

—  
SEE AND BE SEEN.

195,754 RSF CLASS A  
OFFICE BUILDING



## ONE HANOVER PARK

16633 Dallas Parkway  
Addison, TX






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# BUILDING HIGHLIGHTS

One Hanover Park is an eight-story, 195,754 square foot Class A office building located on the Dallas North Tollway a few blocks north of Addison Circle and five minutes to LBJ Freeway and I-90 in either direction. One Hanover Park is the prime location for companies that prefer exceptional location, access and value.

- Building signage available
- New tenant conference room, lounge and micro-market
- On-site Management & Engineering teams
- On-site banking
- NUWASH Personal Car Washing Service
- Telecom Providers: Alpheus, AT&T, Time Warner and Fibernet

PROFILE		
16633 DALLAS PARKWAY ADDISON, TX 75001	±195,754 SQUARE FEET	ENERGYSTAR CERTIFIED
FULL FLOOR AVAILABLE	4.0/1,000 STRUCTURED PARKING	4 COUNTRY CLUBS WITHIN 3 MILES
25,000 SQUARE FEET EFFICIENT FLOORPLATES	 DALLAS NORTH TOLLWAY FRONTAGE & PROMINENCE	 PREMIER AREA DEMOGRAPHICS
 24-HOUR ACCESS	 ON-SITE EXECUTIVE FITNESS CENTER WITH LOCKERS PLANNED FOR 2022	 280+ RESTAURANTS WITHIN 2 MILES



# AREA MAP


## HIGHLY-AMENITIZED LOCATION

Close proximity and equidistant to major east-west thoroughfares President George Bush Turnpike (SH-190 STEM Corridor) and LBJ Freeway (I-635 TEXpress lanes) providing convenient access to the area's premier residential areas, primary commercial centers, Addison Executive Airport, Dallas-Fort Worth International Airport and Love Field Airport.

 **2.3** MILES NORTH OF  
Village on the Parkway, Prestonwood Town Center and Addison Circle

Minutes from the affluent residential neighborhood of GLEN ABBEY



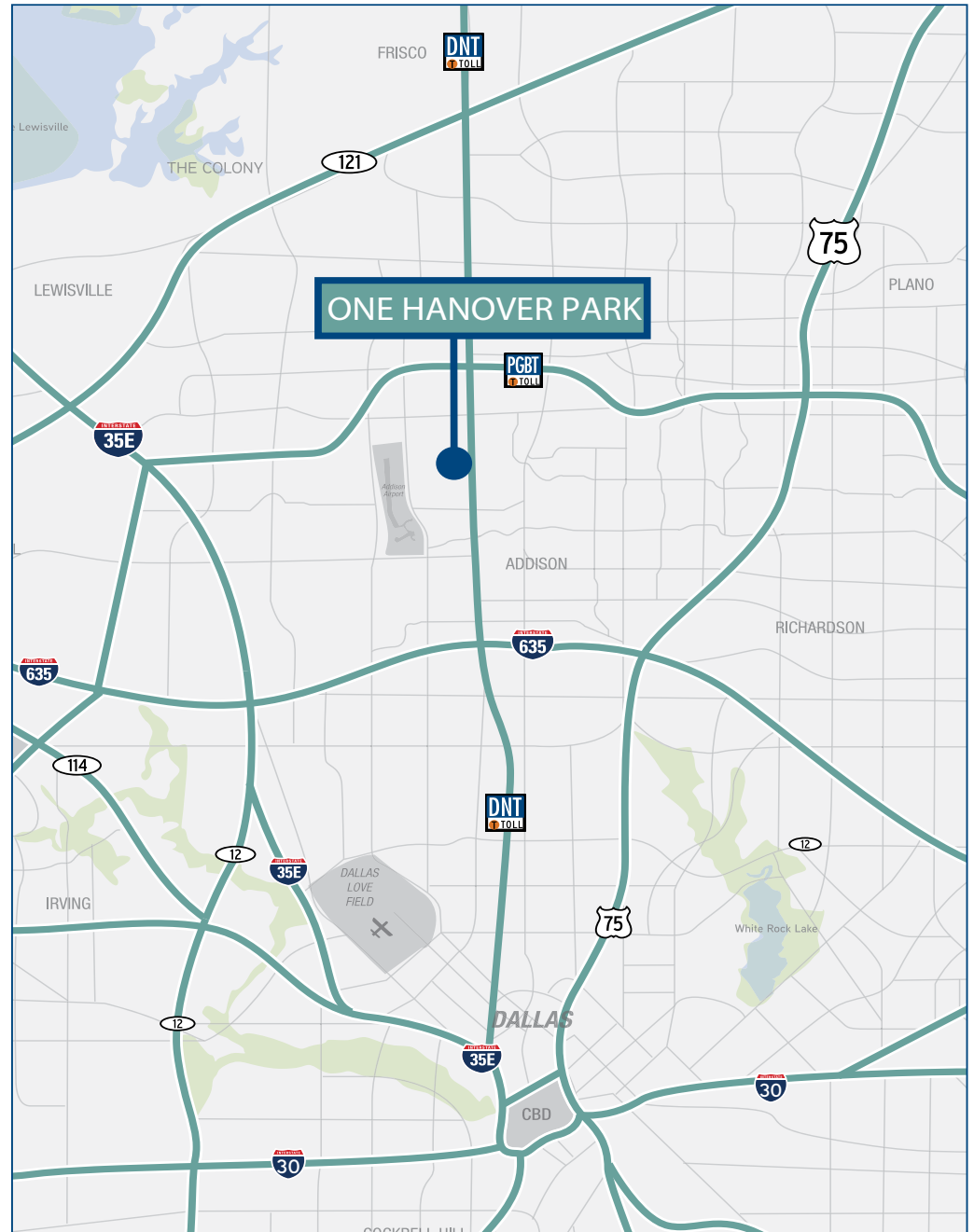
 **1.7** MILES NORTH OF  
Belt Line's "RESTAURANT ROW" with over 170 dining options

