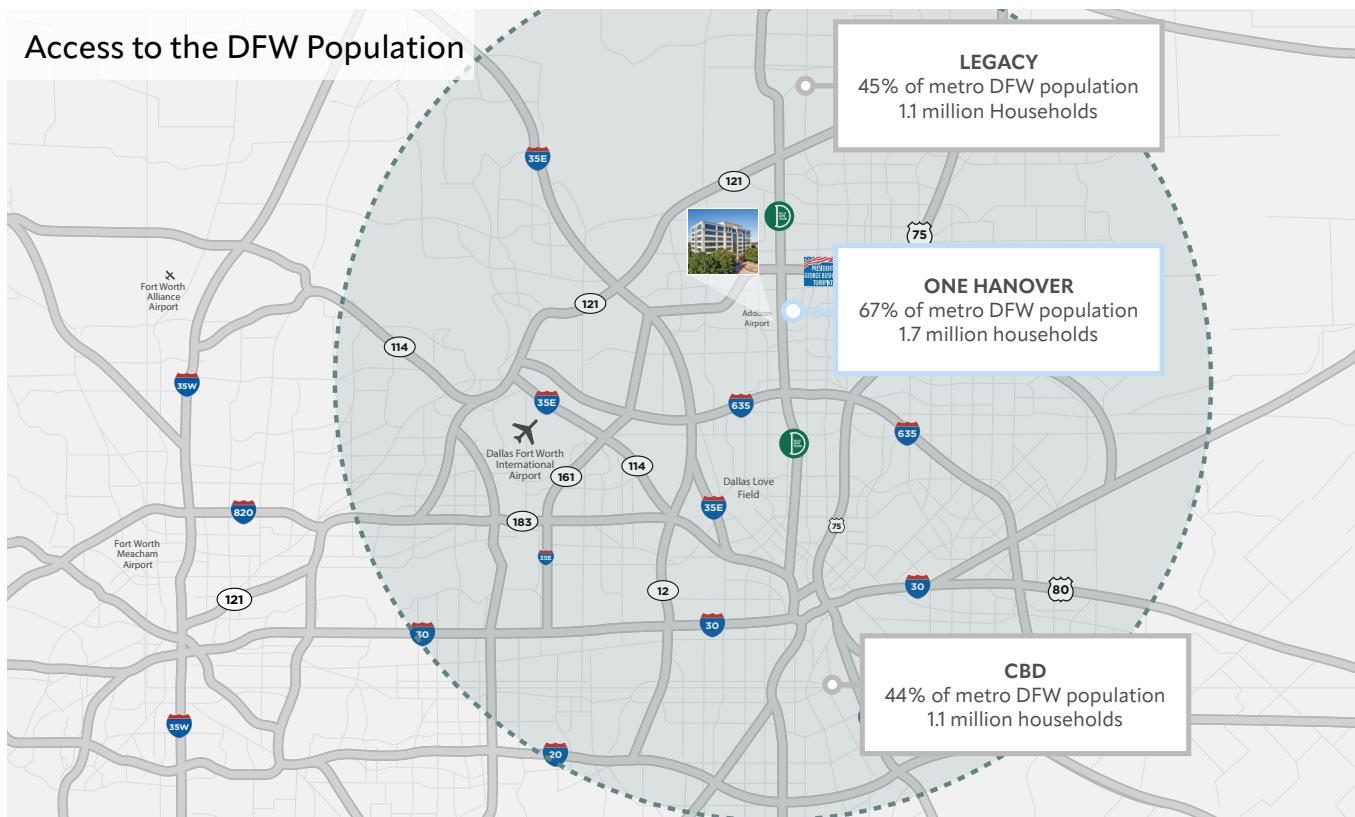
## FITNESS CLUBS

# PREMIER LOCATION

## Location Along the Dallas North Tollway



## Access to the DFW Population

