



A^o1





1.

LOCATION



TO DFW AIRPORT



TO DALLAS CBD



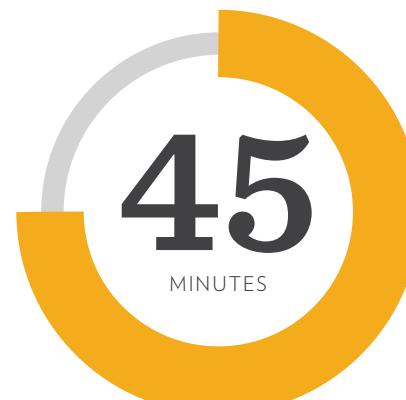
TO DALLAS LOVE FIELD AIRPORT



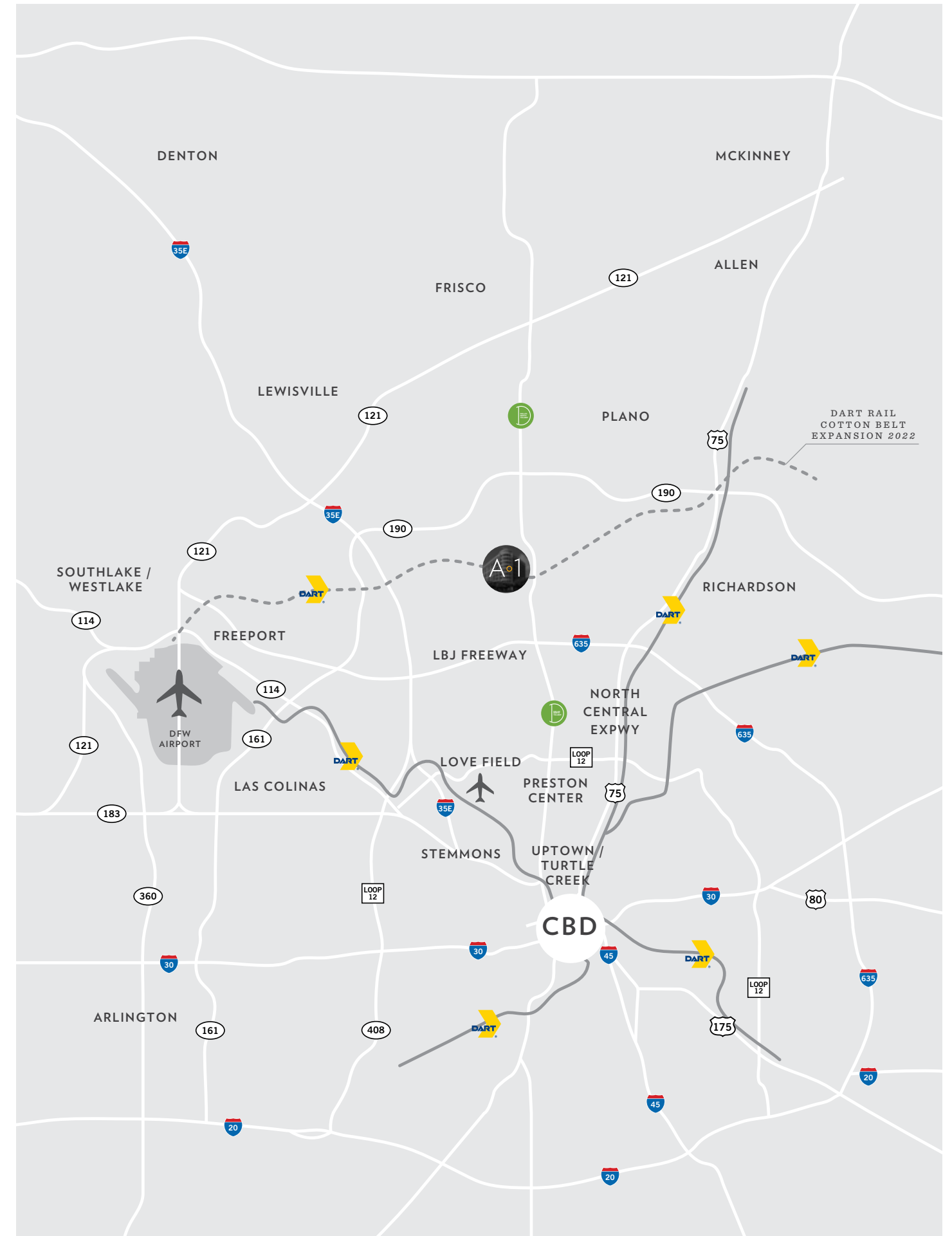
TO MCKINNEY

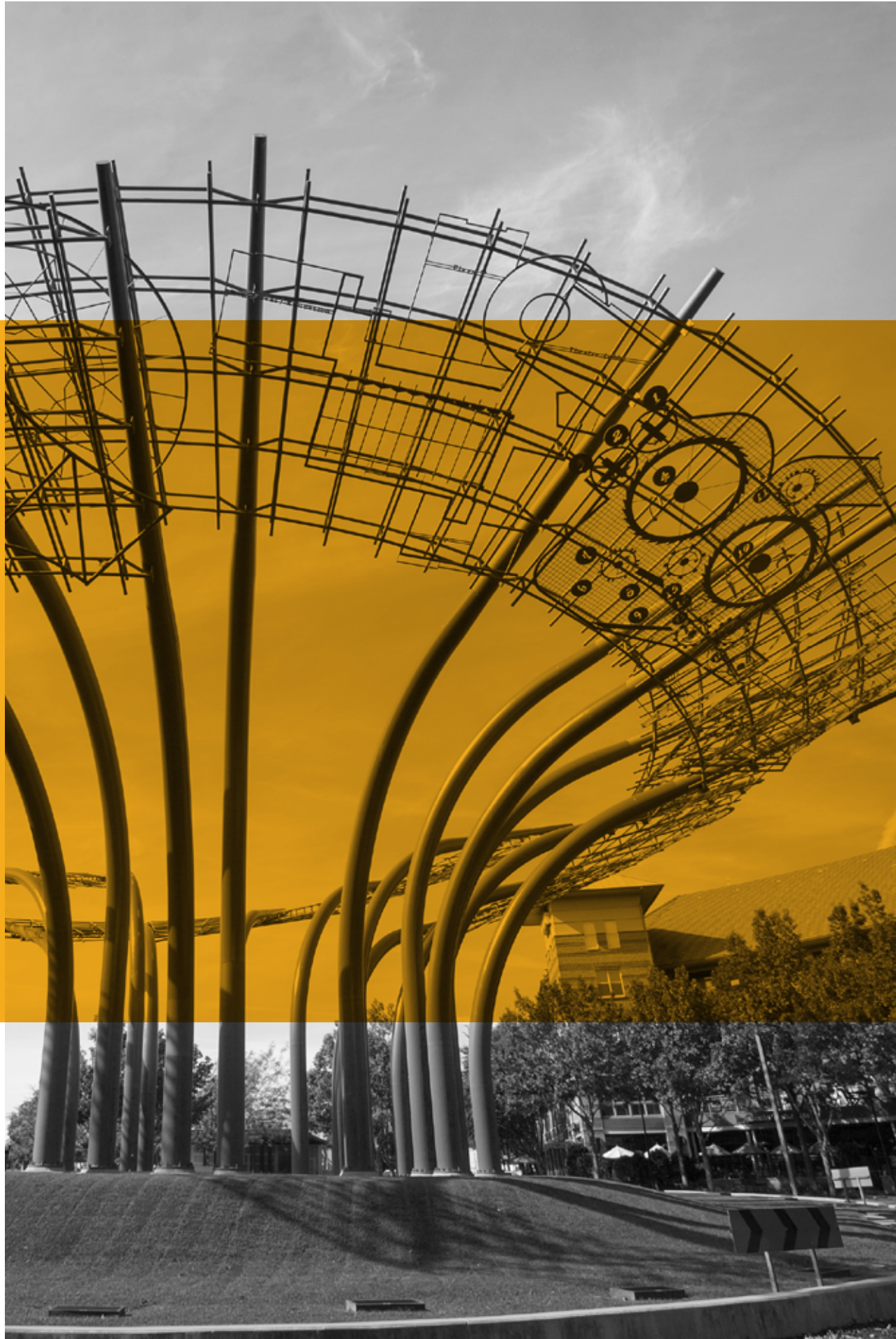


