

# THE ABERDEEN

14841 N DALLAS PKWY  
DALLAS, TEXAS 75254

FOR LEASE FOR LEASE FOR LEASE FOR LEASE FOR LEASE FOR LEASE FOR LEASE



**FULL FLOOR  
AVAILABLE up to  
34,708 SF contiguous**

## Property Information

- *314,289 SF building*
- *Class A Office*
- *Quorum/Bent Tree submarket*
- *3:1000 parking ratio*
- *High end finishes throughout lobby and all common areas*
- *100% covered parking*
- *On-site amenities including fitness center, shoe shines, conference center, deli, car wash services and free WIFI*
- *24/7 on-site security*



SARAH CATHERINE ALFORD

salford@vistahold.com  
(214) 906-4905

14841 N Dallas Parkway  
Ste 100 Dallas, TX 75254



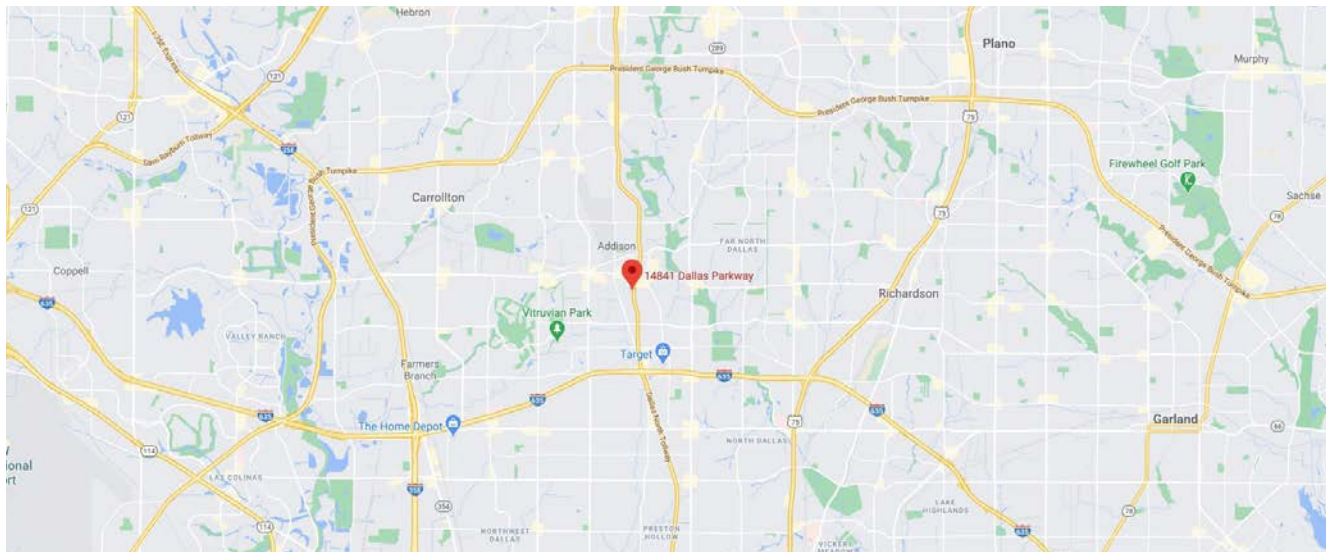


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Location 14841 Dallas Parkway



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# THE ABERDEEN

## Building Fact Sheet

### BUILDING

14841 N. Dallas Parkway  
Dallas, Texas 75254

Located at the northwest corner of  
N.Dallas Parkway and Quorum Dr.

### LANDLORD

JP ABERDEEN PARTNERS, LP.

### LEASING COMPANY

Vista Holdings  
14481 N Dallas Parkway Suite 100  
Dallas, TX 75254

### CONSTRUCTION

Renovated in 2022.

Built in 1985

### RENTABLE SQUARE FEET

320,629 RSF

**AVERAGE FLOOR SIZE** 33,000  
RSF

**OPERATING EXPENSES YEAR**  
2022

EXPENSES \$8.55 + \$1.58 Electric

**COMMON AREA FACTOR** 18%

### PARKING

3.0 : 1,000 RSF, including a 5-level  
underground parking garage

### ELEVATORS

Six (6) passenger, six (6) garage  
and one (1) freight

### AMENITIES

Full Service On-site deli  
Fitness center with full locker rooms  
Conference center, tenant lounge  
Free WIFI

### SECURITY

Aberdeen provides on-site security  
personnel 24/7

After-hours card key access system is  
utilized at all lobby entrances, tenant  
level garage parking entrances, loading  
dock and freight elevator

### CEILING HEIGHT

Floor to Grid: 8'9"  
Floor to Structure: 12'0"

### BUILDING HVAC

Hours  
Monday - Friday 7:00 AM - 7:00 PM  
Saturday - 7:00 AM - 1:00 PM  
After-Hours HVAC = \$75 per hour

### EQUIPMENT

HVAC provided by:

- One, 1,100-ton cooling tower
- Two, 299-ton and 750-ton water cooled chillers
- Each floor is equipped with 15 single-duct fan powered boxes and 12, single-duct variable air volume boxes providing heating and cooling.

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

### TELECOM PROVIDERS

AT&T, Logix, Spectrum, and Verizon provide voice, data, fiber, and high-speed Internet.

### ELECTRICITY CONTRACT

Reliant Energy  
4.13 cents per kilowatt-hour

### LIFE/FIRE SAFETY

Equipped with a fire panel system, fully-sprinkled wet-pipe system in the building and dry-pipe system in the parking garage

### EMERGENCY SYSTEM

All emergency systems are backed up by a 600 kW diesel 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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