

# 15555

## North Dallas Parkway



FOR LEASE ADDISON, TX

A DEVELOPMENT BY:



**AVISON  
YOUNG**



# 15555 North Dallas Parkway

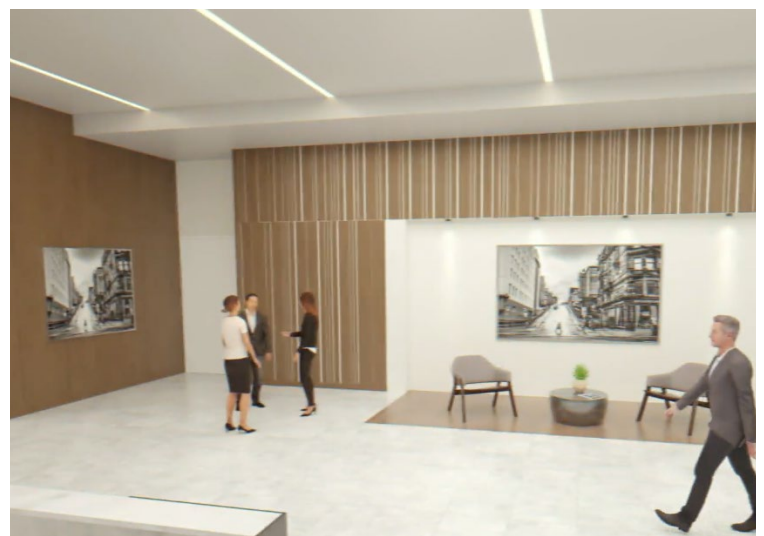
## PROPERTY OVERVIEW

15555 North Dallas Parkway offers an opportunity to office in a Class A+ space with flexible, large floor plates. This is one of the best addresses in the Dallas-Fort Worth Metroplex with high visibility from the Dallas North Tollway.

## PROJECT SIZE

250,000- 350,000 SF

- State-of-the-art Class A+ office building
- 27,591 SF flexible floor plates
- 7,956 SF rooftop terrace and lounge
- Conference and fitness facilities
- Highly visible site along Dallas North Tollway (on North Dallas Parkway)
- 3.25/1,000 parking ratio
- In walking distance to restaurants, housing, salons, and shopping
- One block from Addison parks
- Two blocks from DART Addison Transit Center





# Location and Accessibility

15555 North Dallas Parkway is located in the heart of the Dallas North Tollway market. Situated between LBJ Freeway and President George Bush Turnpike, the building provides exceptional access to DFW, Love Field and Addison airports. Within walking distance is Addison Circle, which provides outstanding restaurant, retail, hospitality, convention and residential options. A new DART Transit Center and light rail line will be within two blocks of the building.

## DISTANCES TO KEY DALLAS DESTINATIONS

- 2.75 MILES TO GALLERIA MALL
- 3 MILES TO I-635
- 2 BLOCKS TO ADDISON TRANSIT CENTER
- 13.5 MILES TO DALLAS CBD
- 2 MILES TO ADDISON AIRPORT
- 18 MILES TO DFW AIRPORT
- 12 MILES TO DALLAS LOVE FIELD AIRPORT



