



**CITADEL**  
PARTNERS

A REAL ESTATE ADVISORY FIRM

# 15050 E. Beltwood Pkwy

## 15050 E. Beltwood Pkwy

### Addison, TX 75001



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## Space Overview

- 24,190 Square Feet
- Single-Tenant Lease Through February 2027
- \$304,481 Average NOI
- Significant Rental Increases
- Semiconductor Fabrication Facility
- 1.44 Acre Site Area
- Close Proximity to Restaurants

## Building Features

- Ceiling Height 22'
- Sprinklered
- 8,000 Square Feet Office
- 6,374 Square Feet Clean Room (Class 1,000)
- 3,107 Square Feet Lab Area with ESD Flooring

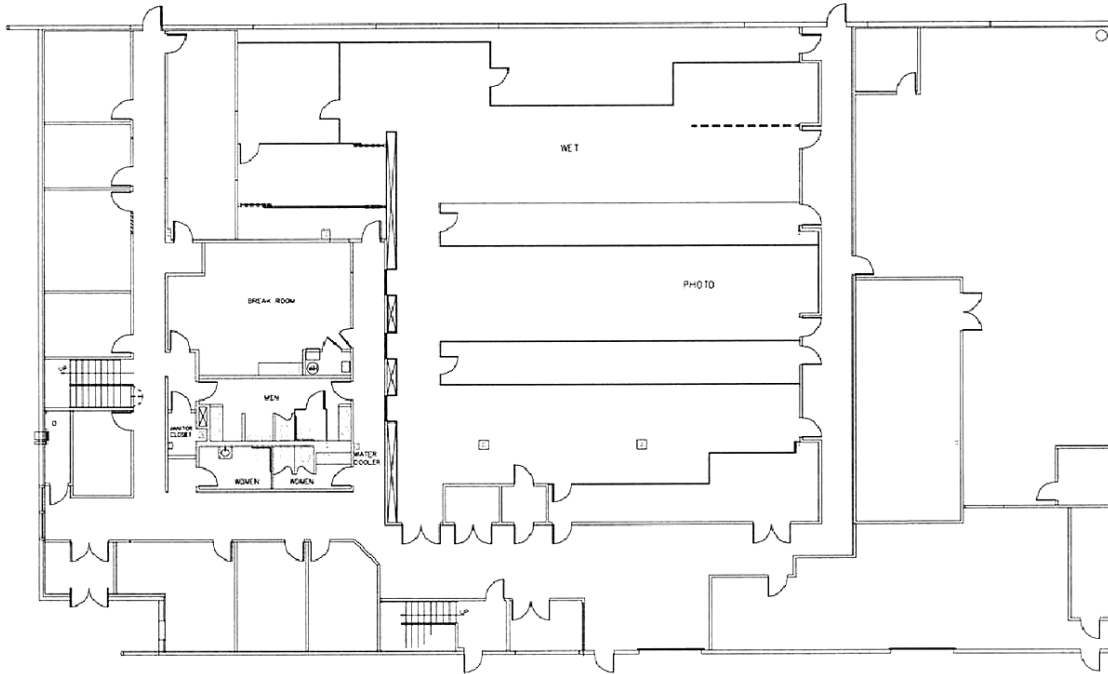



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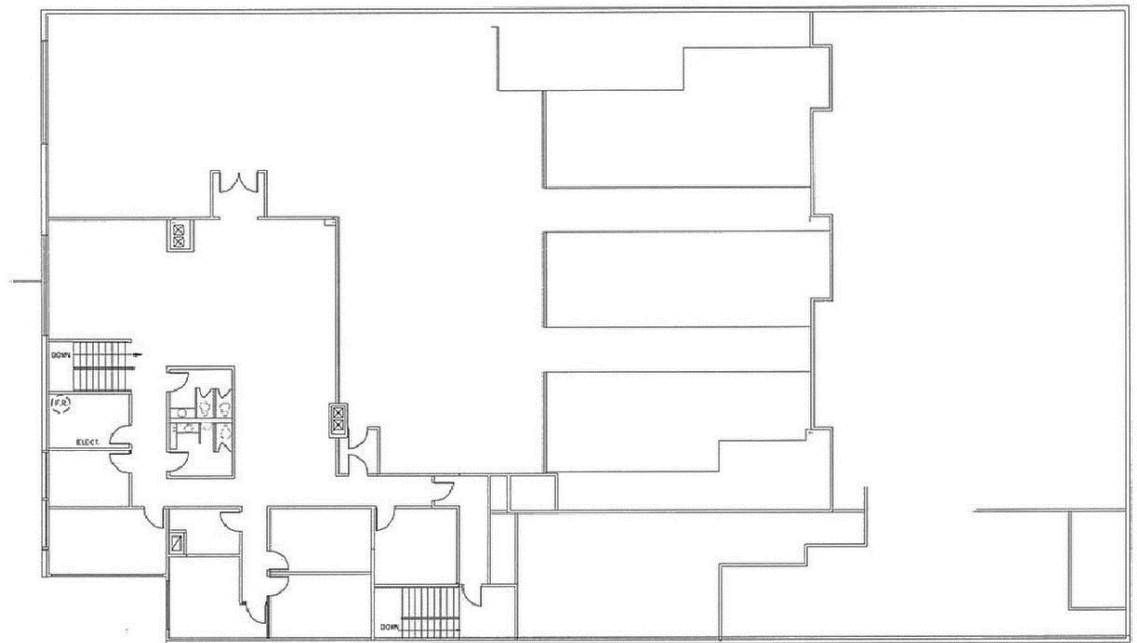
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# 15050 E. Beltwood Pkwy Approximately 24,190 SF



**BUILDING "O" - FLOOR PLAN - 1ST FLOOR** 



**BUILDING "O" - FLOOR PLAN - 2ND FLOOR** 

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