



HARKINSON • DEWAN
COMMERCIAL



OFFICE/FLEX

Addison Park Place

Buildings 1-6, 4400-15080 Beltway Drive, Addison, TX.

Harkinson Dewan Commercial
4560 Belt Line Road, Suite 400
Addison, Texas 75001
HarkinsonDewanCommercial.com
972-934-8414

PROPERTY OVERVIEW

Addison Park Place consists of six multi-tenant office/flex/warehouse buildings that primarily cater to small and medium-sized businesses requiring affordable drive-up offices with the flexibility of a small, rear shipping/receiving warehouse area.

The project totals about 135,000 SF with spaces ranging from under 1,000 SF to up to 13,000 SF. The property is **located in the heart of Addison, TX** with Belt Line Road at the north end of the project and Midway Road on the west end.

The Town of Addison has completed a pedestrian corridor with wide, lighted sidewalks along Beltway Drive, the main frontage street for Addison Park, that connects the project to **Restaurant Row on Belt Line Road** and to numerous hotels and motels on Beltway Drive and Midway Road.

The property has been owned by Addison Park, Ltd. since 1994. Harkinson Investment Corporation through their management has **continuously upgraded the property** over the years. And now, Harkinson Dewan Commercial continues that legacy through their diligent leasing and management, creating a generational asset that maintains the property's **affordability** to tenants while sustaining its predecessors high standards of quality.



ADDRESS	4400 - 15080 Beltway Drive, Addison, TX 75001
LOCATION	SEC of Beltline Road & Beltway Drive
PROPERTY TYPE	Office / Flex / Warehouse
RENTABLE SQ. FEET	135,090 SF
STORIES	1 Story
AMENITIES	Easy Ingress & Egress / Walkability / Xeriscape Landscaping
PARKING RATIO	3.2 / 1,000 SF



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PROPERTY HIGHLIGHTS

3

MINUTES TO DALLAS
NORTH TOLLWAY

5

MINUTES TO
LBJ FREEWAY

5

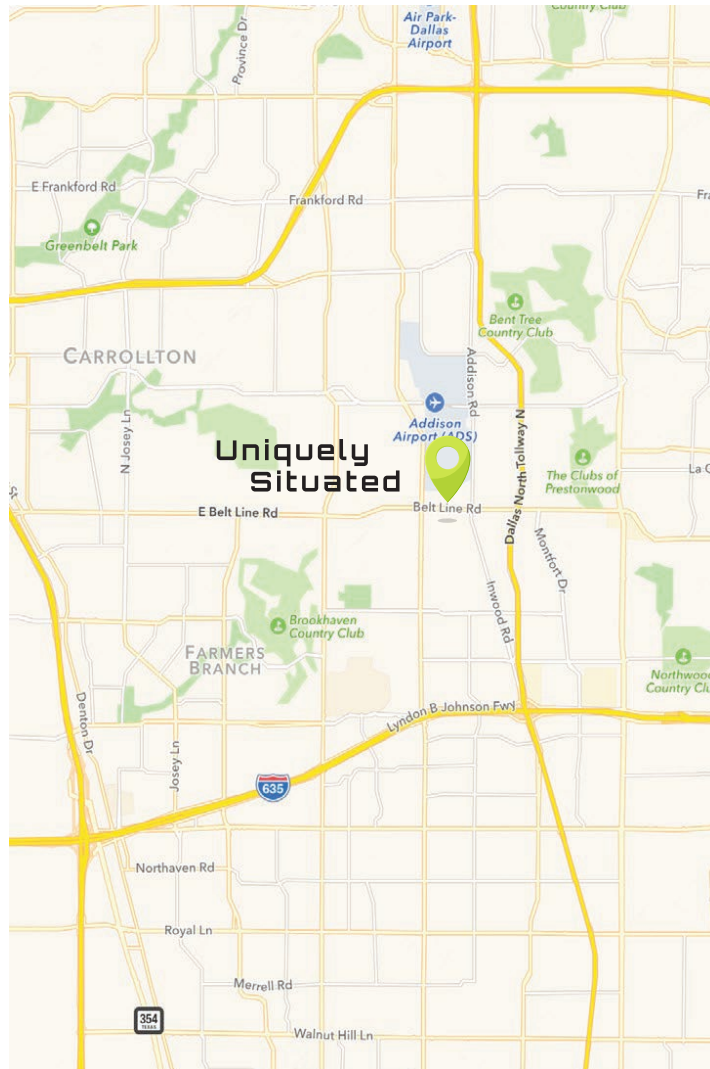
MINUTE WALK TO
RESTAURANTS ON
BELTLINE ROAD