# Addison Highlights



**113**  
ACRES OF  
PARKS & TRAILS  
Plus a world-class  
recreation center



**58**  
MULTIFAMILY  
COMPLEXES  
Within 5 miles



**DART**  
NEW COTTON BELT LINE/  
ADDISON TRANSIT CENTER



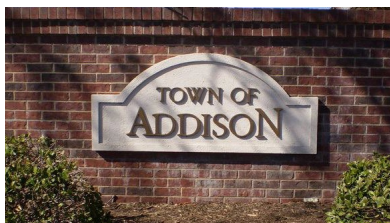
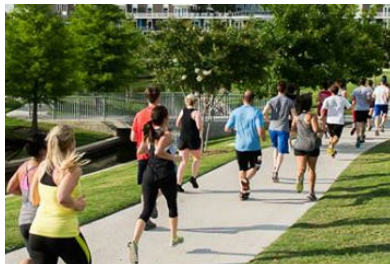
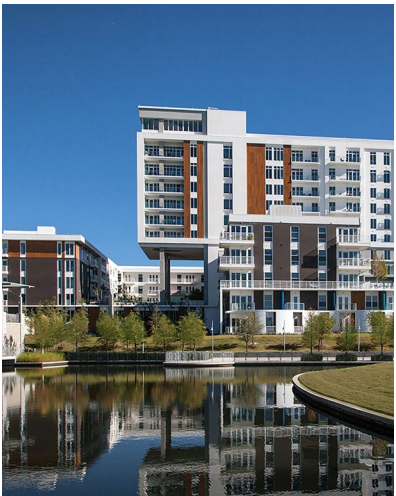
**200+**  
RESTAURANTS  
Known as the  
Restaurant Capital of Texas



**62**  
ANNUAL THEATER  
& FESTIVAL EVENTS

# Area Demographics

Strong projected growth and a college-educated population make for an ample employee pool. Living in Addison and the mid North Tollway corridor offers residents an urban feel with the convenience of several easily accessed amenities. In Addison there are a lot of bars, restaurants, coffee shops, and parks. Many young professionals live in Addison and reside in one of the plentiful multifamily communities.



## ADDISON AND SURROUNDING AREA

459,180

PROJECTED 2023  
POPULATION

\$92,914

AVERAGE  
HOUSEHOLD INCOME

56.1%

HAVE A  
BACHELOR'S DEGREE

32.6

MEDIAN AGE

# Nearby Amenities



**200+**  
Restaurants,  
Retail Shops,  
& Services

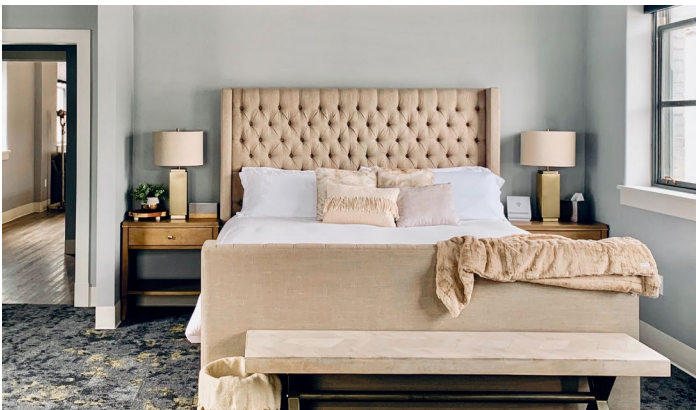
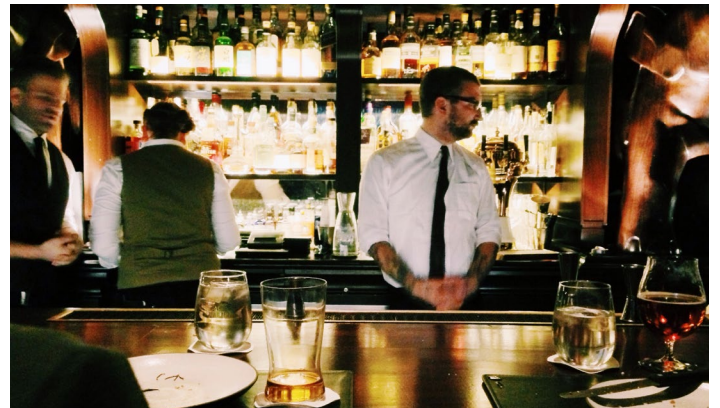
**18**  
Area  
Hotels

