



THE SPECTRUM

OFFICE SPACE FOR THE NEXT GENERATION



PROPERTY FEATURES

- Full building renovation completed in 2016
- State of the art building conference center
- Accent Foods Deli
- Signage available
- Covered parking
- On-site courtesy office
- More than 90 dining options and over 20 hotel chains within the immediate area



STREAM



RENOVATED LOBBY & COMMON AREAS

CHASE LOPEZ

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RYAN EVANICH

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BRANDON TERRELL

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DINING

- | | |
|------------------------------------|---------------------------------|
| Table 13 | The Italian Club of Dallas |
| Salata | Yard House |
| Taste Of Chicago | Pastazios New York Pizza |
| Chamberlain's Fish Market Grill | Chuy's Mexican Food |
| La Spiga Bakery | VertsKebap |
| Thai Star | Kampai Sushi & Grill |
| Lazaranda Modern Kitchen & Tequila | J's Breakfast & Burgers |
| Texas de Brazil | Remington's Seafood Grill |
| Antonio Ristorante | Arezzo Italian Street Food |
| Fogo de Chão Brazilian Steakhouse | Pho Que Huong |
| BJ's Restaurant & Brewhouse | The Melting Pot |
| Nate's Seafood & Steakhouse | Tokyo One |
| The Londoner | Lefty's Lobster & Chowder House |
| Snuffer's Restaurant & Bar | Cafe Brazil |
| Best Thai Signature | Sidewalk Cafe |
| Zoës Kitchen | The Blue Goose Cantina |
| Skewers Kabob House | Outback Steakhouse |
| Buttons | Cantina Laredo |
| Smashburger | RA Sushi |



RETAIL

- DSW Designer Shoe Warehouse
- Men's Wearhouse and Tux
- Floral Concepts
- Starpower
- Ulta Cosmetics
- Walmart Supercenter
- Gariani Menswear
- Opus Salon
- GNC
- fiVe BELoW
- 20/20 Express
- Barnes & Noble Booksellers
- Michaels
- Boardroom Salon
- Whole Foods
- 24 Hour Fitness
- AT&T
- Ideal Dental

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THE SPECTRUM

FACT SHEET

BUILDING

15301 Spectrum Drive
Addison, Texas 75001

LANDLORD

DRA Advisors, LLC

LEASING COMPANY

Stream

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PROPERTY MANAGEMENT

Stream

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ARCHITECT

Curtis Inglis Associates and Scott Dye Architects

YEAR BUILT

1983

YEAR RENOVATED

2016

PRIMARY BUILDING SITE

2.85 acres

PARKING RATIO

3.5 per 1,000 RSF

STORIES

Five (5) floors

STANDARD FLOORPLATE

23,000 SF

COMMON AREA FACTOR

20.52%

BUILDING HOURS

Monday to Friday: 7:00 AM - 7:00 PM
Saturday: 8:00 AM - 1:00 PM

HVAC

Tenant shall pay for HVAC after hours, which is currently \$75.00 per hour with a two (2) hour minimum

SECURITY

Monday to Friday: 3:00 PM - 11:00 PM
Saturday: 8:00 AM - 1:00 PM

ON-SITE AMENITIES

Building grab-n-go deli
On-site property management
On-site courtesy officer

FIBER

AT&T, Logix and Spectrum

ELEVATORS

Three (3) passenger elevators

OPERATING EXPENSES

\$7.73 / SF (2016 estimate)
\$7.55 / SF (2017 estimate)
\$6.82 / SF (2018 estimate)
\$8.05 / SF (2019 estimate)

ELECTRICAL

\$1.72 / SF (2016 estimate)
\$1.71 / SF (2017 estimate)
\$1.04 / SF (2018 estimate)
\$1.37 / SF (2019 estimate)