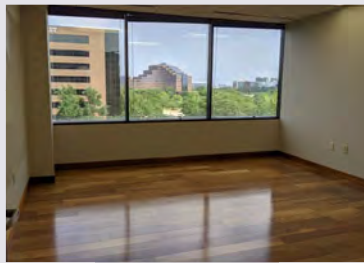




BENT TREE II DALLAS TOLLWAY OFFICE CONDOS FOR SALE

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:

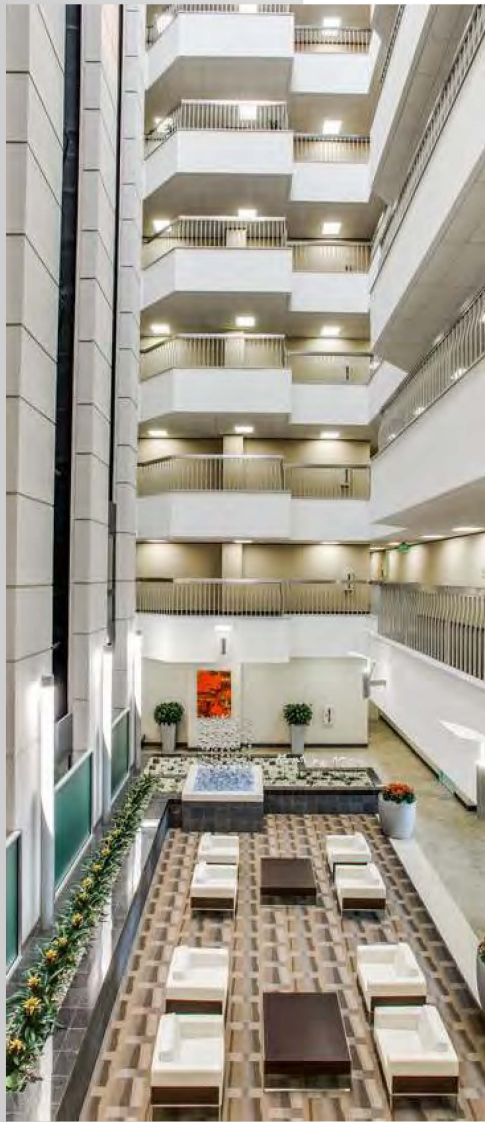
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Property Highlights

- 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
- 3.14/1,000 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:

3.14:1,000 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. Monitor 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:

2025 estimate is \$1.96 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 OUTLINE

	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	



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.

Hudson Peters Commercial, LLC	582122	hudson@hudsonpeters.com	(972)980-1188
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lynn Michelle Hudson	433516	hudson@hudsonpeters.com	(972)980-1188
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date