TO ADDISON AIRPORT



TO FORT WORTH

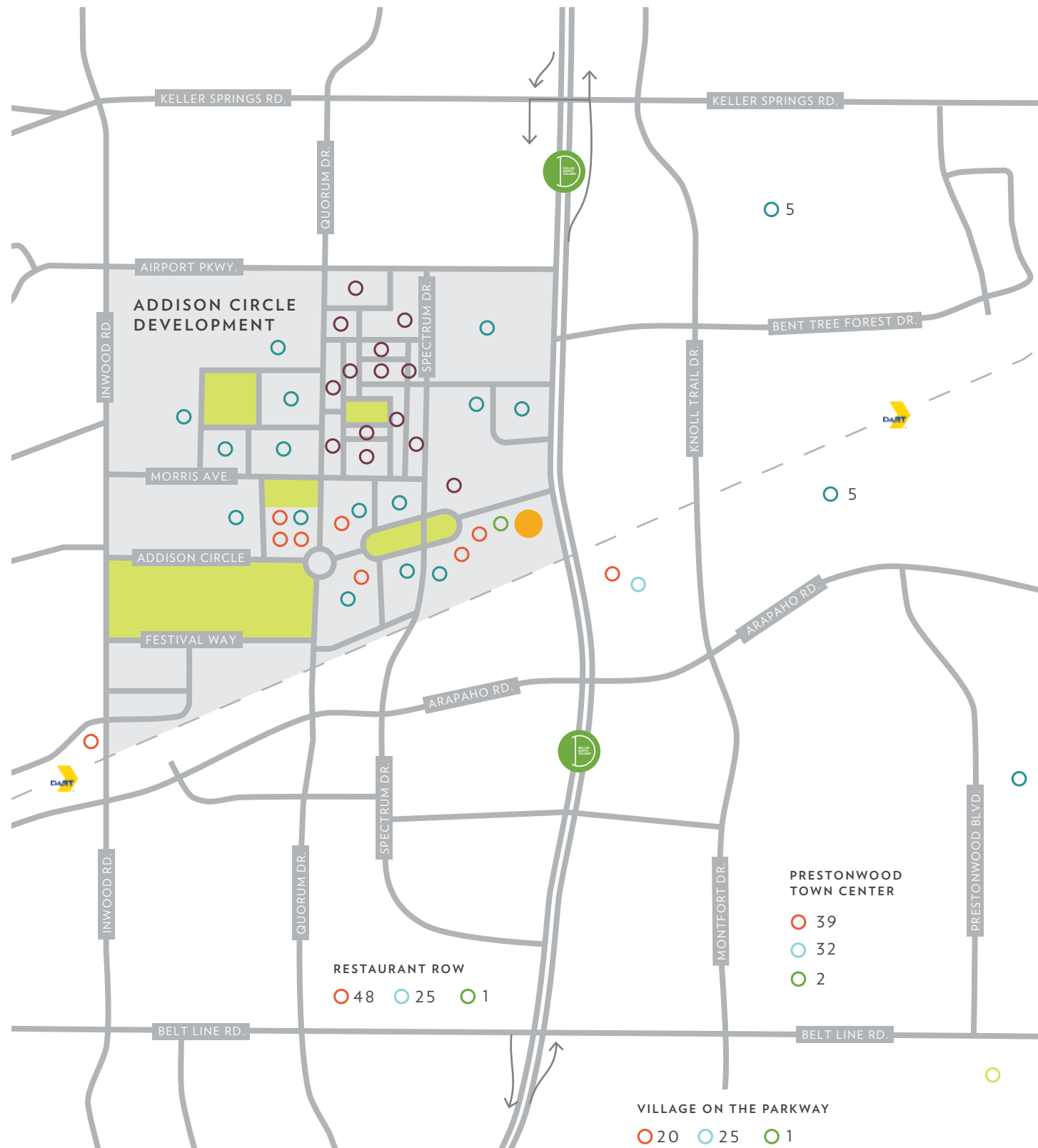




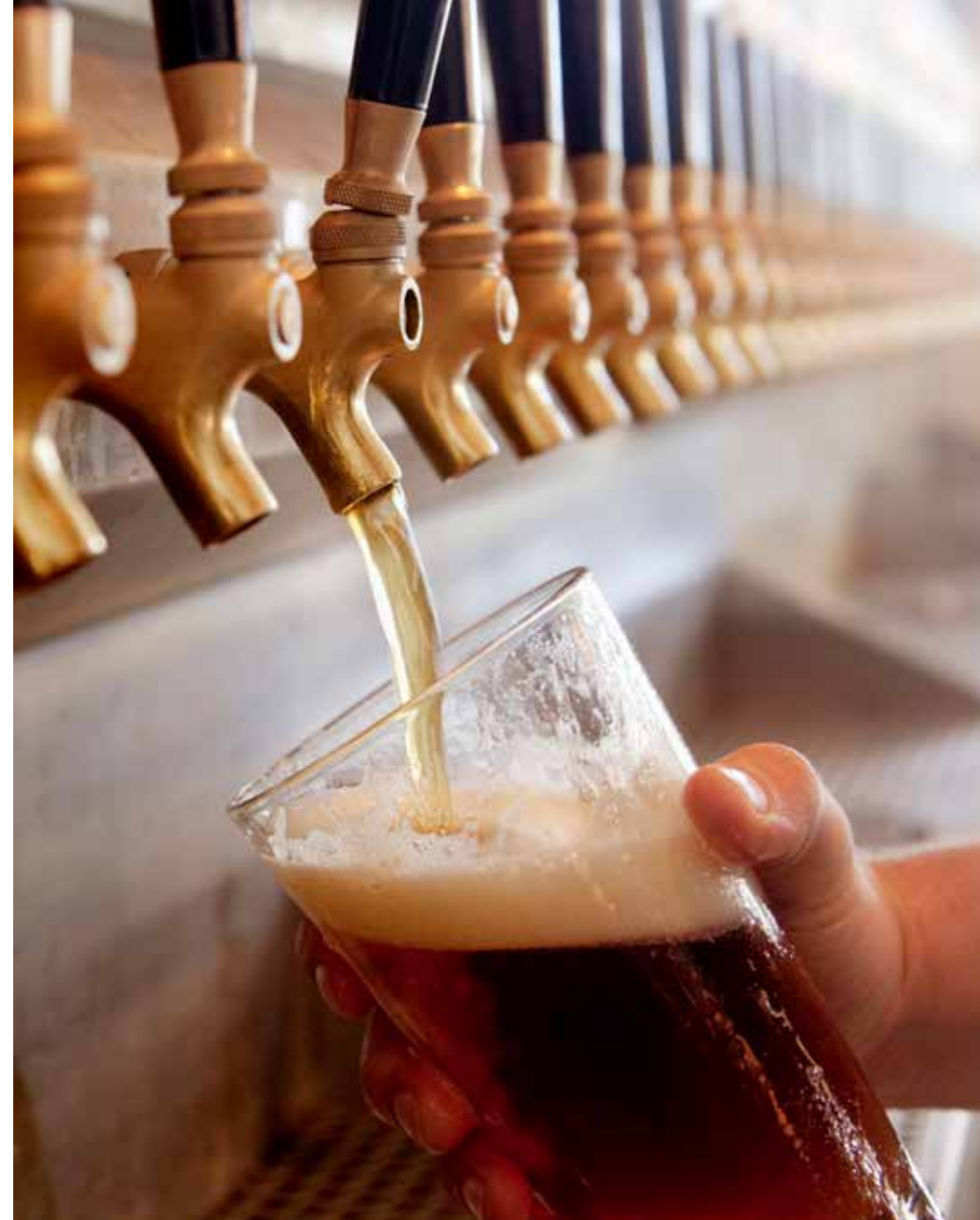
