

# The Madison



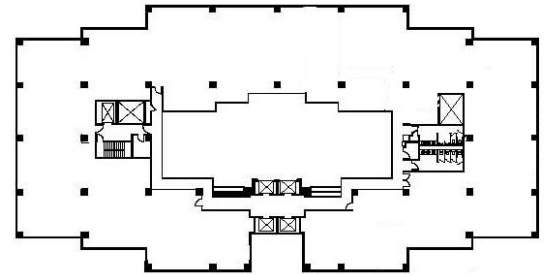
**15851 Dallas Pkwy  
Addison, Texas 75001**

Total Building Size:	288,920 sq. ft.
Largest Contiguous Space:	7,812
Percentage Leased:	83%
Rental Rate:	\$18 - \$20.00 + E
2010 Electrical Estimate:	\$1.64
TI Allowance:	Negotiable
Term:	3-5 Years
Reserved Garage Parking:	\$75.00
Unreserved Garage Parking:	No charge

## Amenities Include:

- Energy Star Award (2008)
- CEL "A List" Award (2007, 2008, 2010)
- BOMA 360 Performance Building Award (2010)
- On-site Property Management office
- On-site Building Engineer
- Day porter
- After-hours Cardkey access
- Easy access to Dallas North Tollway
- Executive Suite Services
- On-site Deli
- On-site Security
- Building Conference Room
- Full Service Health Club
- Convenient to Addison Area Restaurants and Hotels

## Typical Floor Plate



## Available Spaces

SUITE	SQ. FT.	AVAILABLE
180	1,448	Immediately
225	2,561	Immediately
240	7,812	Immediately
370	3,137	Immediately
515	3,729	Immediately
520	3,505	Immediately
530	5,240	Immediately
840	2,019	Immediately
1110	1,548	Immediately

## Location Map



**The Madison**  
Dallas North  
Tollway between  
Keller Springs  
and Arapaho Rd.

*For further information or to schedule a tour, please contact:*

Mark Harrison - [mharrison@graniteprop.com](mailto:mharrison@graniteprop.com) - 972-731-2359

Geneva Smith - [gsmith@graniteprop.com](mailto:gsmith@graniteprop.com) - 972-731-2303

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.