

**WESTGROVE AIR PLAZA
FACT SHEET**



ADDRESS: 4570 Westgrove Drive
Addison, TX 75001

TOTAL BUILDING SQUARE FEET: Approximately 79,713 (RSF)

TOTAL AVAILABLE SQUARE FEET: Approximately 21,728 (RSF)

LARGEST CONTIGUOUS: Approximately 3,787 (RSF)

Suite	Rentable Square Footage
100	657
105	2,514
120	2,374
120-A	277
140	917
151	1,376
152	2,664
165	1,182
200	2,267
220	3,787
230	2,052
273	1,661

OCCUPANCY RATE: 72.74%

FLOORS: Two (2) Stories

RENTAL RATES: \$16.00/Full Service

TENANT IMPROVEMENTS: Negotiable

PARKING: 3.15/1,000 Ratio
Covered available at a ratio of 1.0/2,000

AMENITIES:

- Excellent accessibility to North Dallas Parkway, LBJ Freeway and President George Bush Turnpike
- Numerous nearby restaurants and hotels in the Addison area
- 24-hour card access system
- Adjacent to Addison Airport
- East Hangar – Approximately 125'W x 94'D
- Middle Hangar – Approximately 120'W x 79'D
- West Hangar – Approximately 120'W x 79'D

For Leasing Information



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