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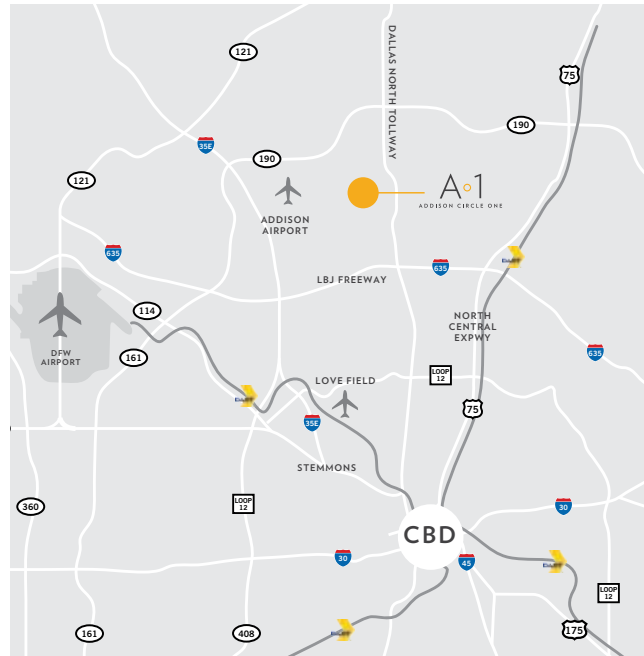
AREA
AMENITIES