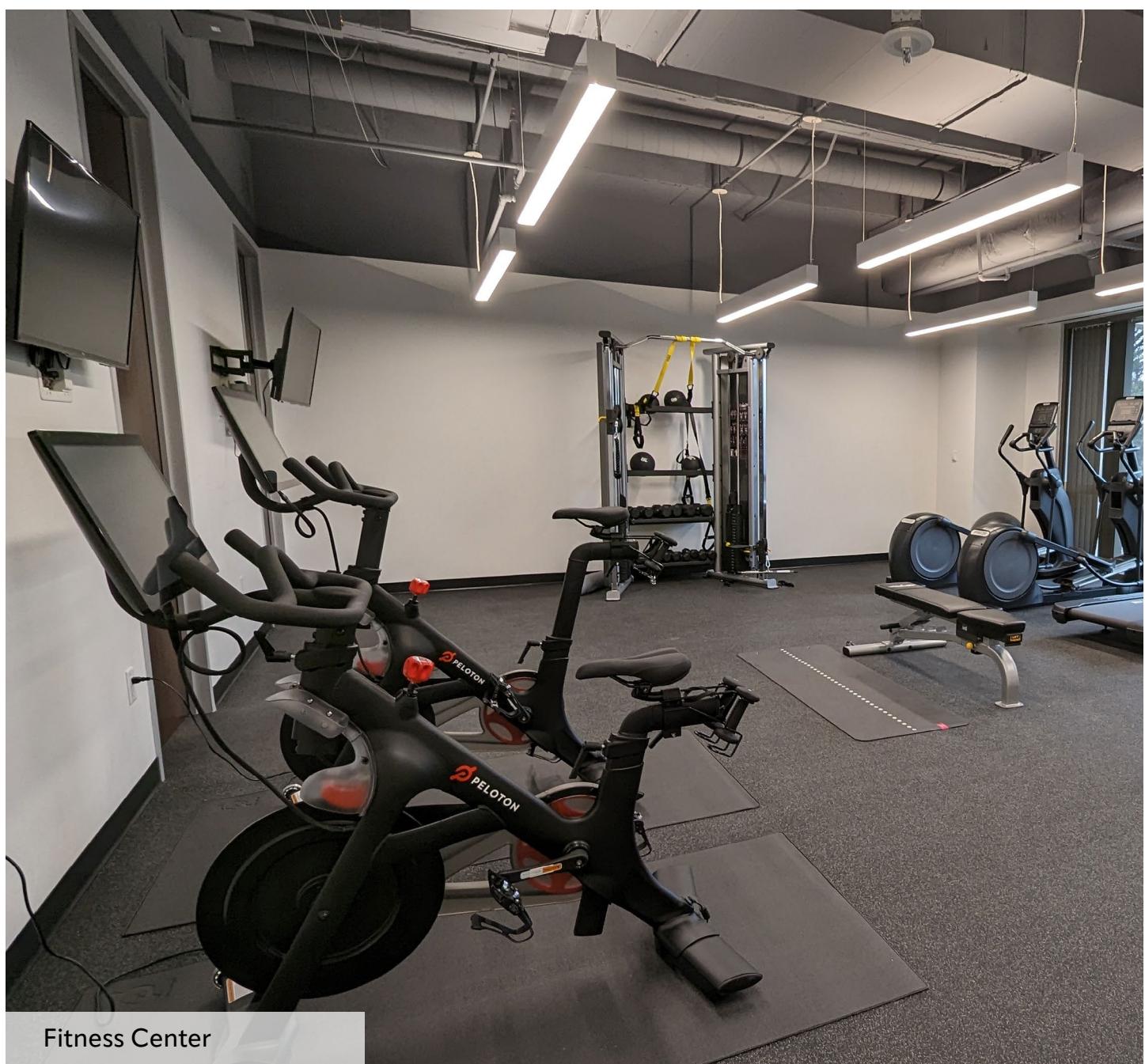


# ON-SITE AMENITIES

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## 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



