



**MYCON**

CENTER

**FOR LEASE**



**FOR LEASING INFORMATION: 214.446.4509**

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# BUILDING FACTS

<b>YEAR BUILT:</b>	1981; Renovations completed March 2017
<b>MANAGEMENT:</b>	Hudson - Peters
<b>STORIES:</b>	3 stories
<b>BUILDING SIZE:</b>	50,205 RSF
<b>PARKING:</b>	4/1,000 surface ratio of which 1/1,125 is covered Can accommodate medical parking requirements.
<b>SECURITY:</b>	After-hours card-key access
<b>BUILDING HOURS:</b>	Monday - Friday: 7:00 a.m. - 6:00 p.m. Saturday: 8:00 a.m. - 1:00 p.m.
<b>OWNERSHIP:</b>	SBBT, LLC
<b>SIGNAGE:</b>	Monument; Building signage for 10,000 SF or above
<b>TELECOM PROVIDERS;</b>	AT&T, Time Warner
<b>OWNER OCCUPIED:</b>	Yes
<b>TAX MUNICIPALITY:</b>	Dallas address with Addison tax base
<b>ELECTRIC/2017 BASE YEAR</b>	\$1.23 / \$4.83

# HIGHLIGHTS

## **BUILDING UPGRADES:**

- » Completely renovated from the inside out March 2017
- » New exterior; new modern/contemporary entrance
- » New look for common areas/lobby
- » Upgraded tenant conference room; upgraded elevator cabs
- » New restrooms on all floors
- » New landscaping
- » New security system with 24/7 key-card access
- » New artwork and modern furniture
- » Upgraded lighting throughout interior/exterior
- » New vending area
- » New sprinkler system
- » Upgraded HVAC

## **SPEC SUITES:**

- » State-of-the-art Spec Suite program / cable ready
- » Second phase of Spec Suites are in planning stages due to leasing velocity
- » Short form lease and commission agreement make MYCON Center a place that is "easy to do business."

## **AMENITIES:**

- » Walking distance to restaurants, shopping and living
- » Tenant shared conference room
- » Spec Suite program
- » DART Bus stop directly in front of building
- » Five golf courses/country clubs within a 5-mile radius
- » Fronts on Dallas North Tollway
- » Less than 1 mile from Addison Airport
- » 4.8 miles from I-635
- » 1.8 miles from President George Bush Turnpike

