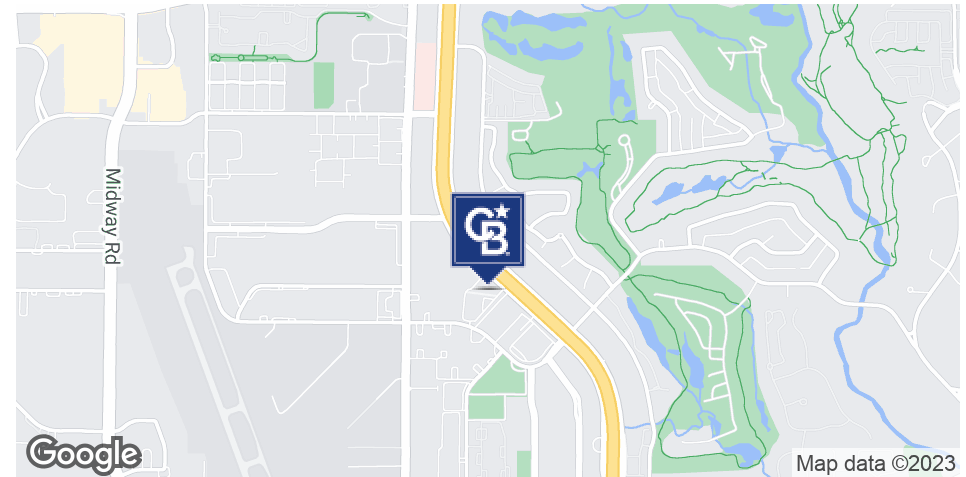


LEASE

ONE HANOVER BUILDING

16633 Dallas Pkwy Addison, TX 75001



OFFERING SUMMARY

Lease Rate:	\$5,100.00 per month (Gross)
Building Size:	313,922 SF
Available SF:	1,856 SF
Lot Size:	10,734,969,960 SF
Number of Units:	22
Year Built:	1997
Zoning:	31

PROPERTY OVERVIEW

This is a sub lease.

- Type: Commercial Medical Office
- Size: 1,856 SF
- Layout: Waiting room, OR prep area, OR room, three private offices, and a spacious reception area.
- Unique Features: This space is thoughtfully designed to meet the needs of a medical practice. The OR prep area and the waiting room provides a comfortable and welcoming atmosphere for patients. The reception area is designed for efficient patient check-ins and scheduling. With three private offices, you have ample space for consultations and administrative tasks.

Darrin Coles
469 794 6080
TX #755167

Cristie Coles
469 794 6080
TX #0628110

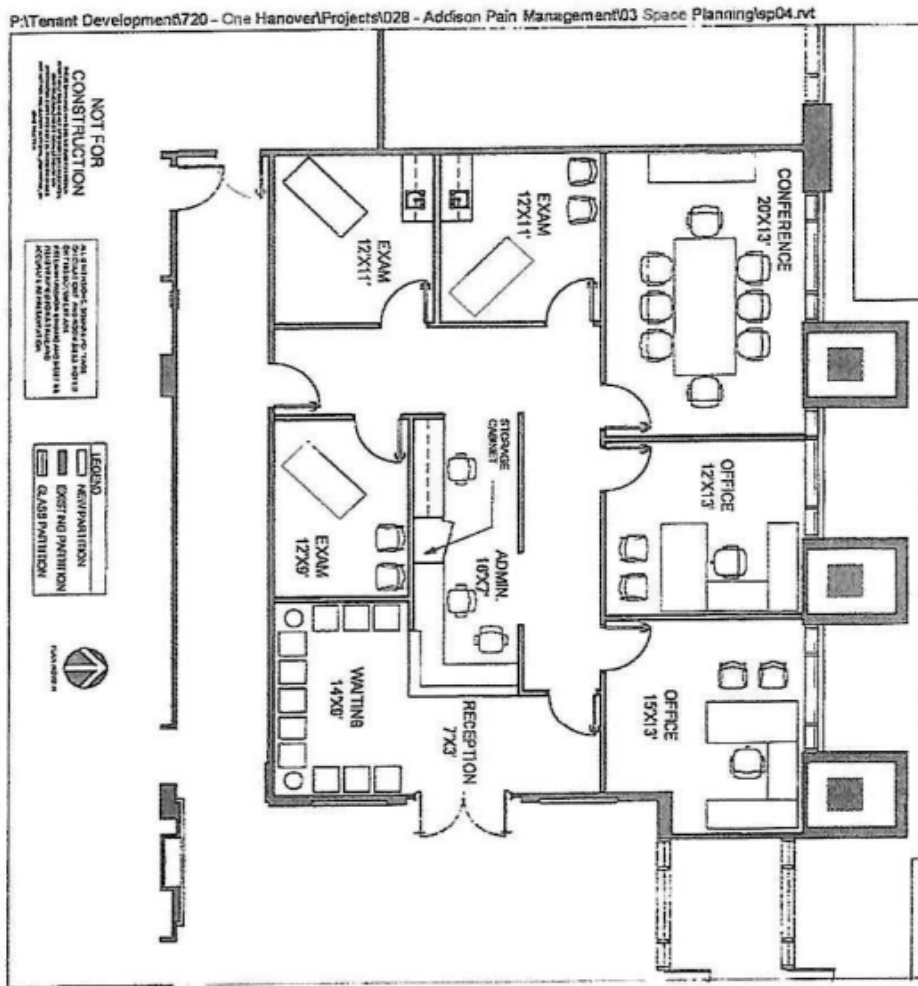


**COLDWELL BANKER
COMMERCIAL**
REALTY

LEASE

ONE HANOVER BUILDING

16633 Dallas Pkwy Addison, TX 75001



PROPERTY DESCRIPTION

This is a sub lease.

- Type: Commercial Medical Office
- Size: 1,856 SF

LOCATION DESCRIPTION

Are you in search of the ideal location to establish or expand your medical practice? Look no further than this exceptional 1,856 square foot commercial medical office located at:

16633 Dallas Parkway, Suite 125, Addison, TX

- Located in the thriving neighborhood of Addison, TX.
- Easy access to major transportation routes and public transit off North Dallas Tollway.
- Proximity to local landmarks, hospitals, and medical facilities.
- Addison offers a vibrant community with a variety of dining and entertainment options.

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