



## FOR LEASE

THE SPECTRUM

15301 Spectrum Dr  
Addison, Texas 75001

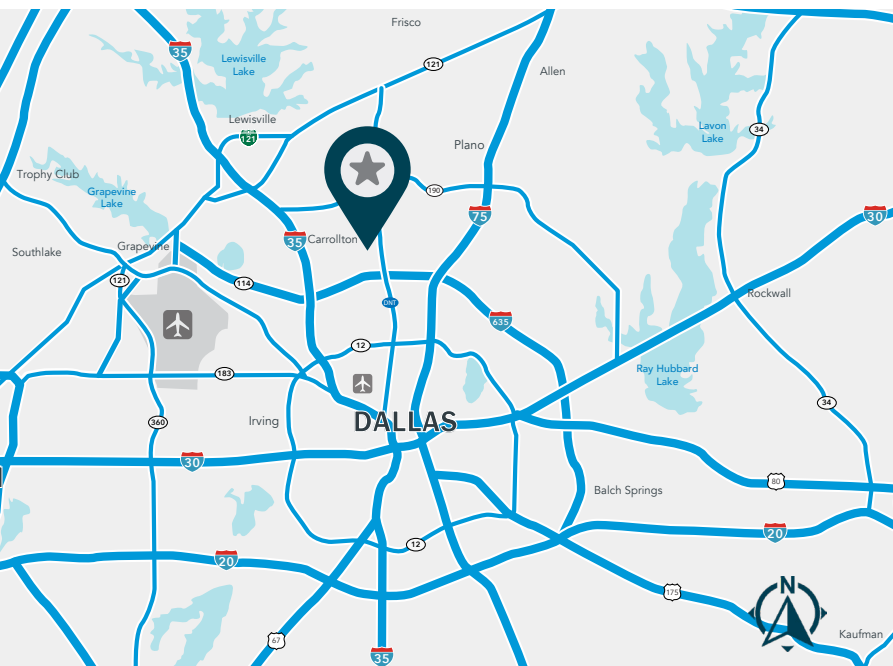
±118,535 SF OFFICE BUILDING

## PROPERTY FEATURES

- Available Spaces:

|              |           |
|--------------|-----------|
| Suite 100:   | 4,637 SF  |
| Suite 125:   | 1,723 SF  |
| Suite 110:   | 1,602 SF  |
| Suite 115:   | 3,235 SF  |
| First Floor: | 11,206 SF |
| Suite 400:   | 3,430 SF  |
| Suite 500:   | 9,434 SF  |
| Suite 550:   | 13,235 SF |
| 5th Floor :  | 22,669 SF |

- Full Top Floor Available
- Class A Office | Renovated in 2026
- Move-In Ready Spec Suites
- 4.0/1,000 Parking Ratio | Covered parking available
- After-Hours HVAC Available
- Fiber Providers: AT&T, Logix & Spectrum
- On-Site Deli
- Over 100 Dining Options Nearby
- On-Site Security Guard
- Building Signage Opportunities Available
- Silver Line Located Directly Across the Street
- Ideally Positioned Within One Mile of Addison Airport



FOR MORE INFORMATION:

**ALLY TANGHONGS**

972.934.4006

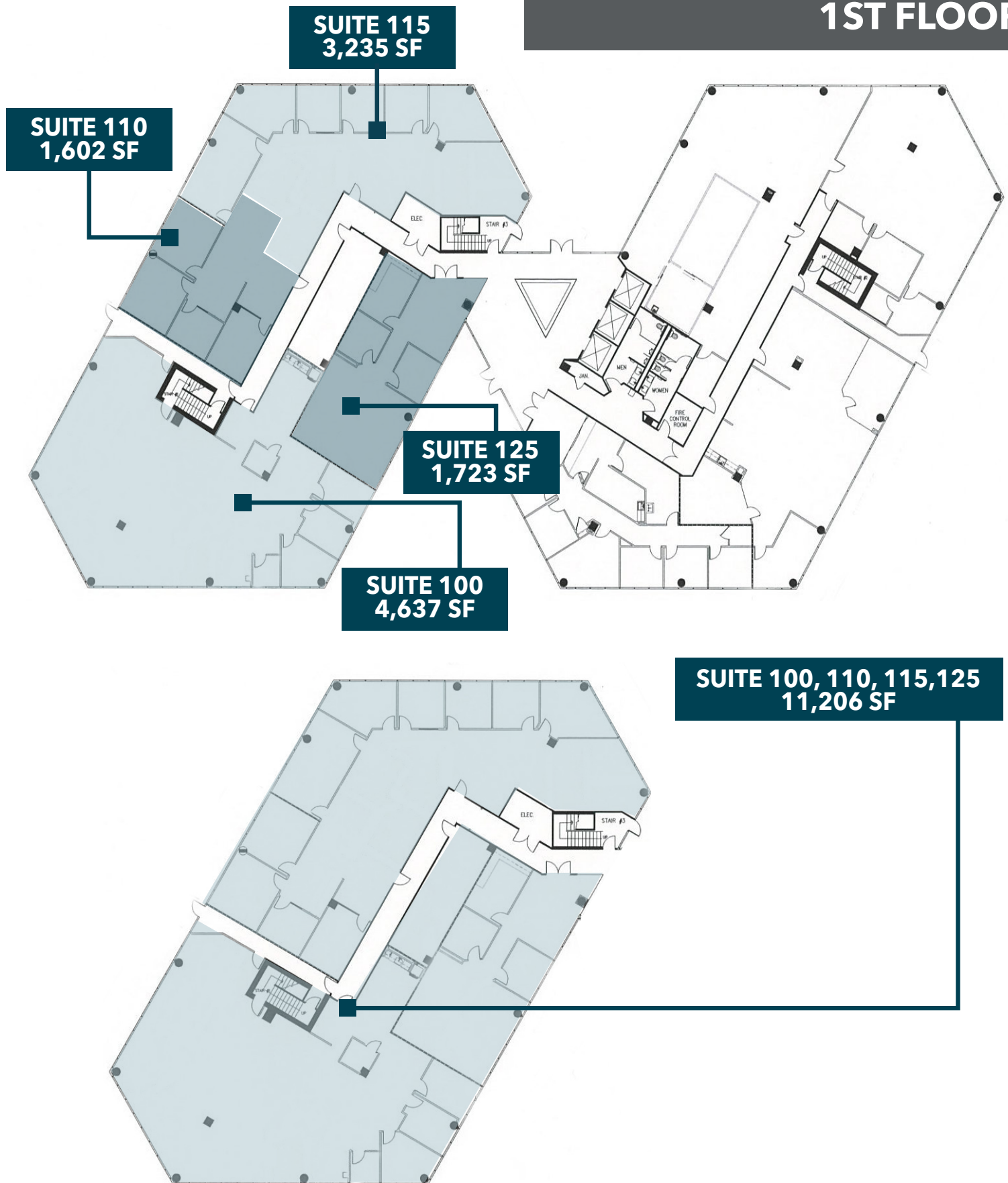
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**GEORGE TANGHONGS, SIOR, CCIM**

