

LEASING NOW



- 📍 Move-in ready & customizable spaces
- 📍 Prime visibility & accessibility along the Tollway
- 📍 Ample parking and convenient access to major highways
- 📍 Car Charging Station
- 📍 Atrium-Style design fostering a bright and open environment.
- 📍 Large conference room & training center

Nestled in the heart of Addison's thriving business district, the stunning Atrium at Bent Tree offers 112,400 RSF of flexible and modern office space, designed to enhance productivity, collaboration, and convenience. This beautifully designed property features a striking atrium-style lobby filled with natural light, providing an inviting modern vibe and professional atmosphere for businesses of all sizes. It features high-ed renovations, covered parking and a Grab and Go Tenant Sundry for quick snacks and essentials.



sunshinecpm.com
214-851-5435
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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

Sunshine Commercial Properties

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 = \$100 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.