Close proximity to Dallas' premier private country clubs including BENT TREE COUNTRY CLUB, PRESTON TRAIL, GLENEAGLES AND NORTHWOOD COUNTRY CLUB



 EXCEPTIONAL  
INGRESS AND EGRESS

LOCATED AT  
Keller Springs/Westgrove Drive exit along  
THE DALLAS NORTH TOLLWAY















#### RESTAURANT ROW

"Restaurant Row" is a four-mile segment of Belt Line Road in Addison, which boasts the highest concentration of restaurants and bars (more than 170) in Dallas/Fort Worth. Just two miles south of One Hanover Park, Restaurant Row provides office workers, residents and visitors with a wide array of dining choices from casual lunch to sophisticated dinner. Restaurant Row is easily accessible from One Hanover Park via the Dallas Parkway, and it provides area tenants with a wealth of dining options including Cantina Laredo, Genghis Grill, Houston's, Outback Steakhouse, Remington's Seafood Grill, and Texas de Brazil.

#### PRESTONWOOD TOWN CENTER - Arapaho & Dallas North Tollway

Five minutes from One Hanover Park  
Retailers and restaurants include:

- Best Buy
- DSW
- Office Depot
- Wal-Mart
- Barnes & Noble
- Ulta
- Michaels
- Office Depot
- Five Below
- Wells Fargo
- Sports Clips
- Mens Warehouse
- Chase Bank
- Massage Envy
- Corner Bakery
- Houlihan's
- McAlister's Deli
- Wingstop
- Panda Express
- Taco Bell

#### THE DISTRICT AT WILLOW BEND - Park Blvd. & Dallas North Tollway

Five minutes north of One Hanover Park  
Retailers and restaurants include:

- Cache
- Apex Auto Spa
- J. Crew
- Jos. A. Bank Clothiers
- Neiman Marcus
- Swarovski
- Anthropologie
- Hallmark
- Ann Taylor
- Bath & Body Works
- Brow Art 23
- Brooks Brothers
- Macy's
- Louis Vuitton
- New York & Company
- Restoration Hardware
- Sephora
- Skechers
- Stag Men's Products
- Knife
- Whistle Britches
- Terra
- MBC
- AscensionAnnex
- Acai & Alchemy
- Knife Burger Bar
- Bosphorus Mediterranean Grill
- California Pizza Kitchen
- Chick-fil-a
- Nom Nom's Mexican Grill
- Crafted
- Great American Cookies
- Godiva
- Made in N.Y. Pizza
- Milk Bubbles
- NM Cafe

#### VILLAGE ON THE PARKWAY - Belt Line & Dallas North Tollway

Situated directly to the south of Prestonwood Town Center  
Retailers and restaurants include:

- Whole Foods Market
- AMC Theater
- Chico's
- Diamontrigue
- Francesca's
- Gem Classics
- Relax the Back
- Sleep Experts
- 24 Hour Fitness
- Soma
- Sebastian's Closet
- Boardroom for Men
- Ideal Dental
- Hand & Stone Spa
- Nails Now
- Canary by Gorji
- Flying Fish
- Gloria's
- Hopdaddy
- Lazy Dog
- Sherlock's Baker Street
- Mercy Wine Bar
- Sidecar Social
- Neighborhood Services
- Kenny's Italian Kitchen
- Stirr
- Yard House
- Pluckers
- RA Sushi
- Zoe's Kitchen