

# SPECTRUM CENTER

5015 BELT LINE ROAD | ADDISON, TEXAS

## TABLE OF CONTENTS

<b>01</b>	The Space .....	3
<b>02</b>	The Building .....	5
<b>03</b>	Neighborhood .....	8
<b>04</b>	Space Plans .....	11
<b>05</b>	Aerials .....	15
<b>06</b>	Contacts .....	17









# 5015

## *Belt Line Rd*

### **PREMISES:**

APPROXIMATELY 7,625 SF of Restaurant Space

### **SITE HIGHLIGHTS:**

- Located in the heart of Addison with proximity to 22 hotels and over 160 restaurants
- Turn-key restaurant
- Frontage to high traffic corridor Dallas North Tollway and Belt Line Road
- Home to over 2,000 businesses in Addison

### **AREA HIGHLIGHTS:**







THE BUILDING

02



# SPECTRUM CENTER



## *“High Profile Location”*

Spectrum Center is one of the most stunning offices in the Far North Dallas-Addison market. The two-building, Class A office project was built in 1982 and completely renovated in 2011. The project has become an area landmark because of its high-profile location and curved glass walls overlooking the Dallas North Tollway.

New tenancy at Spectrum Center continues to add to the vibrancy of the project and support for the on-site restaurant and retail uses. Earlier this year, Emeryville, Calif.-based Tanium, a fast-growing technology management and security company, tripled its North Texas operation by relocating to Spectrum Center. The company cited the project’s accessibility and location within an area with strong walkability.

Spectrum Center incorporates more than 610,000 square feet of space on approximately seven acres.





The Building  
**SPECTRUM CENTER**

**613,858 SF**

Two Tower Office Building

**1,600**

Employees

**7,625 SF**

Restaurant

**417 SF**

Patio

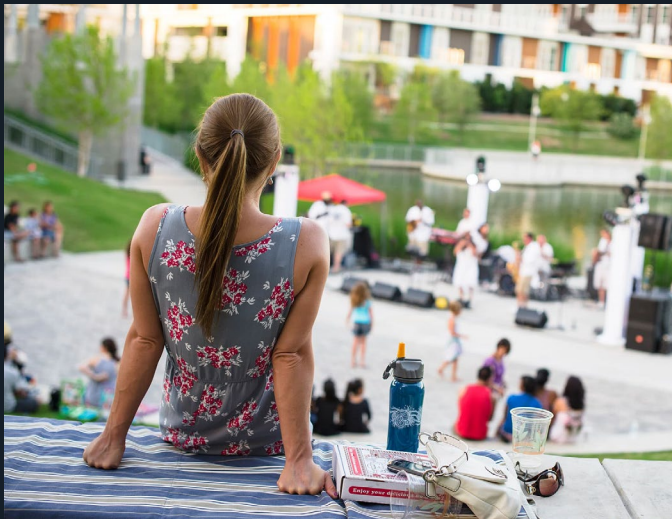
**2018**

Fully Renovated





## 03



Spectrum Center benefits from its visible, accessible location in the heart of a dense, affluent neighborhood that draws from the Addison and Far North Dallas trade area.

Spectrum Center is also close to significant multi-family communities like Addison Circle, a 124-acre project that is home to more than 2,400 residences, including brownstones, townhouses, condominiums, and apartments, plus 625,000 square feet of office, retail, and restaurant space adding up to over \$500 million in private development.

