



Addison Tech Center II

16750 Westgrove, Addison, TX 75001

Addison Tech Center II is comprised of two, Class A, multi-tenant, triple net leased office/industrial flex buildings totaling 91,201 square feet of net rentable area. Developed in 2001, the properties are well maintained. This acquisition, along with the acquisition of Addison Tech Center I in December 2012, represents 100% of the buildings included in the Addison Tech Center Industrial Park. ATC is strategically located in the center of Addison, Texas, just north of Dallas, and offers convenient access to North Dallas Tollway, President George Bush Turnpike, Interstate 35, and Interstate 635. It is adjacent to the Addison Airport, the busiest general aviation airport in Texas and third-busiest in the country. The airport is city-owned, self-sustaining, professionally managed by URS Corp., and a preferred airport of corporate executives.

- Located in the heart of Addison, Texas and adjacent to the Addison Airport
- Includes two, Class A office/industrial buildings totaling 91,200 sf
- Convenient access to North Dallas Tollway, President George Bush Turnpike, I-35 and I-635