6

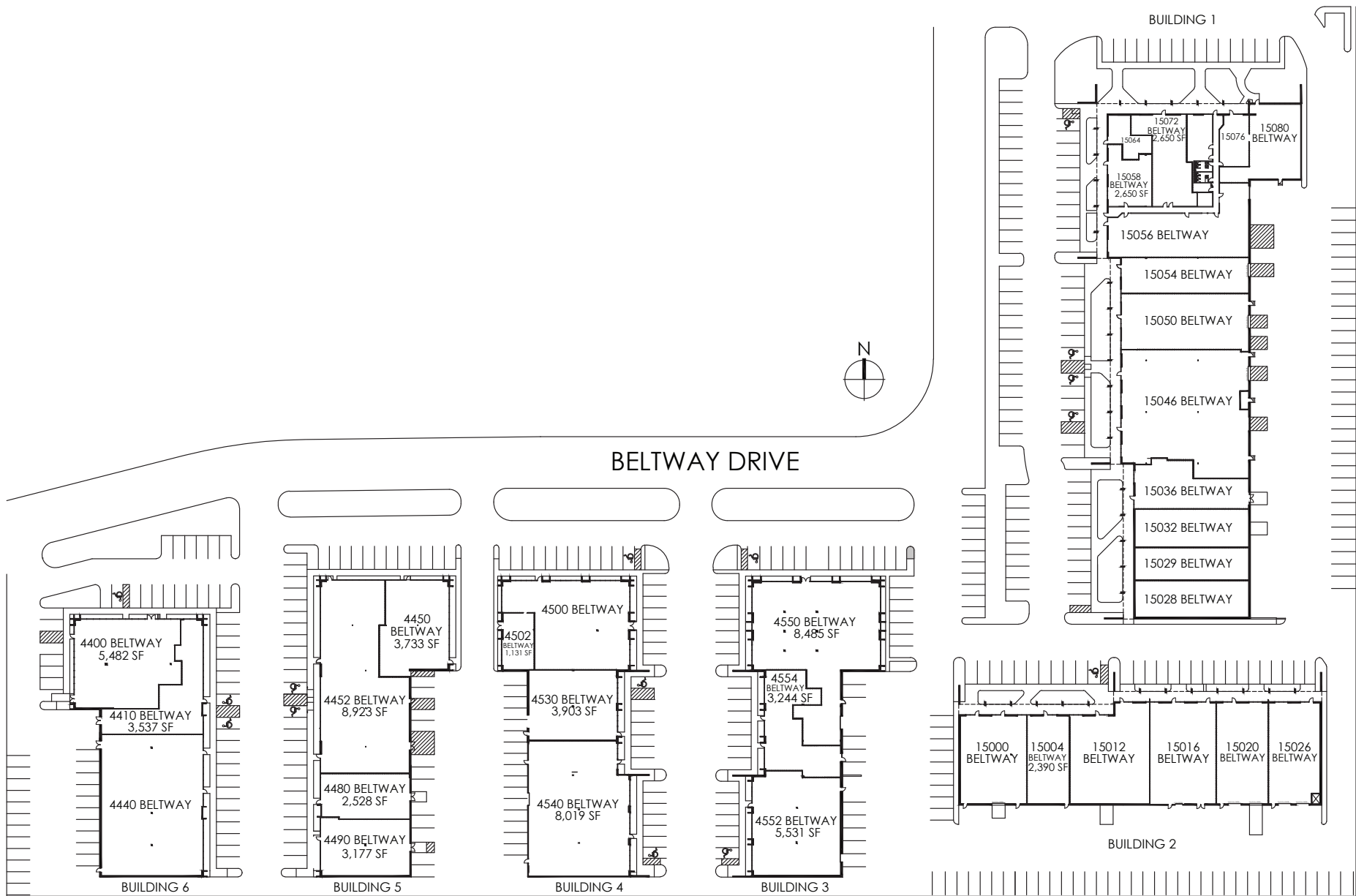
MINUTES TO RETAIL
AT VILLAGE ON
THE PARKWAY

10

MINUTES TO PRESIDENT
GEORGE BUSH TURNPIKE



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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

BEFORE working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary.

The written consent must state who will pay the broker and, in conspicuous old or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensees asks that you acknowledge receipt of this information about brokerage services for the licensee's

Buyer, Seller, Landlord, or Tenant

Date



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