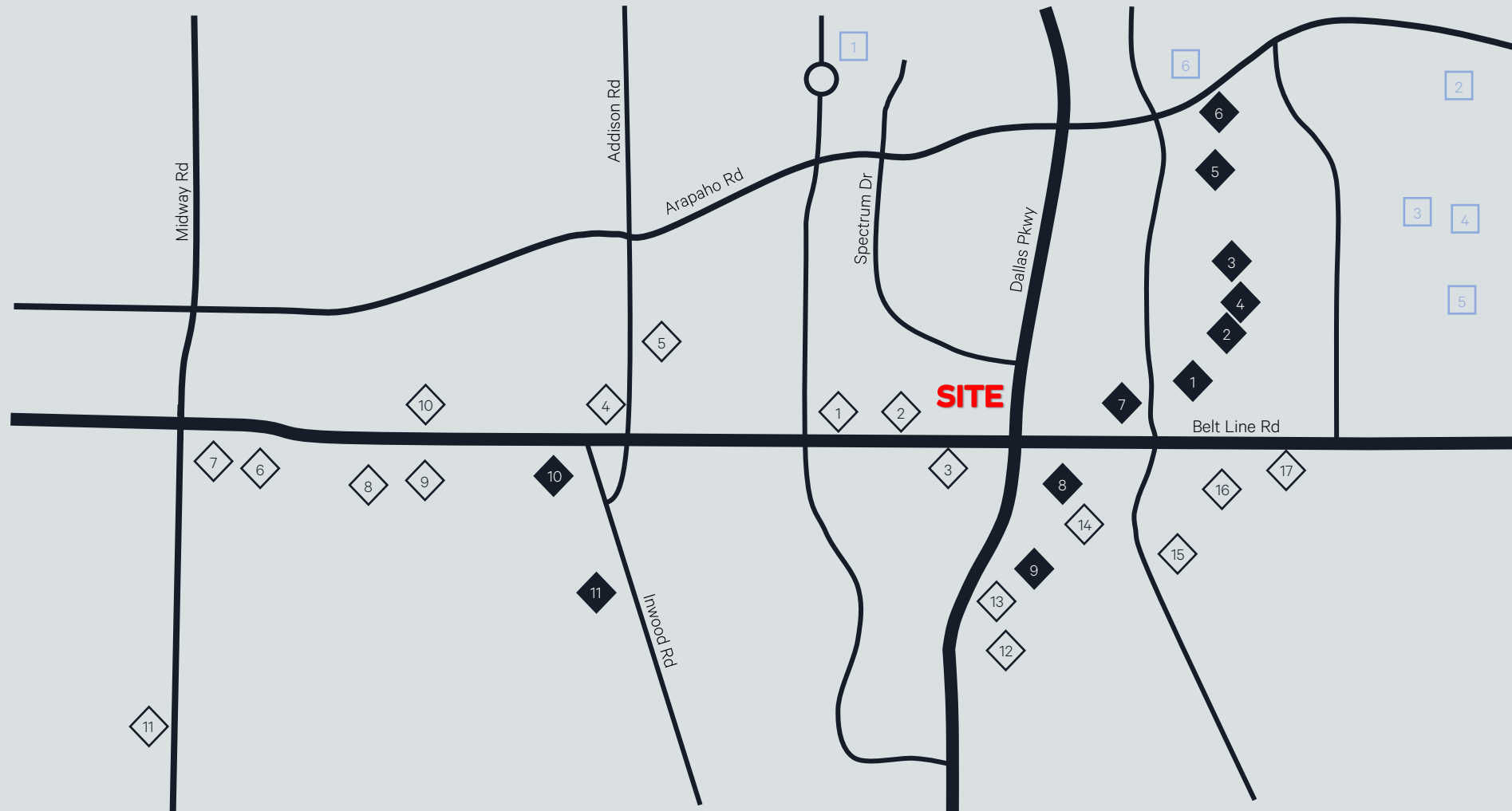


# *“Live Work Play”*

Addison offers a welcoming combination of quality office buildings, upscale shopping, beautifully landscaped residential communities, award-winning parks, 22 hotels and over 180 restaurants, all within a 5-minute drive from anywhere in town. Addison is located 13 miles north of downtown Dallas, 16 miles northeast of DFW airport, 11 miles north of Love Field airport and about a mile from The Dallas Galleria. The Addison Airport is a convenient way to arrive for charter and private planes. World-class shopping, excellent restaurants, friendly people and beautiful spaces make Addison a fun place to live, work, play and visit. World-class festivals add to the cultural vibrancy of Addison.







## EAT ◇

- |                             |  |
|-----------------------------|--|
| 1. Ida Claire               | 10. Chamberlain's Fish Market Grill      |
| 2. Hooters                  | 11. Ferrari's Italian Villa & Chop House |
| 3. Kenny's Wood Fired Grill | 12. RA Sushi Bar                         |
| 4. Texas de Brazil          | 13. Gloria's Latin Cuisine               |
| 5. Outback Steakhouse       | 14. Kenny's Italian Kitchen              |
| 6. Fogo de Chao             | 15. Blue Mesa Grill                      |
| 7. Olive Garden             | 16. Gyu-Kaku Japanese BBQ                |
| 8. Chuy's                   | 17. Chamberlain's Steak and Chop House   |
| 9. Chilis Grill & Bar       |  |

## SHOP ◆

- |                        |
|------------------------|
| 1. Men's Warehouse     |
| 2. DSW                 |
| 3. Petco               |
| 4. Carter's            |
| 5. Walmart Supercenter |
| 6. Discount Tire       |
| 7. Walgreens           |
| 8. Whole Foods Market  |
| 9. Chico's             |

- |   |
|---|
| 10. Spec's Wines, Spirits & Finer Foods |
| 11. Goody Goody Liquor                  |

## LIVE □

- |                                 |
|---------------------------------|
| 1. Post Addison Circle          |
| 2. The Enclave at Prestonwood   |
| 3. Fairways at Prestonwood      |
| 4. Tiburon Apartments           |
| 5. Preston Del Norte Apartments |
| 6. Berkshire Auburn             |





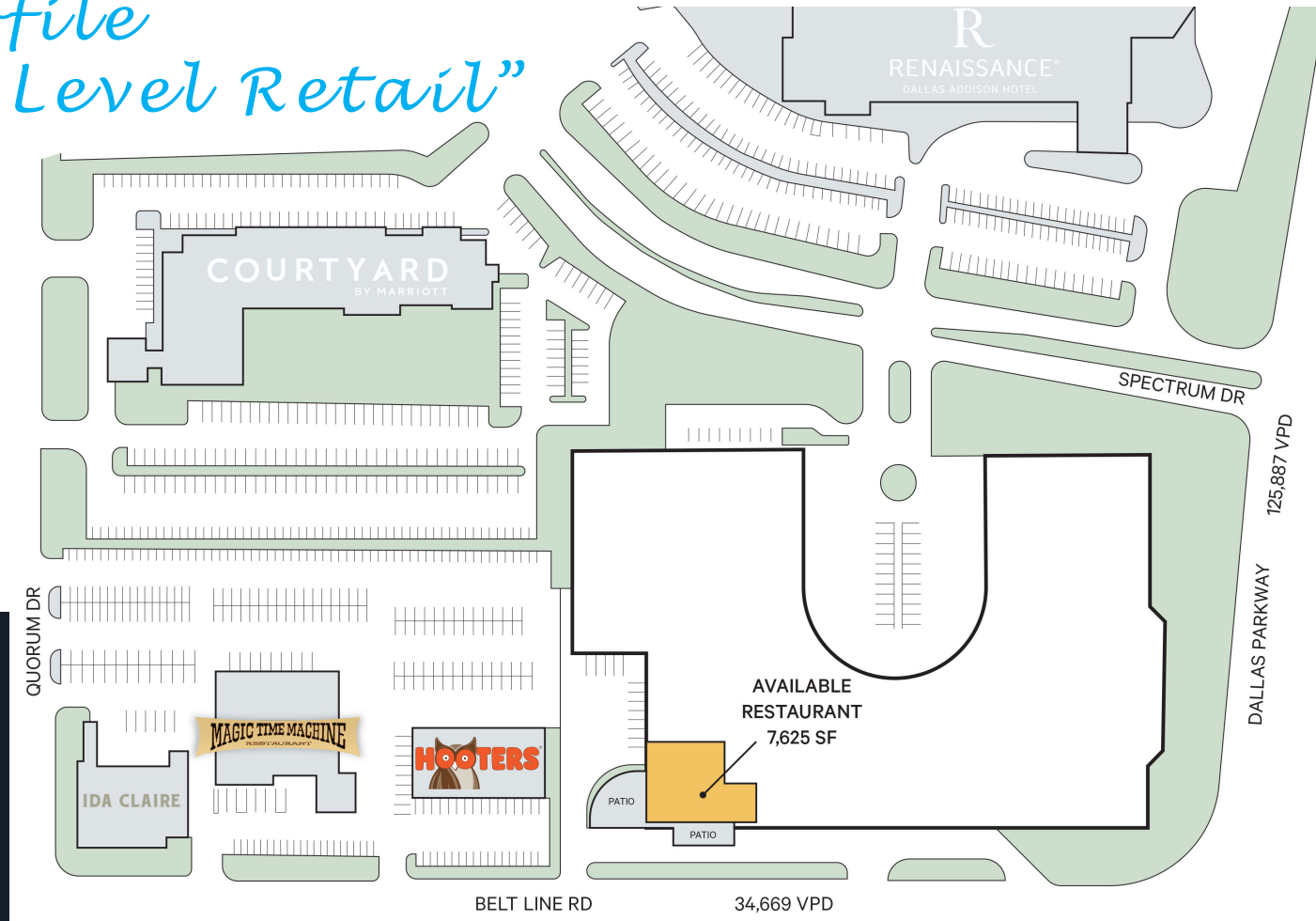


# “High-Profile Street-Level Retail”

The retail space benefits from its location in the midst of a key commercial and retail district with extremely high daytime population totals.

Daytime population is important because it helps drive restaurant and retail traffic throughout the day.

The site is also peripheral to a number of popular hotels, including Renaissance Addison, Courtyard by Marriott, Hyatt House and Crowne Plaza.



## One-Mile Radius

- 18,279 population
- 10,300 households
- \$88,922 average household income
- 32,533 daytime population

## Three-Mile Radius

- 132,567 population
- 62,982 households
- \$110,193 average household income
- 142,111 daytime population



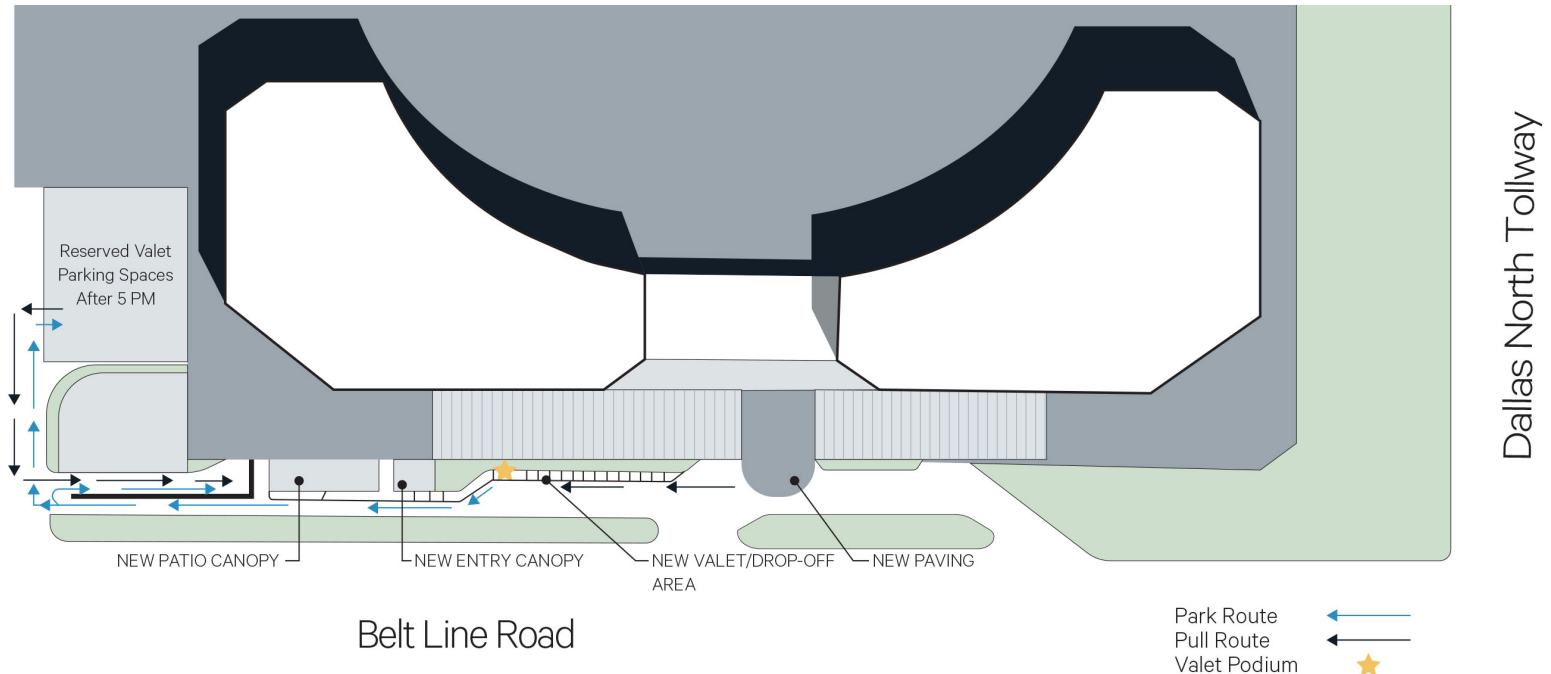


7,625 SF  
Restaurant Space

417 SF  
Patio Space



# VALET PARKING DIAGRAM



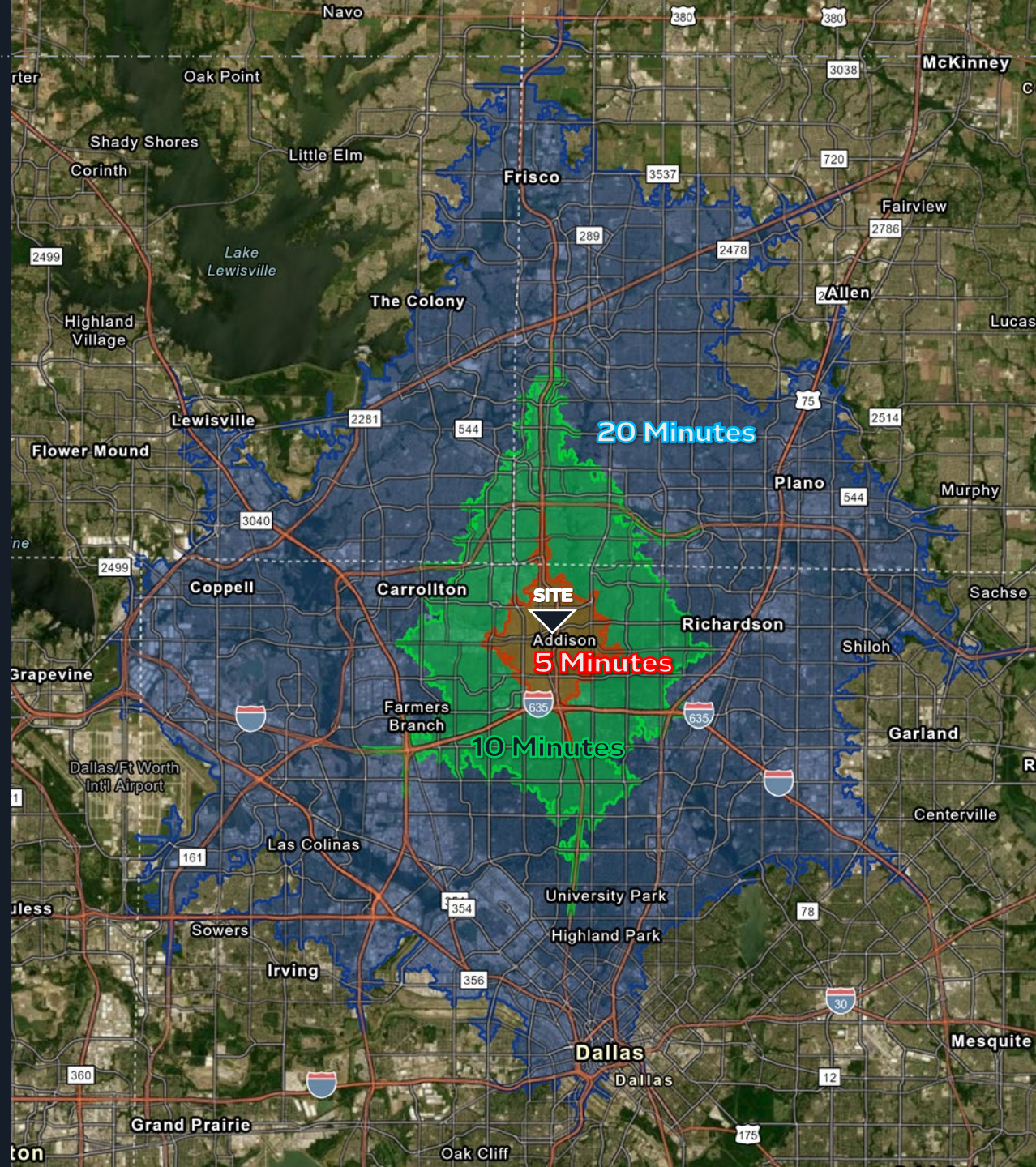
*"Dedicated  
Garage  
Parking"*



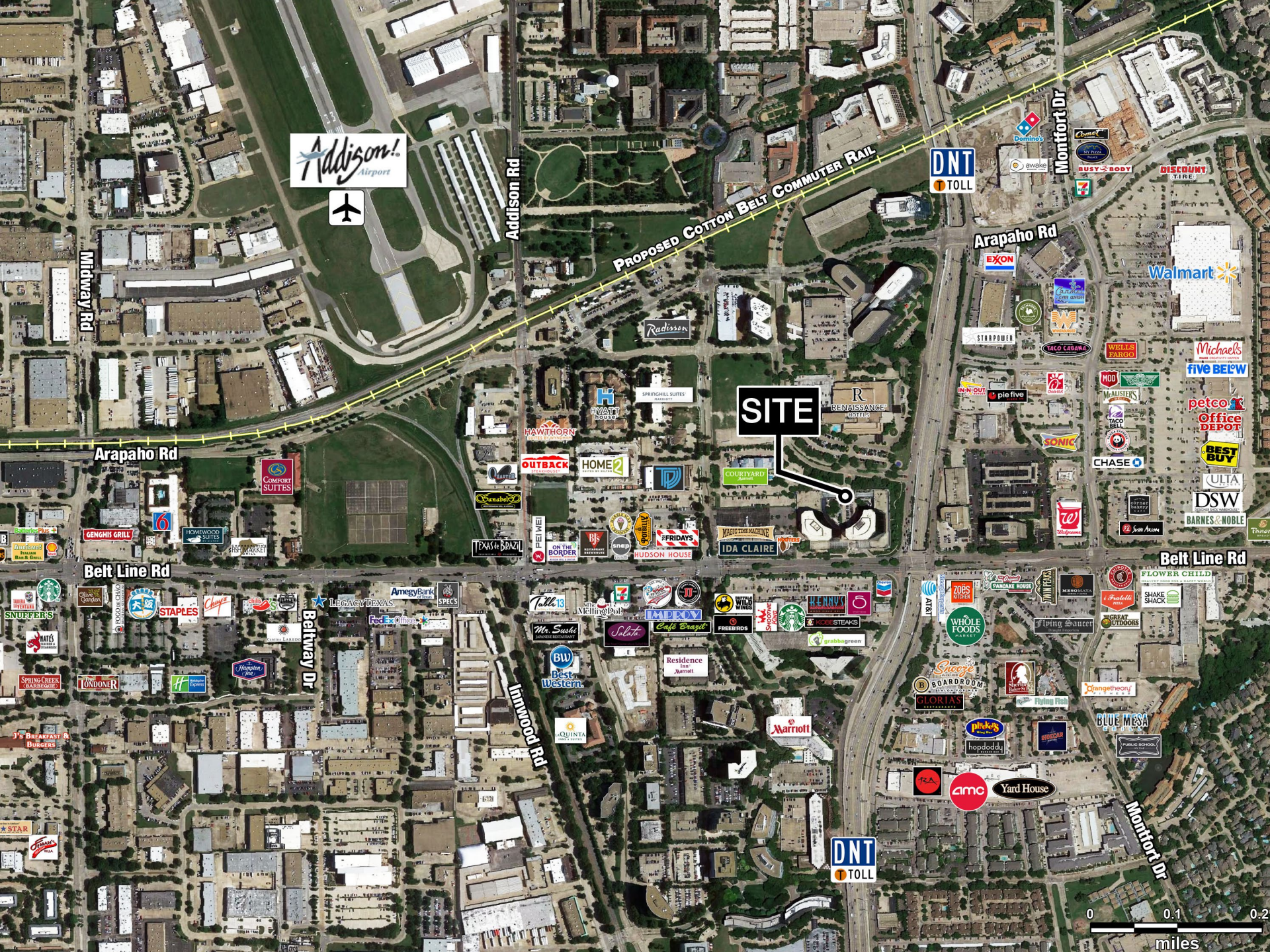
AERIAL / DRIVE-TIME MAP

05

*“Going  
The  
Distance”*







Addison!  
Airport



Addison Rd

PROPOSED COTTON BELT COMMUTER RAIL

DNT  
TOLL

Montfort Dr

Arapaho Rd

Midway Rd

Arapaho Rd

Belt Line Rd

Beltway Dr

Linwood Rd

SITE

Belt Line Rd

Montfort Dr

0 0.1 0.2  
miles



RETAIL LEASING

**weitzman<sup>®</sup>**

DEREK SCHUSTER

DSCHUSTER@WEITZMANGROUP.COM  
214.720.3623

GIOVANNI SCARDINO

GSCARDINO@WEITZMANGROUP.COM  
214.442.7502

OFFICE LEASING

**Granite**

BURSON HOLMAN

BHOLDMAN@GRANITEPROP.COM  
972.731.2364

AARICA MIMS

AMIMS@GRANITEPROP.COM  
972.731.2361



PREPARED BY:

weitzman®

3102 Maple Avenue | Suite 500 | Dallas, Texas 75201

M: 214. 954.0600 | F: 214. 953.0860

[WEITZMANGROUP.COM](http://WEITZMANGROUP.COM)

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

# 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.



## 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 on 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 listening 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.

**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.

**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.

\_\_\_\_\_  
Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

\_\_\_\_\_  
402795

License No.

\_\_\_\_\_  
twgre@weitzmangroup.com

Email

\_\_\_\_\_  
214-954-0600

Phone

\_\_\_\_\_  
Robert E. Young, Jr.

Designated Broker of Firm

\_\_\_\_\_  
292229

License No.

\_\_\_\_\_  
byoung@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-6688

Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent/ Associate

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Derek Schuster

Sales Agent/Associate's Name

\_\_\_\_\_  
685656

License No.

\_\_\_\_\_  
dschuster@weitzmangroup.com

Email

\_\_\_\_\_  
214-720-3623

Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



# 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.



## 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 on 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 listening 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.

**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.

**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.

Weitzman

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Giovanni Scardino

Sales Agent/Associate's Name

716809

License No.

gscardino@weitzmangroup.com

Email

214-442-7502

Phone

Buyer/Tenant/Seller/Landlord Initials

Date