

FOR LEASE

15835 QUORUM DR

Addison, TX 75001

6,385 SF OFFICE

5%

TOTAL COMMISSION
to TENANT REP BROKER

NEWMARK



15835

QUORUM DR

Addison, TX 75001

6,385 SF OFFICE AVAILABLE

PROPERTY OVERVIEW

Move-in ready office space!

6,385 SF

\$11,000/mo (\$20.67/SF FULL SERVICE)

Amenities

- Furniture Available (20 Cubes)
- 2 Standard Offices
- 1 Executive Office (featuring a private exterior door & patio access, can also function as a conference room)
- Shared Reception Area, Shared Breakroom, and Bathrooms
- Private Patio
- Keypad Security

For Information:

Sara Fredericks

Director

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sara.fredericks@nmrk.com

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20 CUBES



EXECUTIVE OFFICE W/ PATIO



RECEPTION



SHARED CONFERENCE ROOM

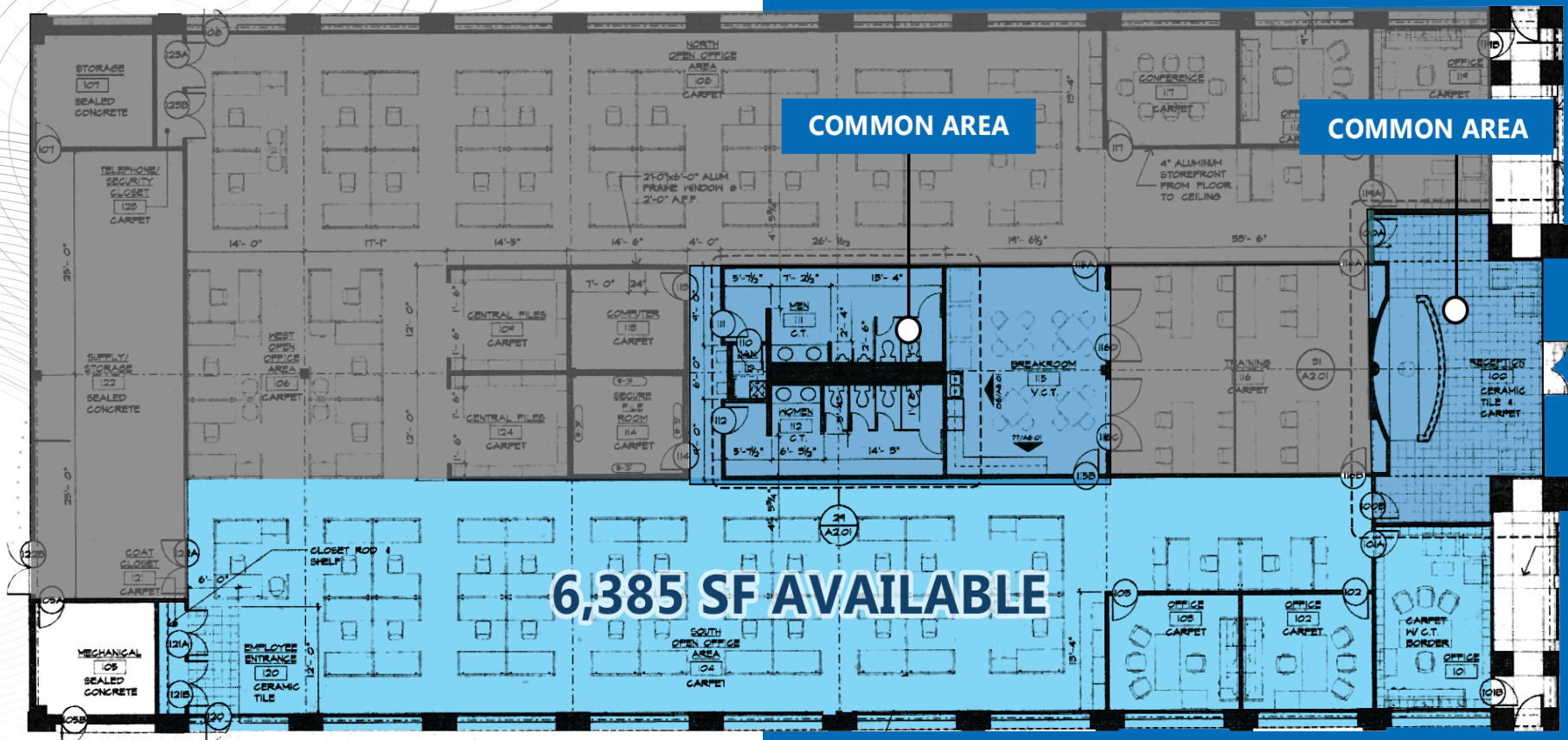
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QUORUM DR

