



# Addison Tower

16415 Addison Road, Addison, TX



CONFIDENTIAL OFFERING MEMORANDUM



# Addison Tower

## ASSET PROFILE

Address: 16415 Addison Road  
Addison, TX 75001

Net Rentable Area: 149,247 RSF

Leased: 75.7%

Number of Stories: 9

Year Built: 1985

Typical Floor Sizes: Approx 14,200 SF

Site: 3.85 Acres

Parking Ratio: 3.8/1,000 SF







## EXECUTIVE SUMMARY

Avison Young is pleased to exclusively offer to qualified investors an exceptional opportunity to acquire Addison Tower ("AT"), a 75.7% leased asset that provides strong in place cash flow with tremendous upside. Located at 16415 Addison Road, the nine story Class A office building is prominently located adjacent to Addison Airport in the prestigious Quorum/Bent Tree Submarket.

Encompassing over 149,000 rentable square feet, AT features efficient floor plans, modern amenities and upgrades to mechanical systems; one chiller refurbished in 2016 and another replaced in 2018. Built in 1985 and renovated in 2006, AT is competitively equipped with a shared conference center, break area and full-service deli, and on-site property management. The 3.85-acre tract also boasts a four-level parking structure that grants a 3.8/1000 parking ratio and a generous 560 space count.

AT is strategically located only minutes from the North Dallas Tollway between LBJ and SH 190 in one of the Metroplex's primary office nodes and in Addison, Texas. The town's 4.35 square miles contain more than 170 restaurant's and 20-plus hotels. Addison Airport benefits the corporate and private traveler and has an annual economic impact exceeding \$735 million and plans exist for nearly \$200 million in upgrades over the next few years.

AT presents a tremendous opportunity for an investor to acquire a high-quality, well maintained and well leased property exhibiting good cash flow with a true value-add component in the mark-to-market opportunity as existing leases expire.

### ASSET PROFILE

**149,578**  
NET RENTABLE AREA

**75.7%**  
LEASED  
(LEASE PENDING)

**48.1 Months**  
WEIGHTED AVERAGE  
REMAINING LEASE TERM





Conference Facility



On-Ste Food Service



Garage Corridor



## INVESTMENT HIGHLIGHTS

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Addison Tower (“AT”) offers an investor a highly attractive office asset in the dynamic Dallas sub-market of Addison. The property is 75.7% leased offering stability in the cash flow merged with excellent upside in the lease up along mark-to-market increases at rollover. AT sports a low-risk tenant mix with contractual rental increases. The excellent accessibility to the Dallas North Tollway, the Bush Turnpike and LBJ Freeway combined with outstanding balcony views will help propel current project rents from a blended average of approximately \$17.00+E closer to the overall lower/middle Tollway submarket average approximating \$20.00+E. The delta between current AT blended rates to a mark-to-market rate is 15-20%.

The overall submarket encompasses 22.5mm SF of office product. The strength of the market is helped by the 200+ restaurants within 2 miles of the property combined with other substantial retail support. Addison is one of the most prolific amenity rich environments in the Dallas metroplex. AT is also located in close proximity to exclusive residential neighborhoods and two of Dallas’ most prominent country clubs.

AT is almost 76% leased (lease pending) with a diversified tenant base. The weighted average lease term exceeds 47 months and the expiration schedule is well suited for near term rental increases. Tenant rollover is evenly weighted averaging slightly above 11% per year for the first 3 years. The average tenant size is less than 4,000 SF with the largest occupant being 13,881 SF. Net Operating Income is projected to increase 45%+ over the upcoming 36 months given additional pending lease up, near term rollover/ mark-to-market, and contractual lease rate increases. The Avison Young leasing team is currently negotiating letters of intent for four separate suites encompassing in excess of 15,000 SF.

