



14990 LANDMARK BLVD • ADDISON, TX

MOVE-IN-READY SUITES • ON-SITE FITNESS

OFFICE • CLASS B • QUORUM / BENT TREE

Landmark Place, Addison, TX.

LEASE RATE
Call Agent
FOR RATE & AVAILABILITY

A renovated 3-story Class B office building in the Quorum / Bent Tree submarket, with three move-in-ready suites (1,805–1,920 SF) available now — including a salon-ready suite. On-site fitness center, newly updated corridors & restrooms, covered parking, and on-site management.

AVAILABLE SF	SUITES	YEAR BUILT	PARKING
5,622	3	1986	3.0 _{/1K}

↓ **SCHEDULE A PRIVATE TOUR**

LISTING BROKERS

David Martin • Rick Knobler

817.271.2757 • 214.415.5064

dmartin@capstonecommercial.com

rknobler@capstonecommercial.com

CAPSTONE COMMERCIAL

Real Estate Group

Leasing • Sales • Acquisitions

Dallas • Fort Worth, TX

OFFICE

972.250.5800

capstonecommercial.com

Dallas, TX

14990 LANDMARK BLVD • ADDISON, TX

Property Details.

PROPERTY OVERVIEW

Landmark Place is a 3-star, Class B office building totaling ±17,849 SF across three floors in Addison's Quorum / Bent Tree submarket — one of North Dallas's most established office corridors. The building offers newly renovated common corridors and restrooms, an **on-site fitness center**, on-site management, and a 3.0/1,000 SF parking ratio with both surface and covered parking.

Three suites are available now, ranging from 1,805 to 1,920 SF and well suited to professional-services and small-business users — including a **salon-ready suite** with plumbing in place. The location is highly walkable and minutes from the Dallas North Tollway, Belt Line Road retail and dining, Addison Airport, and Dallas Love Field.

PROPERTY HIGHLIGHTS

- Three move-in-ready suites • 1,805–1,920 SF (±5,622 SF total)
- Salon-ready suite available • plumbing in place
- On-site fitness center for tenants
- Newly renovated corridors & restrooms • on-site management
- 3.0/1,000 SF parking • surface & covered available
- Quorum / Bent Tree submarket • "Very Walkable" Walk Score
- ±17 min to Dallas Love Field • ±26 min to DFW Airport

PROPERTY SPECS

PROPERTY TYPE	Office • Class B
TOTAL BUILDING SF	±17,849 SF
AVAILABLE SF	±5,622 SF
TYPICAL FLOOR	±8,599 SF
# OF FLOORS	3
YEAR BUILT	1986
PARKING	3.0 / 1,000 SF
SUBMARKET	Quorum / Bent Tree
COUNTY	Dallas
LEASE RATE	Call Agent

AVAILABLE SUITES

SUITE	SIZE	FLOOR
Suite 230 SALON-READY	1,805 SF	2
Suite 250	1,920 SF	2
Suite 265	1,897 SF	2

BELT LINE RD TRAFFIC

43,330–44,010

Vehicles per day (VPD)
Strong North Dallas retail corridor

DEMOGRAPHICS • 3-MILE RADIUS

Population	±133,130
Daytime Population	±234,312
Avg. Household Income	\$132,707

Demographics & traffic counts are approximate (3-mi ring) and should be independently verified via CoStar / Esri / TxDOT.

LISTING BROKERS

David Martin • Rick Knobler

817.271.2757 • 214.415.5064

dmartin@capstonecommercial.com

rknobler@capstonecommercial.com

CAPSTONE COMMERCIAL

Real Estate Group

Leasing • Sales • Acquisitions

Dallas • Fort Worth, TX

OFFICE

972.250.5800

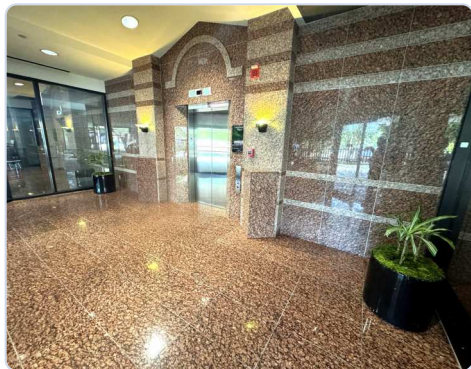
capstonecommercial.com

Dallas, TX

14990 LANDMARK BLVD • ADDISON, TX

Interior & Amenities.

