



**FOR LEASE**



**FOR LEASING INFORMATION: 214.446.4509**

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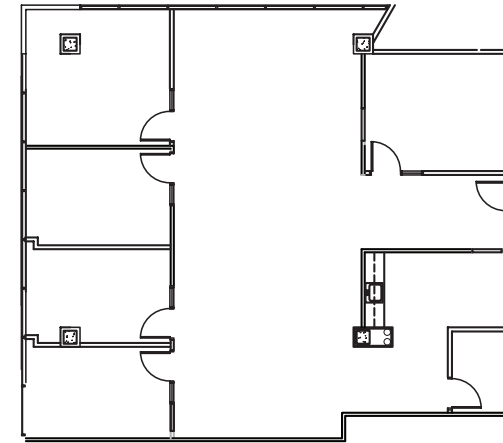
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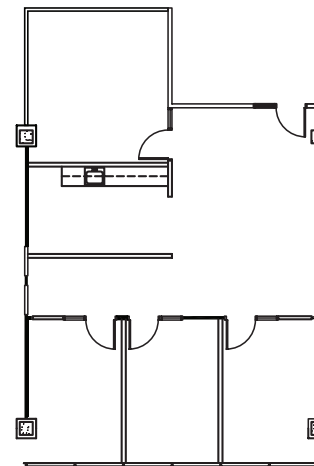
# BUILDING FACTS

<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

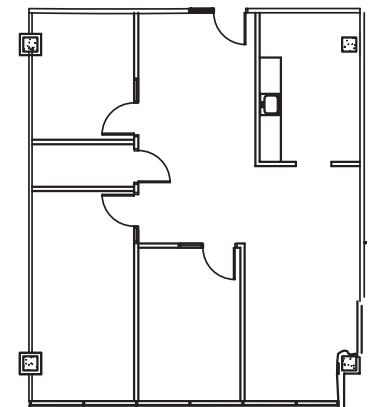
# SPEC SUITE PLANS



**SUITE 220**  
2,531 RSF

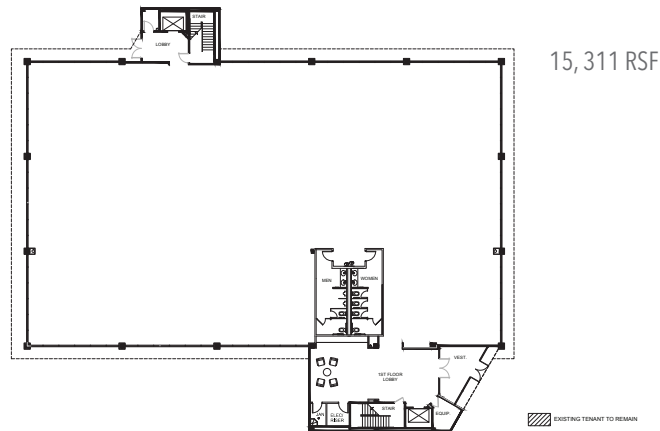


**SUITE 240**  
1,508 RSF

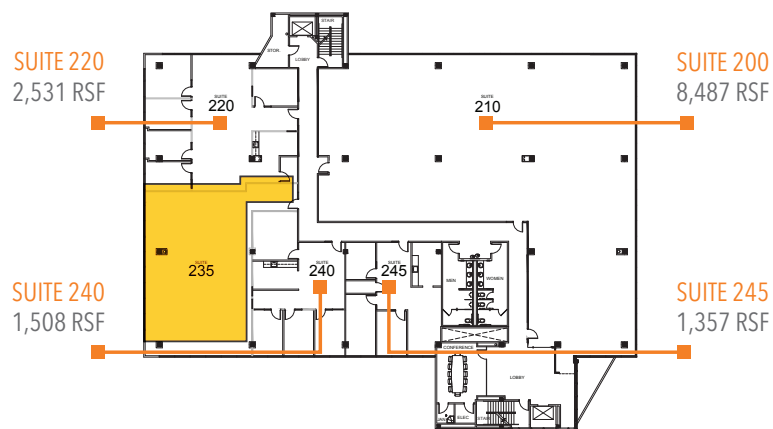


**SUITE 245**  
1,357 RSF

# FIRST FLOOR



# SECOND FLOOR



# 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:

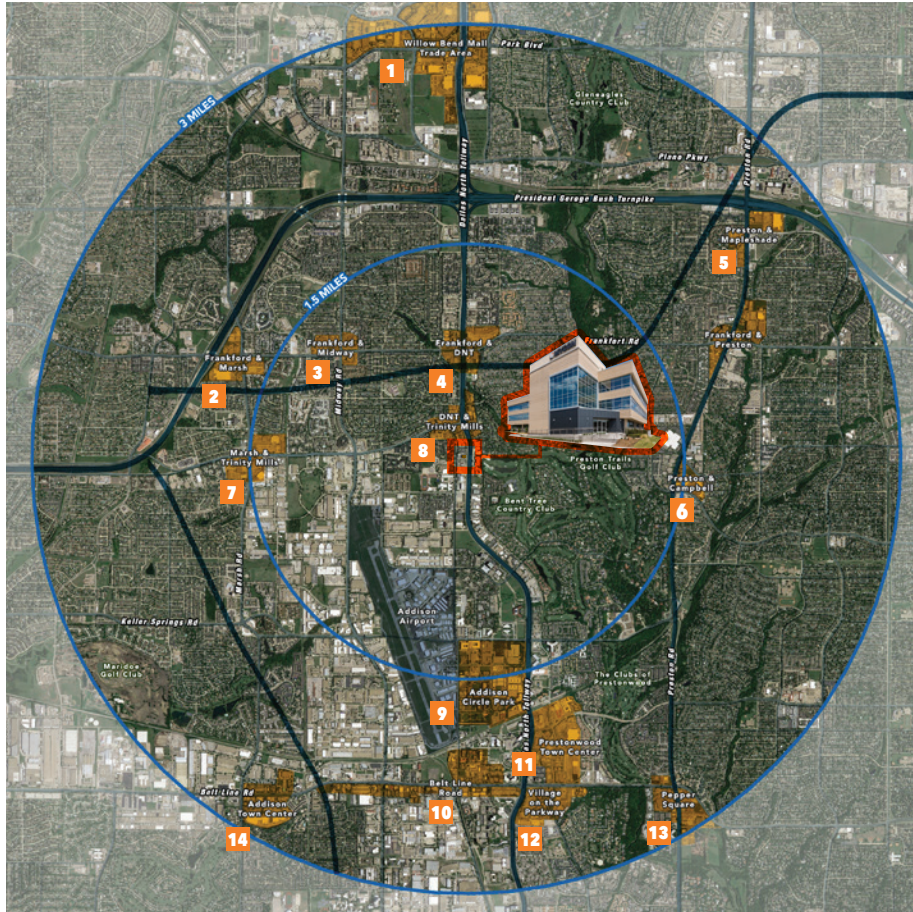
- » State-of-the-art Spec Suite program / cable ready
- » Second phase of Spec Suites are in planning stages due to leasing velocity
- » Short form lease and commission agreement make MYCON Center a place that is "easy to do business."

## 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

# 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  
RBFUCU  
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 Lpinemas  
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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