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# 1ST FLOOR



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## 4TH FLOOR



## 5TH FLOOR



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# PHOTOS



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# AREA AMENITIES



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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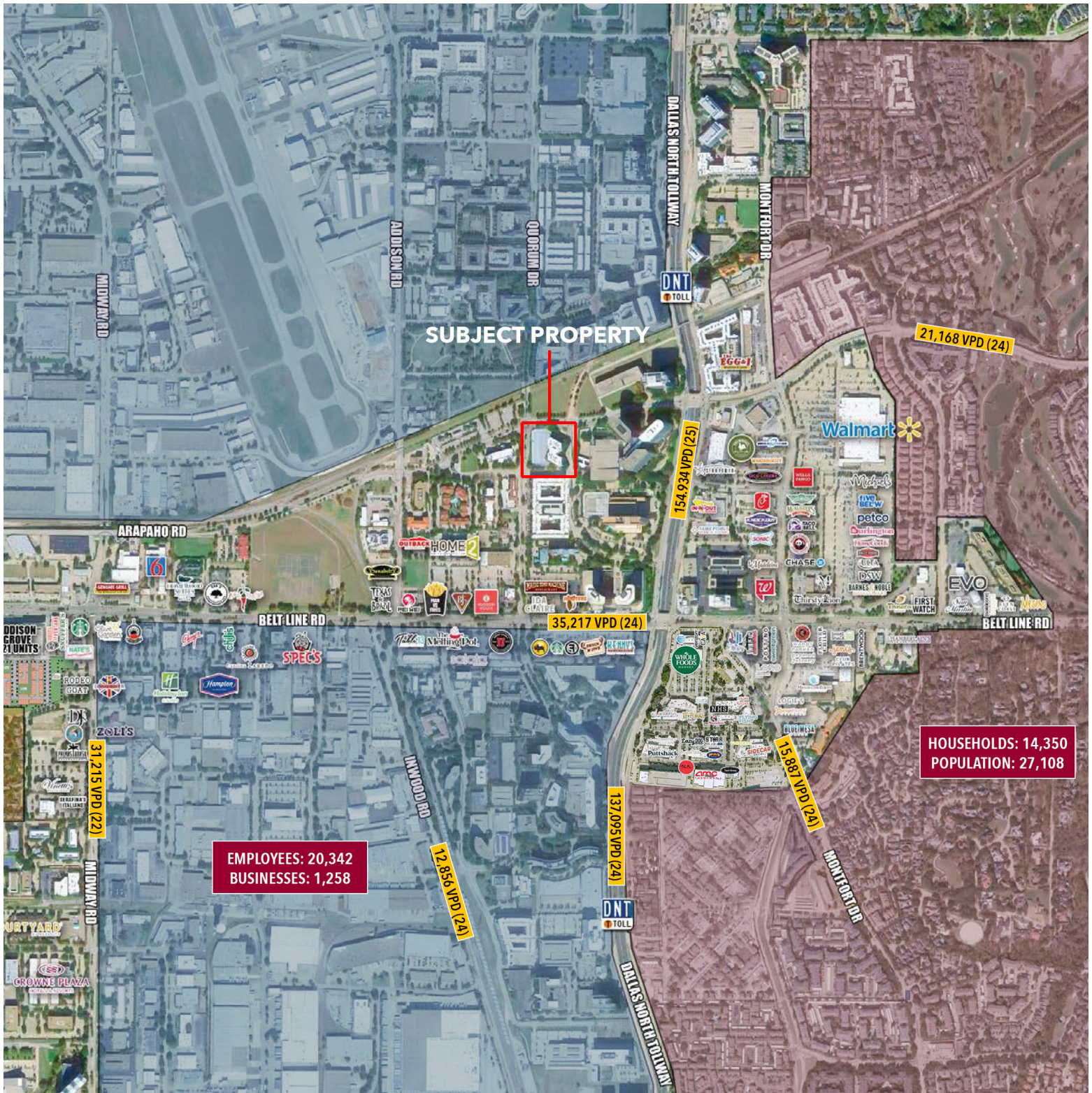
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