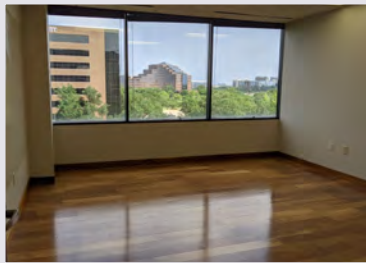




BENT TREE II
**DALLAS TOLLWAY
OFFICE CONDOS
FOR SALE**

FROM
\$ 275/SF



16479 DALLAS PARKWAY, ADDISON, TEXAS

BENEFITS OF OWNERSHIP

Discover the pinnacle of convenience and visibility at Bent Tree Tower II. Strategically positioned along the North Dallas Tollway, BTII offers an array of contemporary office condos tailored to accommodate your unique needs.

Capitalize on an unparalleled opportunity to elevate your business presence in an ideal DFW locale. With BTII, receive the benefits of ownership while enjoying the full service amenities associated with leasing.



LOCATION

Prime N Dallas Tollway in Addison
Distance to Restaurant Row: 1 mile
Love Field: 9 miles | DFW: 14 miles
Addison Airport: 1 mile



FULL SERVICE AMENITIES

On-Site Management,
Maintenance, and Janitorial,
Reserved Covered Parking, and
24/7 Card Access



UNITS AVAILABLE

Suites from 1,418 SF
to Full Floor, 21,986 SF Many
Buildout and Floor Plan
Options Available

For more information:

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Property Highlights

- Bent Tree II is an 8-story Building with 175,012 +/-SF
- Monument Sign Visibility from DNT
- Many Options in Floor Plans and Buildouts
- Full Floor Availability
- Easy In & Out Via Westgrove Dr & DNT Access Road

Amenities

- 30-Person Conference Center
- Fitness Center with Locker Rooms, Showers, Towel Service
- Stunning Lobby Atrium
- On-Site Management and Security Patrol
- 3.5/1,000 Reserved Parking Ratio; 44% Covered Parking
- Fiber Ready-Speed up to 100GPB
- 24/7 Secure Card Access
- Building Maintenance and Janitorial

Ownership Advantages

- Equity Buildup
- Control and Stability
- Tax Savings Advantages
- Investment Appreciation
- Asset Diversification
- Long-Term Cost Savings



BENT TREE II DALLAS TOLLWAY

16479 DALLAS PARKWAY
ADDISON, TX



BUILDING FACT SHEET

BUILDING:

Bent Tree Tower II and
Bent Tree Tower Condominiums
16479 N Dallas Parkway, Addison
(Dallas County), TX 75001

CROSS STREET:

Just north of Westgrove, on the
Dallas North Tollway. There is a rear
exit directly to Westgrove.

TOTAL BUILDING AREA:

175,012 RSF on 5.417 acres of land

CONSTRUCTION:

Renovated in 2012 and 2019,
built in 1981

NUMBER OF FLOORS:

8 floors plus a basement

TYPICAL FLOOR PLATE:

~20,000 RSF

PARKING:

3.44:1,000 SF. 44% of parking is
covered in either garage or
canopy parking

ELEVATORS:

Three passenger and one freight
elevator

TECHNOLOGY:

The building is serviced by AT&T,
Spectrum/TWC, and Cbeyond

AMENITIES:

- Building Conference Center with catering counter. Seats up to 35 class-room style. Monitors and wi-fi for computer sharing.
- Large Fitness Center with men's and women's locker facilities including showers, lockers, and towel service.
- Tenant Lounge with vending and LunchDrop pick-up
- Deli located in building next door

AIRPORT ACCESS:

Addison Airport: 1 mile/3 minutes
Love Field: 9 miles/16 minutes
DFW: 14 miles/20 minutes

RESTAURANTS:

230 restaurants within a 5-minute drive

HVAC:

2,000 ton cooling tower.
Two, 320 ton cooled chillers
Each floor is equipped with 12 single-duct fan powered boxes and 12 variable air volume boxes providing heating and cooling.

The central system is equipped with an Andover Continuum controls energy management system capable of outside air economizer cycle.

LIFE/FIRE SAFETY:

Equipped with a fire panel system, fully-sprinklered wet-pipe system in the building and dry-pipe system in the parking garage.
AED Defibrillator in Building Lobby

EMERGENCY SYSTEM:

All emergency systems are backed up by a 325 kva Cummins diesel generator.

JANITORIAL:

5-days/week, Sunday-Thursday

ELECTRICITY CONTRACT:

2024 estimate is \$1.84 PSF/year

SECURITY FEATURES:

On-site security 7 a.m. – 11 p.m.
Monday-Friday and
7 a.m. – 1 p.m. on Saturday. After hours card key access system is utilized at all lobby entrances, parking garage, loading dock and freight elevator and fitness center.

BUILDING HOURS:

24/7 access via cardkey.
Monday-Friday 7 a.m. – 7 p.m. and
Saturday 7 a.m. – 1 p.m.

ZONING INFORMATION:

Commercial I-District



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BENT TREE II

RESPONSIBLE PARTY

	CONDO OWNER	BUILDING ASSOCIATION
Suite Decoration or Remodel	X	
Property Taxes	X	
Interior Insurance	X	
Building Envelope Insurance		X
Liability Insurance	X	X
Janitorial & Security		X
Water & Trash		X
Electricity		X
Lawn Maintenance		X
Elevator		X
Building HVAC/Fire/Plumbing/Electrical Systems		X
Interior Plumbing & Interior Lights	X	
IT & Telephone	X	
Common Area Repairs or Replacements		X
Parking Lots & Parking		X
Gym & Locker Rooms		X
Property Management		X
Building or Monument Signage (based on size)	X	