  
Addison  
Airport

  
New DART  
Transit Center  
2022 COMPLETION

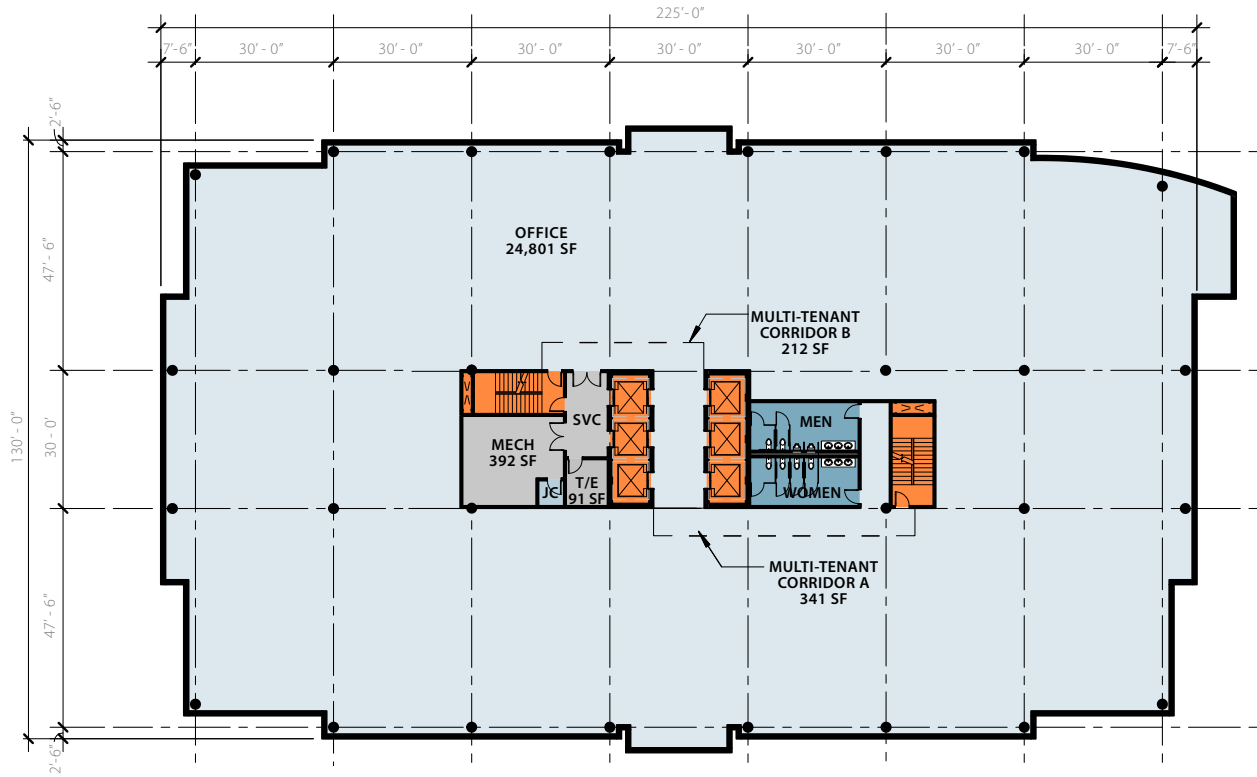


# Addison Lifestyle

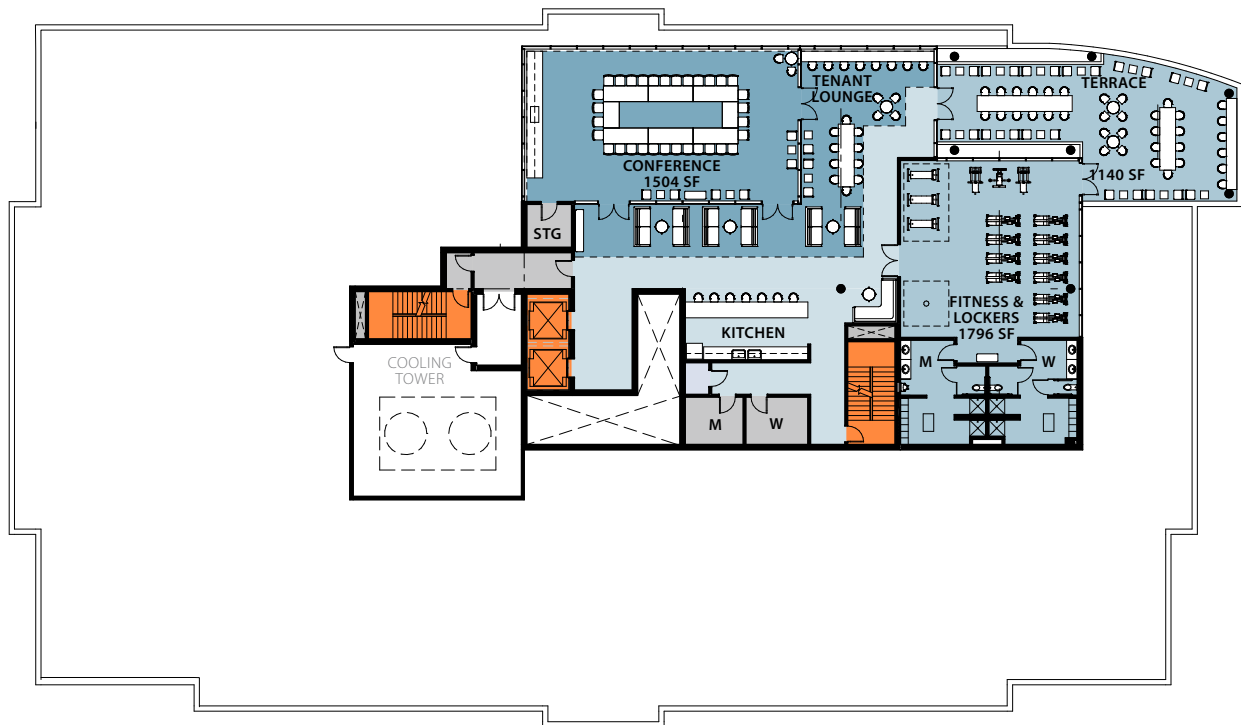


# FLOOR PLANS

## TYPICAL FLOOR PLATE 27,591 SF



## TOP AMENITY FLOOR 7,956 SF



15555 North Dallas Parkway



# Corporate Neighbors

Concentra<sup>+</sup>

randstad



**SECURUS**  
Technologies™

MARY KAY



FIS

