

SPECTRUM CENTER

5080 Spectrum Drive, Addison, Texas 75001



Building Information:

Total Building Size:	598,250 rsf
Largest Contiguous Space:	11,133 rsf
Rental Rate:	\$19.00-\$23.00 + E
2011 Electrical Estimate:	\$1.78 psf
2011 Operating Expenses:	\$6.66 psf

Amenities Include:

- ◆ On-site property management office with building engineer
- ◆ Wells Fargo banking center
- ◆ KinderCare Day Care Center
- ◆ Building Conference Center
- ◆ ExecuShop Sundry shop
- ◆ Bay Street Deli
- ◆ Fitness Center (coming in Fall 2011)
- ◆ Walking distance to Hotel Inter-Continental and Marriot Courtyard
- ◆ Proximity to Addison Area Restaurants and Hotels

Awards:

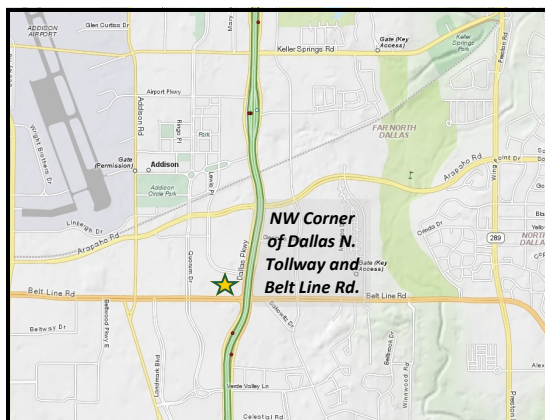
- ◆ CEL "A List" Award (2008, 2010)
- ◆ Energy Star Award (2009)
- ◆ BOMA 360 Performance Building Award (2009)

East Tower

SUITE	SQ. FT.	AVAILABLE
650E	7,637	Immediately

West Tower

SUITE	SQ. FT.	AVAILABLE
108W	1,539	Immediately
114W	1,852	Immediately
250W	10,371	Immediately
320W	11,133	Immediately
750W	9,540	Immediately
760W	2,264	Immediately
800W	6,143	Immediately
808W	1,603	Immediately
860W	3,922	Immediately
900W	2,172	Immediately
1060W	2,965	Immediately



FOR MORE INFORMATION OR TO SCHEDULE A TOUR:

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All information contained herein is believed to be accurate but is not warranted as to the accuracy and may be changed or updated without notice.

Granite

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