

# Elevate Your Workspace, Elevate Your Success



 BENT TREE  
GREEN

17300 N DALLAS PARKWAY, DALLAS, TEXAS 75248



# OFFICE FOR LEASE

Featuring a modern exterior and unique interior design, including two light-filled atriums, Bent Tree Green provides an ideal setting for small to mid-sized entrepreneurial and privately owned companies, corporate offices, tech firms, professional services, insurance companies, financial institutions, and private equity firms.

## Property Description

- Located in the Bent Tree office submarket, Bent Tree Green is easily accessible to the Dallas North Tollway, President George Bush Turnpike and LBJ/I-635 Freeway.
- DFW International Airport is less than 30 minutes away and Love Field is only 20 minutes away.
- Bent Tree Green offers golf course views and is minutes from numerous restaurants, hotels and retail centers and the Galleria Mall.

## Building Amenities

- One Large Conference Room - Seats up to 50 People with 2 break out areas and kitchenette.
- Grab and Go Market - Tenant Lounge area
- The overall parking ratio is 3.37/1000, which includes underground garage parking and ample surface parking
- Security features include 24-hour surveillance and after hours key card access
- Proactive Management and Leasing are located on site.
- Building and Monument signage capabilities.



# OFFICE FOR LEASE

Nestled in the vibrant Quorum/Bent Tree submarket, Bent Tree Green offers top-tier office space with easy access to the Dallas North Tollway and George Bush Turnpike. Surrounded by upscale retail and dining options, tenants enjoy stunning views of Bent Tree Country Club's Golf Course.

## AMENITIES: Not a complete list

### RESTAURANTS

- Carraba's Italian Grill
- Liberty Burger
- Sweet Basil Restaurant
- The Island Spot
- Mi Cocina
- Norma's Cafe
- Pappadeaux Seafood Kitchen
- 12 Cuts Brazilian Steakhouse
- St. Honore Bakery
- Soulful Street Bites
- Ida Clare
- Texas de Brazil
- Fogo de Chao
- Sidecar Social
- Puttshack
- Chuy's
- Gloria's Latin Cuisine
- Mesero
- Astoria Cafe and Wine Bar
- Las Palmas
- Pete's Cafe
- Nuevo Leon

### FITNESS

- Anytime Fitness
- Orangetheory Fitness
- Physiofit Texas Gym and Wellness Center
- F45 Addison East

### HOTELS

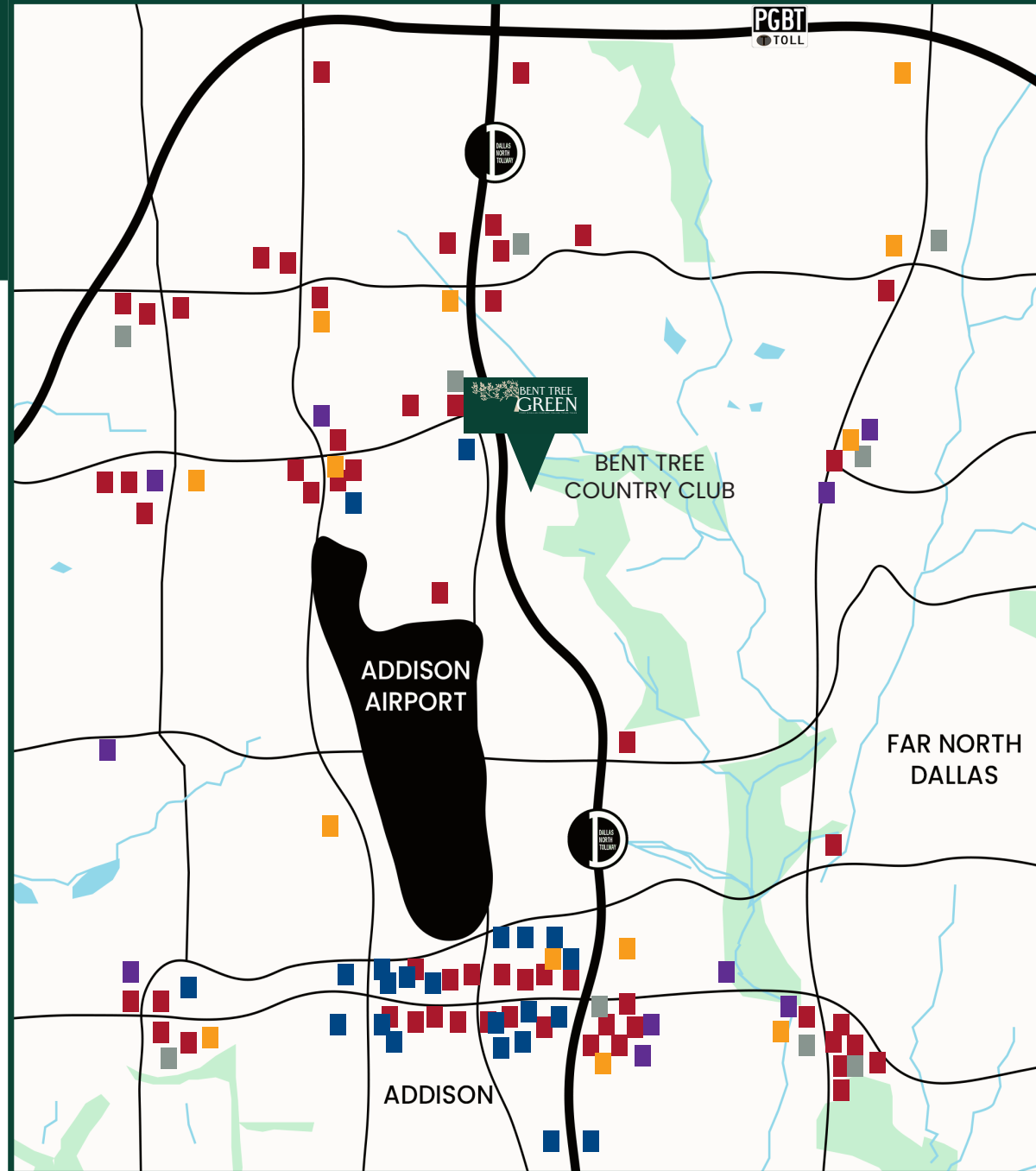
- Renaissance Dallas Addison Hotel
- Dallas/Addison Marriott Quorum by the Galleria
- The Westin Dallas Park Central
- Doubletree by Hilton

### GROCERY

- Sprouts Farmers Market
- Kroger
- Tom Thumb
- Whole Foods Market
- Trader Joe's

### SHOPPING CENTERS

- Addison Walk
- Village on the Parkway
- Prestonwood Place
- Prestonwood Town Center
- Midway Commons
- Preston Alexis Village
- The Marketplace at Frankford
- Mills Pointe
- Frankford Pavillion
- Preston Frankford Center
- Preston Trail Village





**BENT TREE COUNTRY CLUB**





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## LEASING INFORMATION



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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.

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Buyer/Tenant/Seller/Landlord Initials

Date