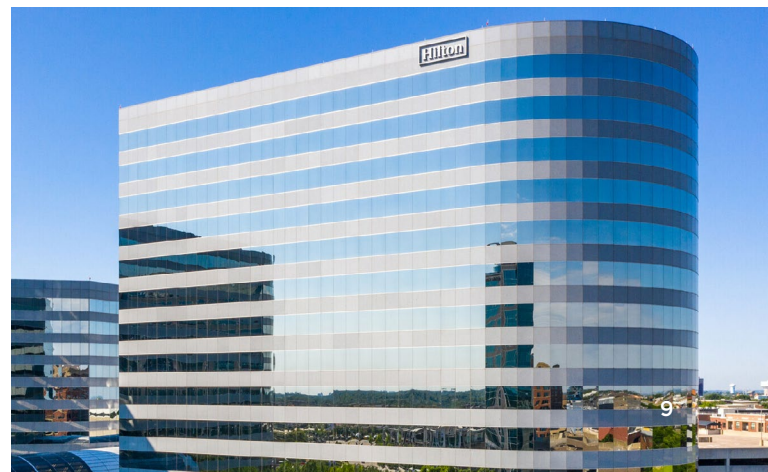
NTT DATA

**AON**

**Hilton**



**Synechron**  
Digital / Business Consulting / Technology





## CONTACT

**Dale Ray**

214.261.1036

dale.ray@avisonyoung.com

**Chuck Sellers**

214.261.1009

chuck.sellers@avisonyoung.com

**Grant Sumner**

214.269.3119

grant.sumner@avisonyoung.com

LEASED BY:

**AVISON  
YOUNG**

A DEVELOPMENT BY:

 **VanTrust**  
REAL ESTATE LLC