

# ONE BENT TREE TOWER | Addison, Texas

## Current Availability

Rate:\$21.00 plus Electric

Largest Contiguous:10,023 RSF (2<sup>nd</sup> Floor)

Smallest Space:719 RSF (3<sup>rd</sup> Floor)

<u>Suite</u>	<u>Size</u>	<u>Available</u>
200	1,884 RSF	Vacant
218	2,337 RSF	Vacant
220	3,427 RSF	Vacant
230	2,375 RSF	Vacant
240	2,845 RSF	Vacant
245	3,650 RSF	Vacant
350	2,027 RSF	Vacant
385	719 RSF	Vacant
700	1,393 RSF	Vacant
745	2,982 RSF	Vacant
760	772 RSF	Vacant
790	3,117 RSF	Vacant

16475 Dallas Parkway  
Addison, Texas 75001  
Far North Dallas Submarket  
165,078 RSF

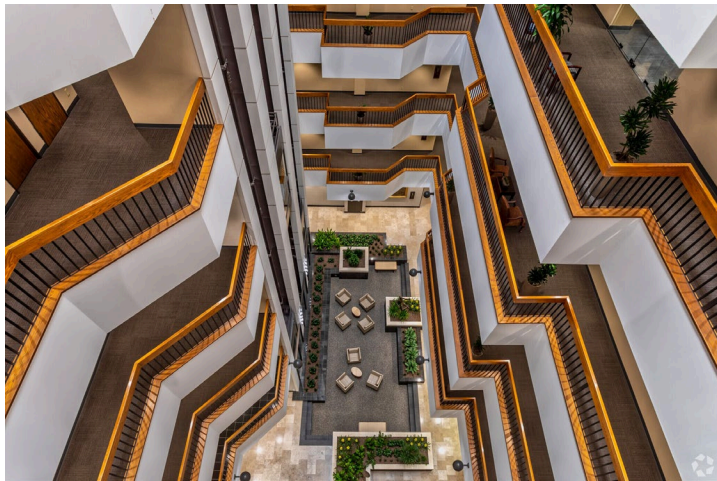


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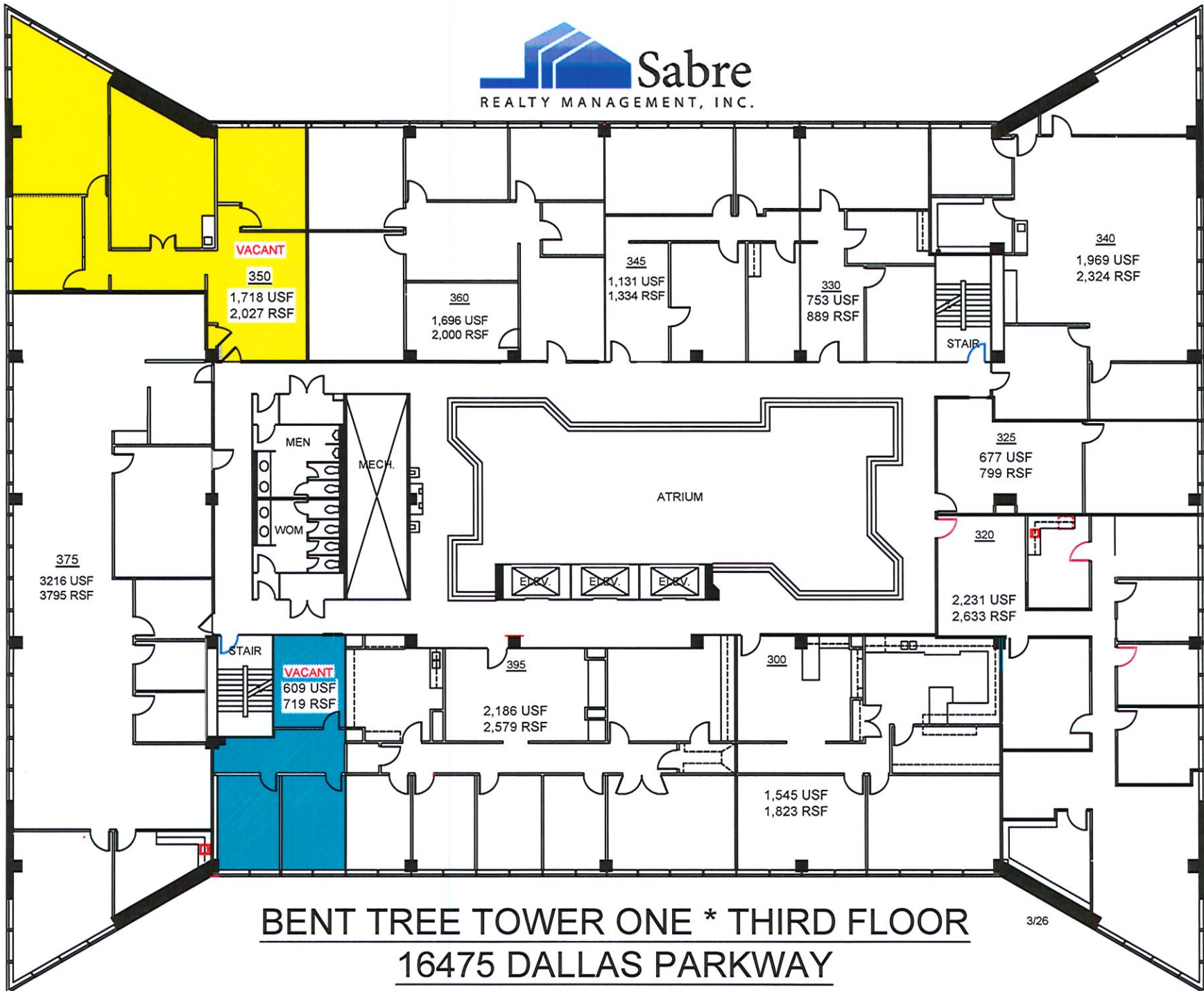