Addison Circle One - Site Access and Amenities



- ADDISON CIRCLE ONE
- RESTAURANTS
- SINGLE-FAMILY RESIDENTIAL
- PARK
- RETAIL
- MULTI-FAMILY RESIDENTIAL
- HEALTH CLUB





Addison Circle is surrounded by a wide selection of retail, dining, hotel and recreation opportunities, in addition to convenient on-site amenities which include:

- 9 Restaurants
- 7 Fitness and Wellness Amenities
- 3 Retail / Gift Stores
- 27 Services and Business Support Retailers
- Residential Midrisers
- Temporary Storage
- Conference Center and Theatre



WHY

ADDISON CIRCLE?

289,000 SQUARE FEET

HIGHLY WALKABLE

12,000 SF 

TROPHY FITNESS

CONFERENCE & TRAINING ON-SITE

six level | 10

PARKING STRUCTURE

STORIES



4 PER 1,000 PARKING

PROMINENT *Tollway Visibility* 24/7 SECURITY

30,900 SF FLOORPLATES

owned by FRANKLIN STREET PROPERTIES

MULTI-TENANT FLOORPLATE

30,900 SF

M.T.F = 17.59%

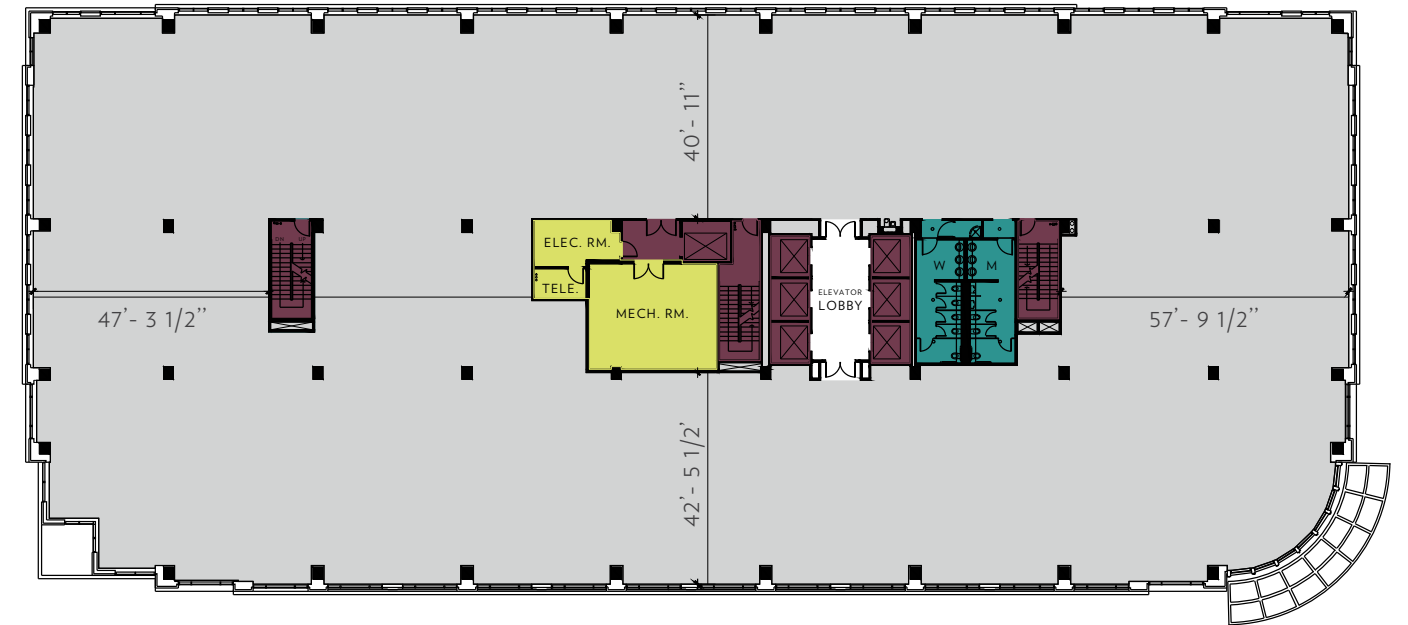


TENANT SPACE
 MECHANICAL
 VERTICAL ACCESS
 RESTROOMS

SINGLE-TENANT FLOORPLATE

30,900 SF

S.T.F = 12.09%



TENANT SPACE
 MECHANICAL
 VERTICAL ACCESS
 RESTROOMS



Building FACT SHEET

PROJECT DESCRIPTION

Class AA Office Building, Built in 1999
10 Stories: 289,340 RSF
80 -Acre Master-Planned Development