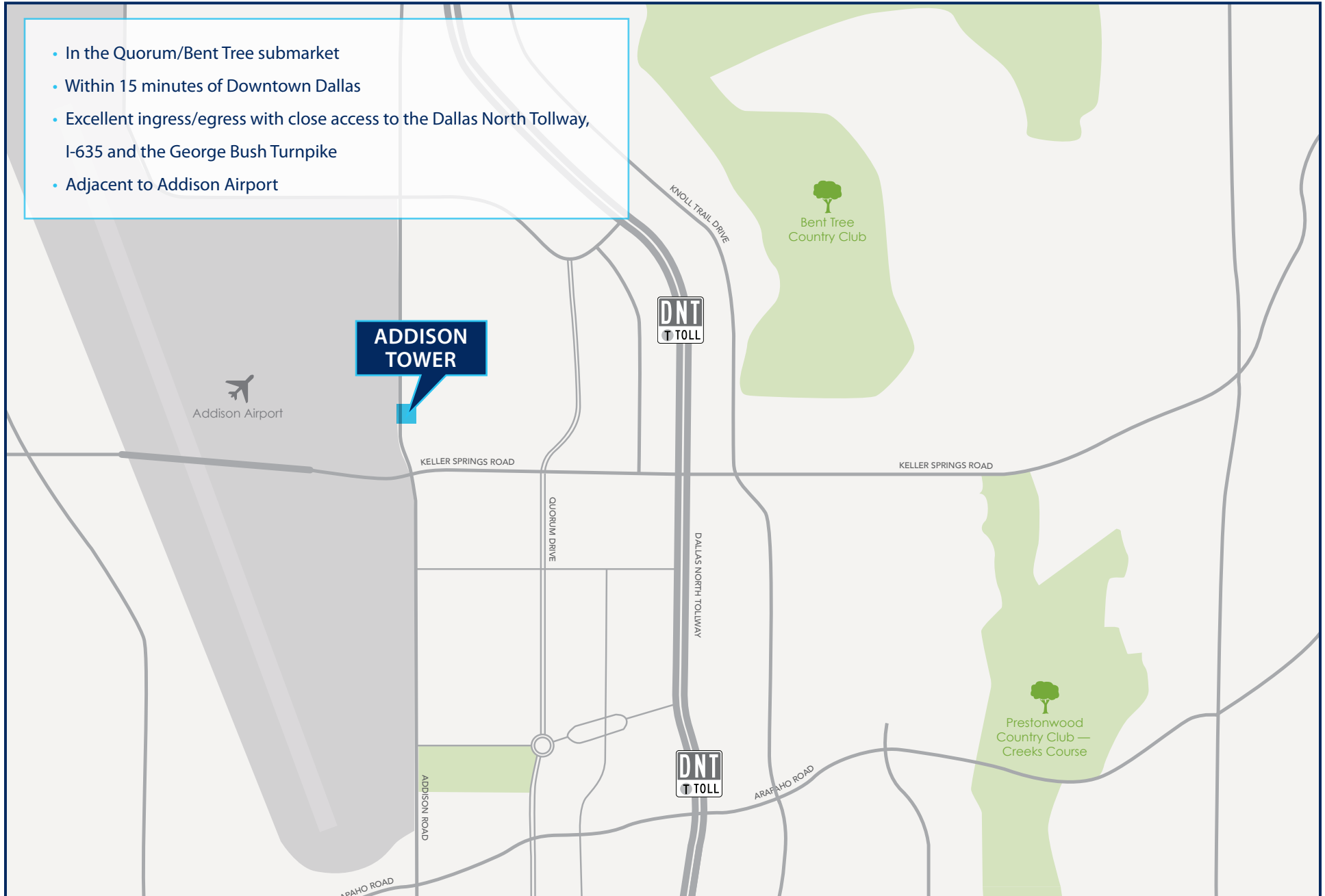
The exceptional strength of the Addison market is further demonstrated in the other real estate genres. Retail occupancy stands at 93%, multi-family is 92%, and flex product is an impressive 93%. Addison is a sound market for investment. The financial cash flow analysis contemplates limited additional capital expenditure and needed pursuit costs all to be absorbed into the capital stack with a 35% equity requirement.





## PROPERTY LOCATION

- In the Quorum/Bent Tree submarket
- Within 15 minutes of Downtown Dallas
- Excellent ingress/egress with close access to the Dallas North Tollway, I-635 and the George Bush Turnpike
- Adjacent to Addison Airport





ADDISON ATTRACTIONS



Cavanaugh Flight Museum



Vitruvian Park



Addison Circle



Mary Kay Museum





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