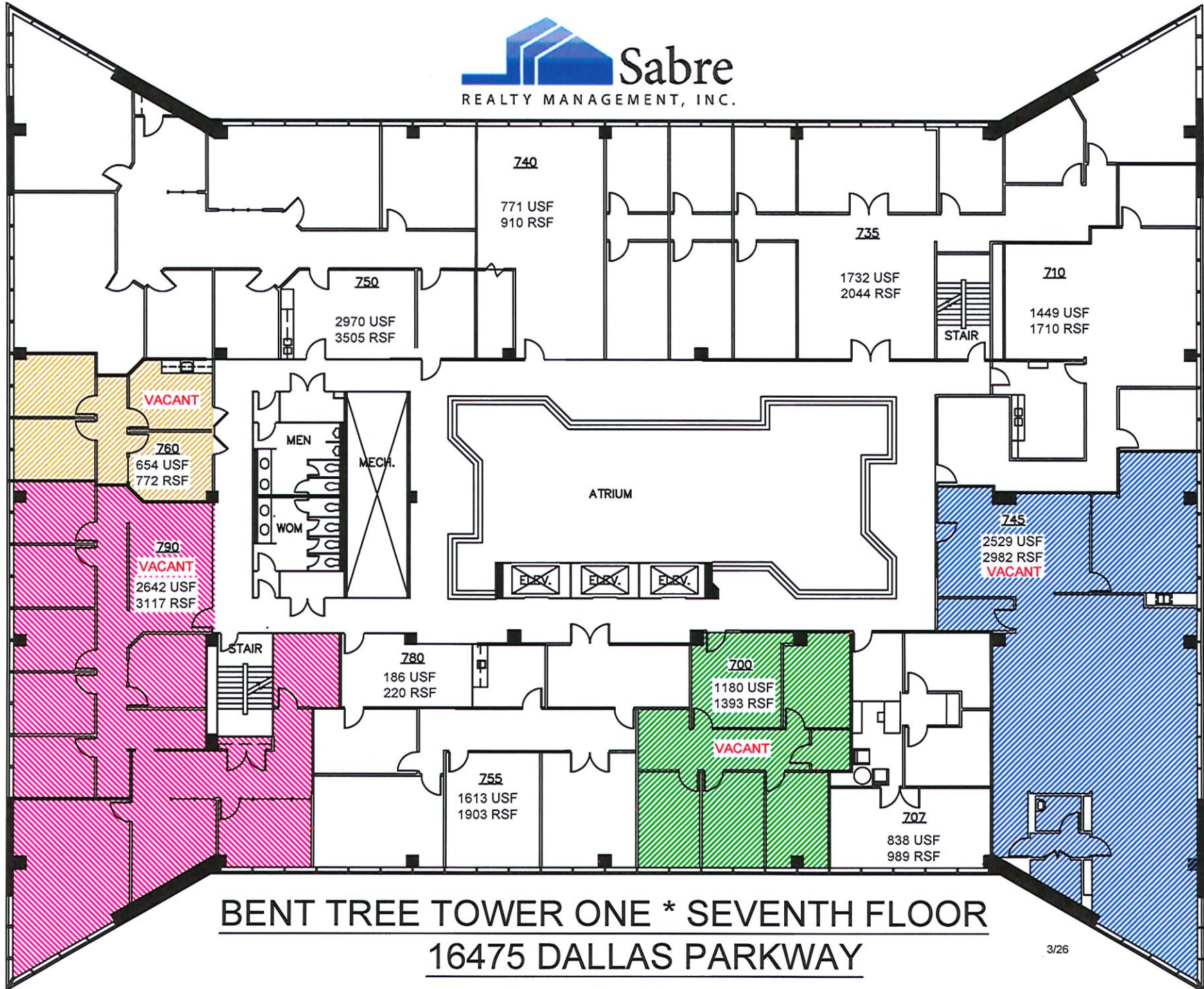
- 8 Stories
- Ample Parking (Open, Canopy, & Garage)
- On Site Deli, Barbershop, Salon, Bank & ATM
- Building Conference Room for Tenant Use
- Easy Access to Dallas North Tollway, President George Bush Turnpike & LBJ Freeway
- Quality Finish Out
- Owner Managed & Occupied
- Cardkey Security for After-Hours Access
- Security Cameras w/ DVR
- Close Proximity to Addison Airport & Dart Silver Line
- Twenty Minutes to Dallas Love Field

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**BENT TREE TOWER ONE \* SEVENTH FLOOR**  
**16475 DALLAS PARKWAY**