BUILDING DESIGN

Brick and Limestone Exterior
30,900 SF Floorplans

HVAC

Energy Efficient HVAC System
17 Zones Per Floor: 10 Exterior, 7 Interior

ENERGY EFFICIENCY

Achieved Energy Star Rating in 2008

ELEVATORS

Six (6) High-Speed Passenger Elevators
Elegantly Appointed Cab Finishes
Key Fob Controlled After-Hours Access
One Freight Elevator with 4,000 lb Capacity

LOBBY FINISHES

Class AA Finishes
Marble Limestone and Wood Finishes
Seating Area

EXTERIOR WINDOWS

Double Pane Insulated Floor-To-Ceiling Glass Windows

FLOOR TO CEILING HEIGHT

9'6" to Finished Ceiling

PARKING

6-Level Parking Garage
Ratio of 4 Spaces per 1,000
Covered Walkway to Building

SECURITY / LIFE SAFETY

On-Site 24-Hour Security with Camera Surveillance
Key Fob Access to Main Entries and Garage

ELECTRICAL

Eight (8) Watts Per SF
(2 Watts for Lights, 6 Watts for Tenant Connected Load)

COMMUNICATIONS

Fiber, Cable and Satellite Service Available / AT&T, Time Warner Cable,
TW Telecom

RESTROOMS

Elegantly Appointed Finished Including Stone Countertops, Tile Flooring and
Wood Louvered Doors at Water Closets

15601 DALLAS PARKWAY
ADDISON, TX 75001



For Leasing Information, Contact:

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A Property of:

