

THE ATRIUM AT BENT TREE

16775 ADDISON ROAD
ADDISON, TEXAS 75001

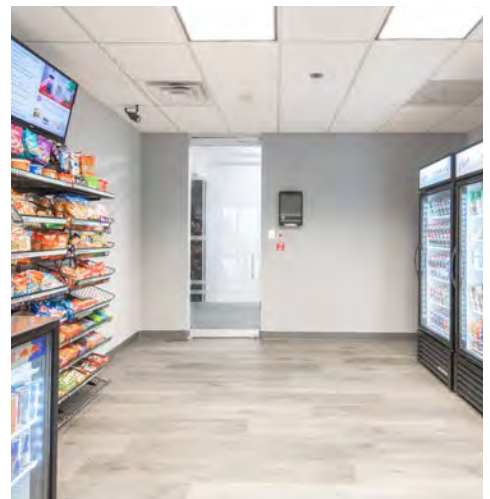
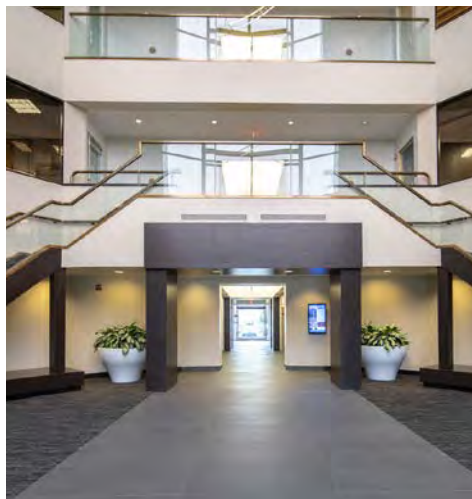
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spaces from
431 - 9,429 SF

Property Information

- 112,400 SF building
- Class B Office
- 3.7:1000 parking ratio
- High end finishes throughout
- Lobby and Common Areas
- Building amenities include tenant break room and on-site food service
- Covered Parking Available



SARAH CATHERINE ALFORD

salford@vistahold.com
(214) 906-4905

14841 N Dallas Parkway
Ste 100 Dallas, TX 75254

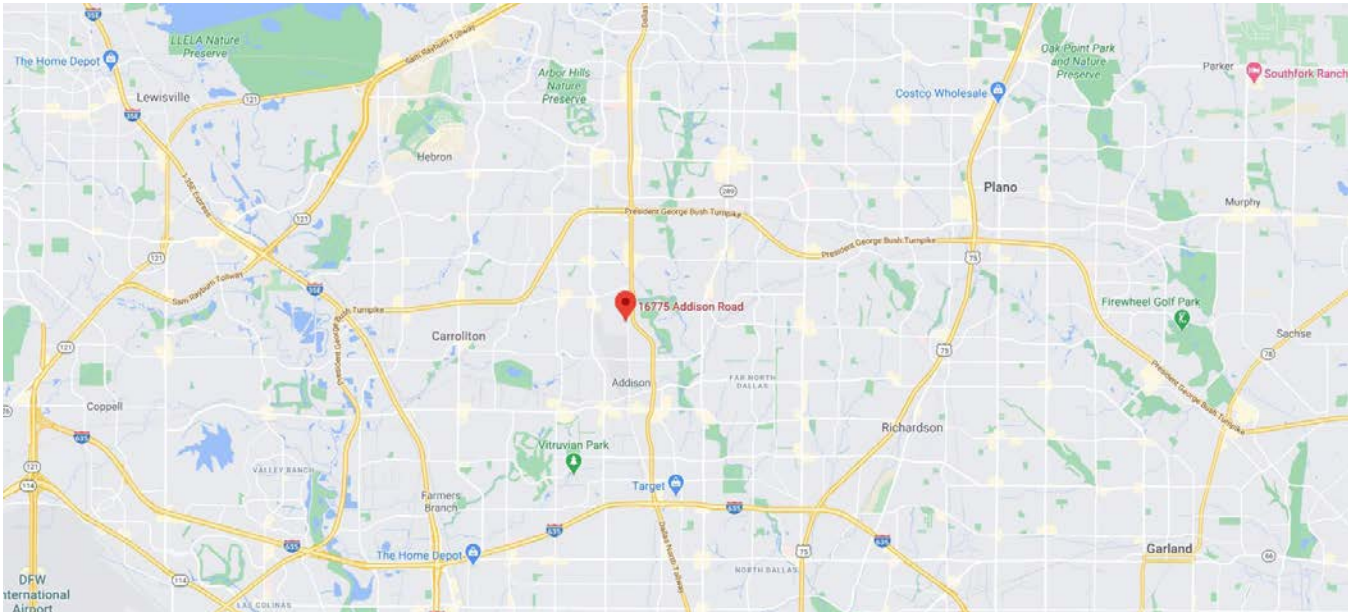


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Location 16775 Addison Road



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THE ATRIUM AT BENT TREE

Building Fact Sheet

BUILDING

16775 Addison Road
Addison, Texas 75001

Located at the northwest corner
of Addison Road and Excel
Parkway

LANDLORD

JP Bent Tree, LP

LEASING COMPANY

Vista Holdings
14841 N Dallas Parkway, Suite
100
Dallas, TX 75254

CONSTRUCTION

Renovated in 2020
Built in 1981

RENTABLE SQUARE FEET

112,412 RSF

AVERAGE FLOOR SIZE

18,750 RSF

COMMON AREA FACTOR

14.95%

PARKING

3.7 : 1,000 RSF
64 covered spaces

ELEVATORS

Four (4) passenger, one (1)
freight

AMENITIES

Building Break room offering Parks
Pantry food and beverage service
ATM

SECURITY

Access control card key system is
utilized at all lobby entrances.

CEILING HEIGHT

Floor to Grid: 8'6"
Floor to Structure: 10'9"

BUILDING HVAC

Hours
Monday - Friday 7:00 AM - 7:00 PM
Saturday - 8:00 AM - 1:00 PM
After-Hours HVAC = \$55 per hour

EQUIPMENT

HVAC provided by:

- The central system is equipped
with an Andover Controls Energy
- Management System capable of
outside air economizer cycle.

One, 90-ton and three, 100-ton
chillers

Each floor is equipped with fan
powered boxes and variable air
volume boxes providing heating
and cooling.

TELECOM PROVIDERS

Spectrum, AT&T, Sprint and
Logix provide voice, data,
and high-speed fiber internet
networks.

LIFE/FIRE SAFETY

Equipped with a fire panel
system, fully-sprinkled wet-pipe
system, and visual and audible
alarms.

EMERGENCY SYSTEM

All emergency systems are
backed up by a 200 kW diesel
-fired electrical generator.



FOR LEASING INFORMATION, CONTACT VISTA HOLDINGS AT 972.301.7081

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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 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.

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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
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