Addison, TX 75001

6,385 SF OFFICE AVAILABLE

- FURNITURE AVAILABLE (20 CUBES)
- 2 STANDARD OFFICES
- 1 EXECUTIVE OFFICE (featuring a private exterior door and patio access, can also function as a conference room)
- SHARED RECEPTION AREA
- SHARED BREAKROOM
- SHARED BATHROOMS



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**6,385 SF OFFICE
AVAILABLE**



COMMON AREA



EXECUTIVE OFFICE W/ PATIO



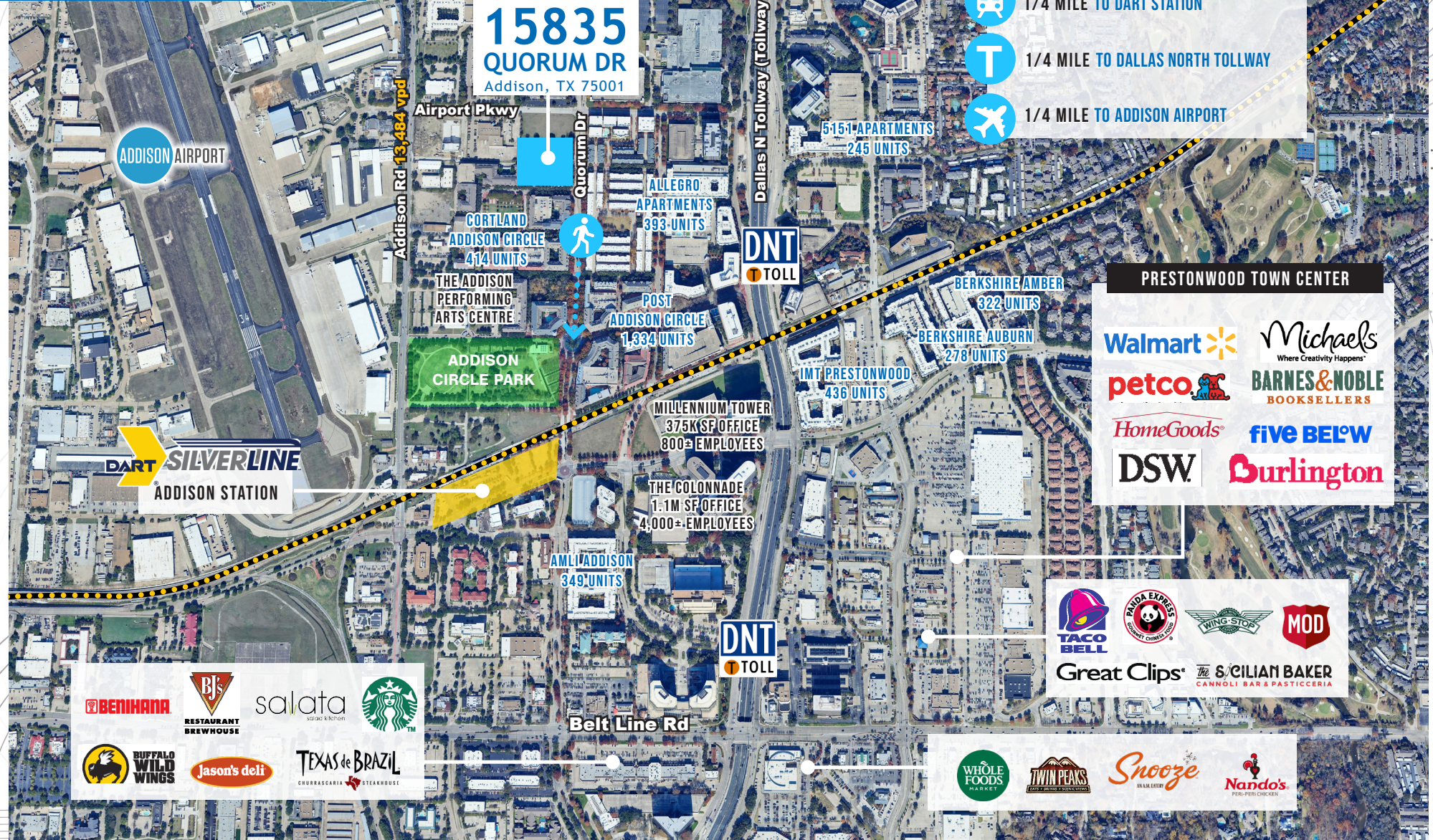
STANDARD OFFICE



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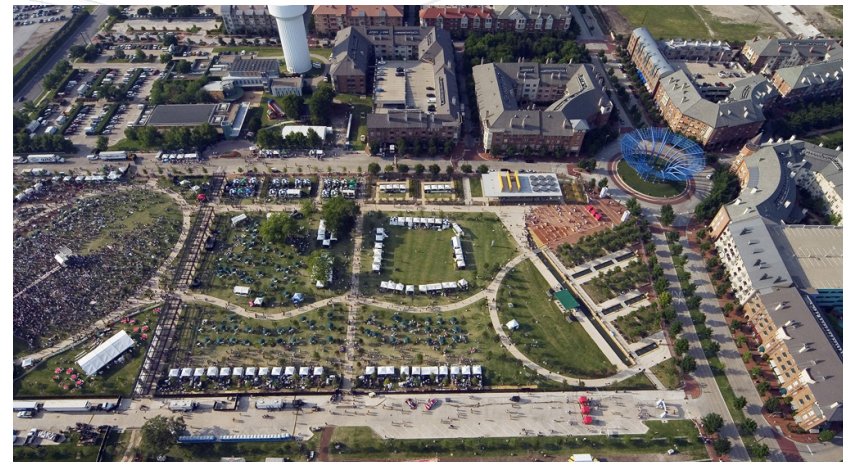
QUORUM DR

Addison, TX 75001

ABOUT ADDISON, TX

Addison is a small but vibrant town in north Dallas County, known for its dense concentration of restaurants, hotels, and businesses. Despite being only about 4.4 square miles, it has a strong commercial presence, a major general-aviation airport (Addison Airport), and a lively mixed-use district centered around Addison Circle. The city is recognized for its walkable urban feel, numerous events and festivals (like the famous Kaboom Town!), and convenient access to major Dallas highways. Addison blends big-city amenities with a compact, community-oriented environment, making it a popular place to live, work, and socialize.

- The town also boasts 22 hotels and over 180 restaurants — an extremely high density of hospitality/food businesses relative to its size.
- The presence of its own general-aviation facility, Addison Airport, adds to its appeal for business-aviation and corporate travel
- The Quadrant Investment Properties (QIP)-backed redevelopment plan for Addison Circle (approved 2025) aims to expand office space, entertainment, hotel, and retail around the new transit-station along the DART Silver Line.





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Newmark Real Estate of Dallas LLC dba Newmark

586696

469-467-2000

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

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Phone

Armour Ran Holman II

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Associate

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Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date