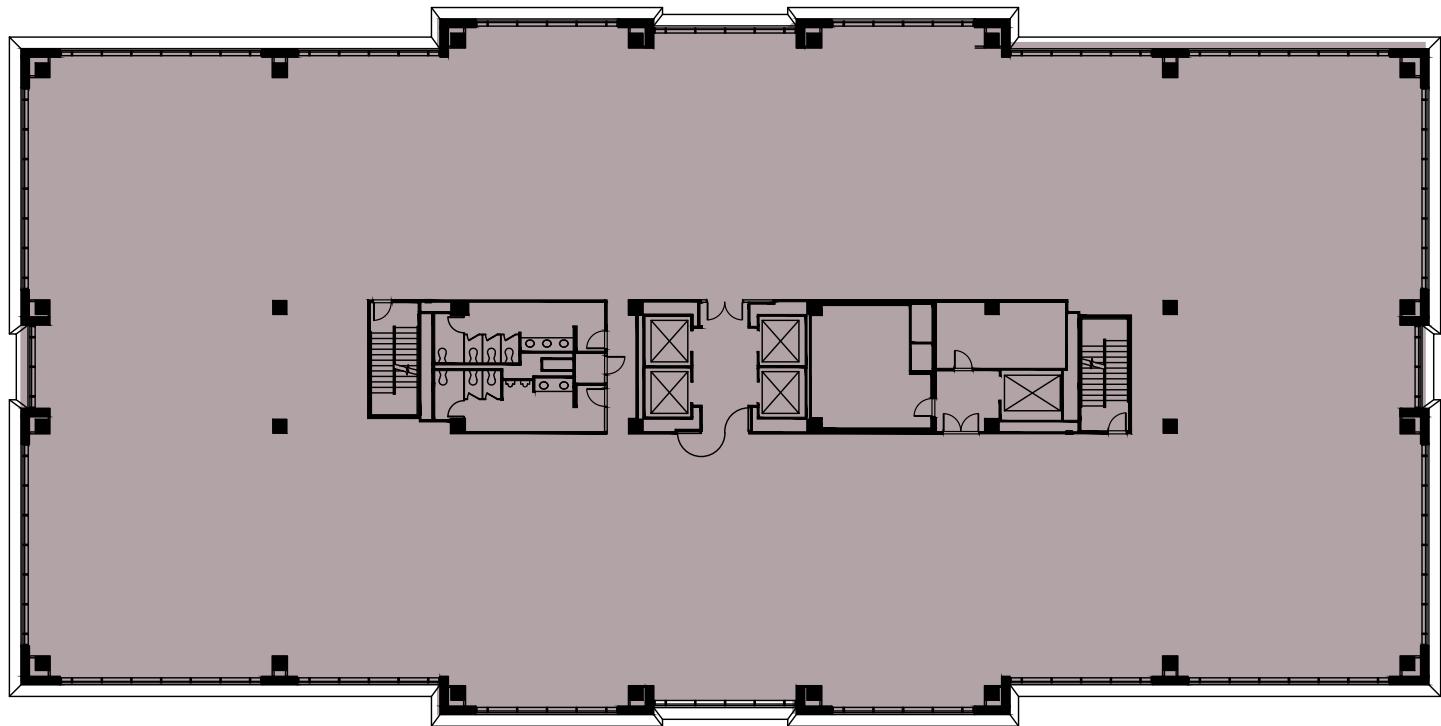
## THE BOARDROOM

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

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## TYPICAL FLOOR PLATE



### SPECIFICATIONS:

26,444 square foot typical floor plate

40'9" foot standard bay depth

Floor-to-ceiling exterior walls, resulting in optimal daylighting

Minimal interior columns, allowing for maximum space efficiency

12.32% Single tenant factor

20.50% Multi-tenant factor

# FACT SHEET

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## BUILDING

16633 N Dallas Pkwy  
Addison, TX 75001

## OWNER/ LANDLORD

MSSDF-OFCB HANOVER LLC

## LEASING COMPANY

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

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

## MANAGEMENT COMPANY

Stream Realty  
Leslie Nwoke  
(469) 965-2265  
leslie.nwoke@streamrealty.com

## BUILDING AREA

196,656 SF

## YEAR BUILT

1998

## 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 \$10.40 per  
RSF. Broken out as follows:  
\$6.46 per RSF in Operating Expenses  
\$2.46 per RSF in Taxes  
\$0.24 per RSF in Insurance  
2026 estimates for utilities is \$0.72 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:

**CHASE LOPEZ**

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**MARISSA PARKIN**

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