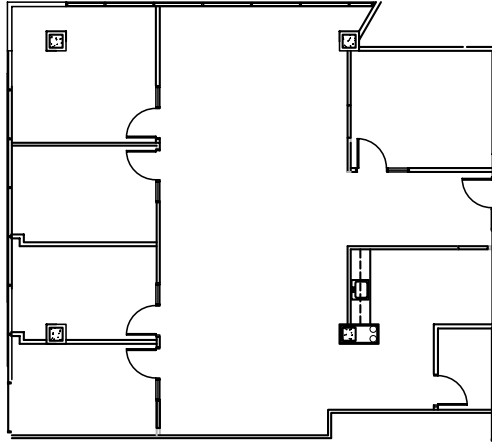








# SPEC SUITE PLANS



**SUITE 220**  
2,531 RSF



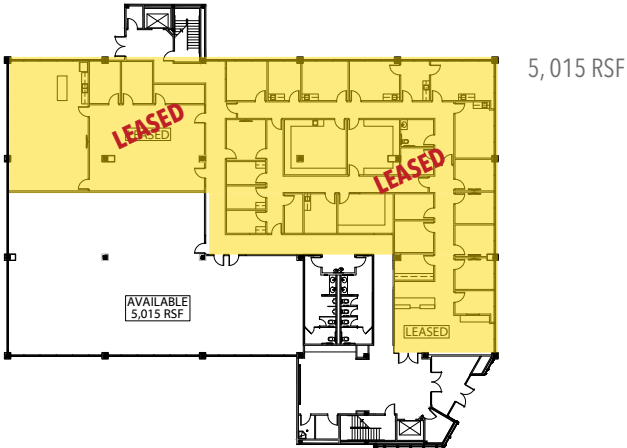
**SUITE 240**  
1,508 RSF



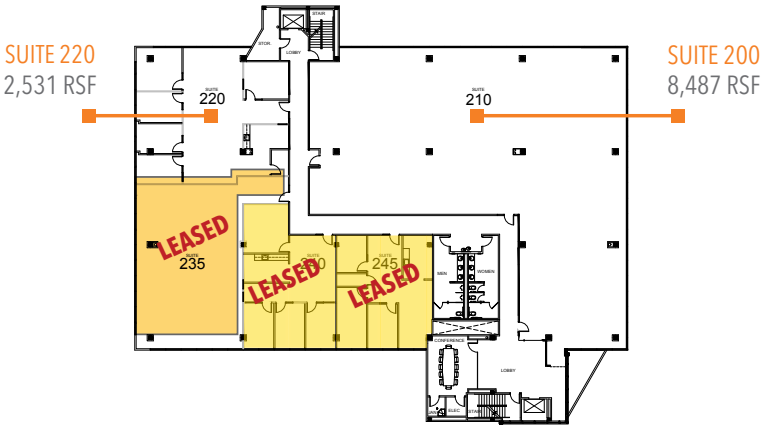
**SUITE 245**  
1,357 RSF



# FIRST FLOOR



# SECOND FLOOR



# AMENITIES

## RESTAURANTS/SERVICES NEARBY



**1**  
 Willow Bend Mall Area  
 Dillard's  
 Apple  
 Neiman Marcus  
 Macy's  
 Z Gallerie  
 Crate and Barrel  
 Michaels  
 Bed Bath & Beyond  
 OfficeMax  
 Walgreens  
 LA Fitness  
 Costco  
 The Home Depot  
 PetSmart  
 Walmart  
 CVS  
 Target  
 Wells Fargo  
 Chase Bank  
 Bank of America  
 RBFCU  
 Legacy Texas Bank  
 Bank of the Ozarks  
 BB&T  
 Buffalo Wild Wings  
 Starbucks  
 Snappy Salads  
 Torchy' s Tacos  
 Salata  
 Smash burger  
 Chipotle  
 Pei Wei  
 McAlister's Deli

**2**  
 Frankford & Marsh  
 Walmart  
 ALDI  
 Wells Fargo  
 Capital One  
 Applebee's  
 Starbucks

**3**  
 Frankford & Midway  
 Kroger  
 Walgreens  
 Bank of America  
 Chase Bank

**4**  
 Frankford And DNT  
 Albertsons  
 CVS  
 Chase Bank  
 Comerica  
 Wells Fargo

Pappadeaux Seafood  
 Kitchen  
 P.F. Chang's  
 Mi Cocina  
 Sushi Robata  
 Starbucks  
 The Blue Fish  
 Jason's Deli  
 Thai Spice  
 Picasso's Pizza  
 Sino House Chinese  
 Frankford & Preston  
 Kohl's  
 Anytime Fitness  
 Tom Thumb  
 Walgreens  
 Chase Bank  
 Chipotle  
 Starbucks

**5**  
 Preston & Mapleshade  
 Lowe's  
 Comerica

**6**  
 Preston & Campbell  
 Kroger  
 Chase Bank  
 Wells Fargo Bank  
 BBVA Compass  
 Bank of America

**7**  
 Marsh & Trinity Mills  
 Lifetime Fitness  
 Fitness Connection  
 CVS  
 Pet Supplies Plus  
 24 Hour Fitness

**8**  
 DNT & Trinity Mills  
 Youfit Health Clubs  
 Sushi Maku  
 LLL Forks  
 Ruth Chris Steak House  
 Maguire's  
 Carrabba's Italian Grill  
 Malarkey's Tavern  
 Legacy Texas Bank  
 Capital One Back  
 Addison Circle  
 Astoria Caffe & Wine Bar  
 The Mucky Duck Bar  
 Antonio Ristorante  
 Union Park Addison  
 Gaia Flow Yoga

**9**  
 Mad Batter Baker  
 The Lion & Crown  
 Taco Barracho  
 Swank Salon  
 USPS  
 Samatone Yoga  
 FedEx Ship Center  
 Uncle Julio's  
 Liberty Burger  
 Duke's Icehouse

**10**  
 Belt Line Road  
 Kenny's Woodfire Grill  
 Kobe Steaks  
 Cinco Tacos  
 Shuck'n Jive  
 Freebirds World Burrito  
 Buffalo Wild Wings  
 Ida Claire  
 TGI Fridays  
 Snap Kitchen  
 Taco Diner  
 Salata  
 The Melting Pot  
 Thai Orchid  
 BJ's Brewhouse  
 On the Border  
 Pei Wei  
 Texas De Brazil  
 Spring Creek Barbeque  
 Olive Garden  
 Fogo de Chao  
 Chuy's  
 Chili's

**11**  
 Prestonwood Town Center  
 Walmart  
 Michaels  
 Five Below  
 Best Buy  
 Ulta Beauty  
 DSW Shoes  
 Barnes & Noble  
 Rack Room Shoes  
 Petco  
 Five Below  
 Look Cinemas  
 Walgreens  
 Bank of America  
 Wells Fargo  
 Chase Bank  
 Houlihan's  
 Sushi Axiom  
 Pie Five Pizza

**12**  
 Village on the Parkway  
 Whole Foods  
 AMC Theaters  
 24 Hour Fitness  
 Gloria's Latin Cuisine  
 RA Sushi Bar  
 Yard House  
 Hopdoddy Burger Bar  
 Pluckers Wing Bar  
 Lazy Dog Restaurant & Bar  
 The Social House Addison  
 La Comida  
 Sherlock's Baker St. Pub  
 & Grill  
 Dream Cafe  
 Flying Fish  
 Flying Saucer Draught  
 Emporium  
 El Fenix  
 Chipotle  
 I Fratelli Pizza  
 Momo's Pasta  
 Houston's  
 Chamberlain's Steak &  
 Chop House

**13**  
 Pepper Square  
 Tom thumb  
 Hobby Lobby  
 Trader Joe's  
 Stein Mart  
 T.J. Maxx  
 Wells Fargo  
 Bank of America  
 Starbucks  
 Einstein Bros Bagels  
 Snappy Salads  
 Torchy' s Tacos

**14**  
 Addison Town Center  
 Target  
 Kroger  
 PetSmart  
 Office Depot  
 Crunch Gym  
 Schlotzky's  
 Los Lupes  
 Chick-fil-A  
 Chipotle  
 Wells Fargo  
 Capital One



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