Move-in-ready suites with updated flooring and natural light throughout, served by a renovated granite lobby and a tenant fitness center on site. A salon-ready suite with plumbing in place is available for service or wellness users.



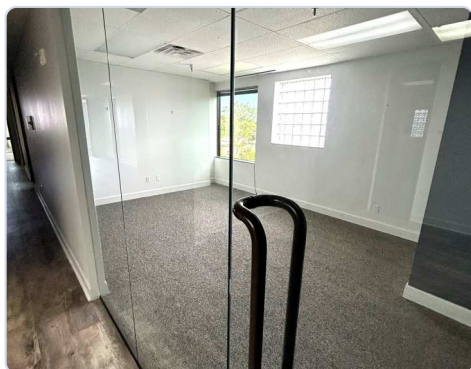
GRANITE LOBBY
Renovated elevator lobby



OPEN BULLPEN
Flexible workstation area



BREAK ROOM
In-suite kitchenette



GLASS-FRONT SUITE
Move-in-ready entry



ON-SITE FITNESS CENTER
Cardio & strength equipment



BUILDING & COVERED PARKING
Surface & covered available

LISTING BROKERS

David Martin • Rick Knobler

817.271.2757 • 214.415.5064

dmartin@capstonecommercial.com

rknobler@capstonecommercial.com

CAPSTONE COMMERCIAL

Real Estate Group

Leasing • Sales • Acquisitions

Dallas • Fort Worth, TX

OFFICE

972.250.5800

capstonecommercial.com

Dallas, TX

14990 LANDMARK BLVD • ADDISON, TX

Floor Plans • Location.

AVAILABLE SUITE FLOOR PLANS

THREE SUITES • 1,805–1,920 SF

SUITE 230

1,805 SF

SUITE 230 • 1,805 SF

SUITE 250

1,920 SF

SUITE 250 • 1,920 SF

SUITE 265

1,897 SF

SUITE 265 • 1,897 SF

LOCATION & TRADE AREA



ADDRESS

**14990 Landmark Blvd
Addison, TX 75254**

Dallas North Tollway	±0.3 mi
Belt Line Rd retail & dining	Adjacent
Addison Airport	±1 mi
Dallas Love Field	±17 min
DFW International Airport	±26 min

Demographics (3-mi): ±133,130 population • ±234,312 daytime • \$132,707 avg. HH income. Quorum / Bent Tree is one of North Dallas's premier office & retail nodes.

The information contained herein has been obtained from sources believed reliable (including third-party listing material). While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation. Square footage, availability, year built, parking, demographics and distances are approximate and must be independently confirmed. © 2026 Capstone Commercial Real Estate Group.

LISTING BROKERS

David Martin • Rick Knobler

817.271.2757 • 214.415.5064

dmartin@capstonecommercial.com

rknobler@capstonecommercial.com

CAPSTONE COMMERCIAL

Real Estate Group

Leasing • Sales • Acquisitions

Dallas • Fort Worth, TX

OFFICE

972.250.5800

capstonecommercial.com

Dallas, TX

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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, or any confidential 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.

Capstone Commercial Real Estate Group, LLC <i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	480574 <i>License No.</i>	sburris@capstonecommercial.com <i>Email</i> (972) 250-5800 <i>Phone</i>
Steven Burris <i>Designated Broker of Firm</i>	450870 <i>License No.</i>	sburris@capstonecommercial.com <i>Email</i> (972) 250-5858 <i>Phone</i>
<i>Licensed Supervisor of Sales Agent/Associate</i>	<i>License No.</i>	<i>Email</i> <i>Phone</i>
David Martin <i>Sales Agent/Associate's Name</i>	476787 <i>License No.</i>	dmartin@capstonecommercial.com <i>Email</i> (817) 271-2757 <i>Phone</i>
Rick Knobler <i>Sales Agent/Associate's Name</i>	529508 <i>License No.</i>	rknobler@capstonecommercial.com <i>Email</i> (214) 415-5064 <i>Phone</i>
Buyer/Tenant/Seller/Landlord Initials _____ Date _____		