

KNOLL

TRAIL CROSSING



15400 Knoll Trail Drive, Dallas, TX 75248

For Leasing Information:

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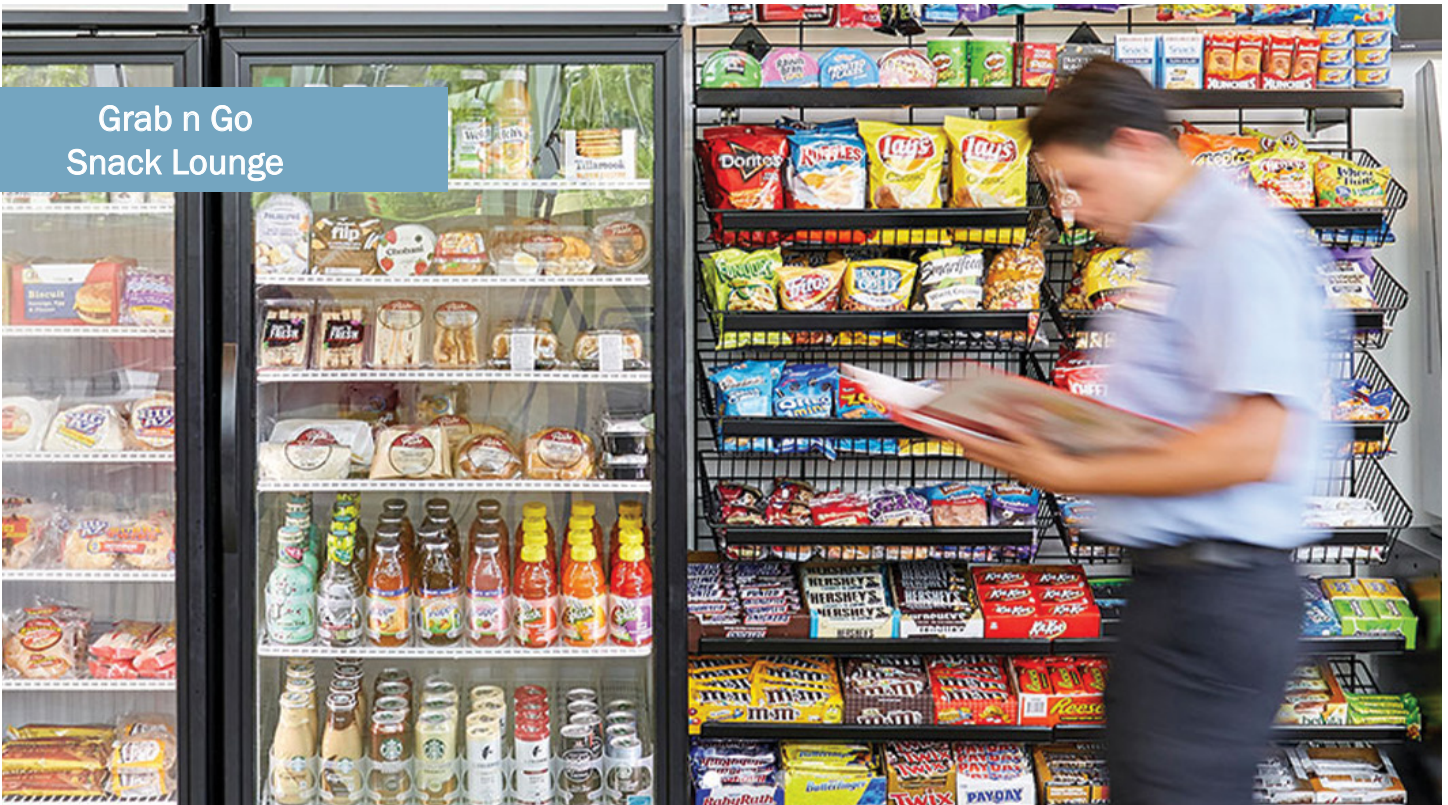


NEW FEATURES

Newly Renovated Lobby

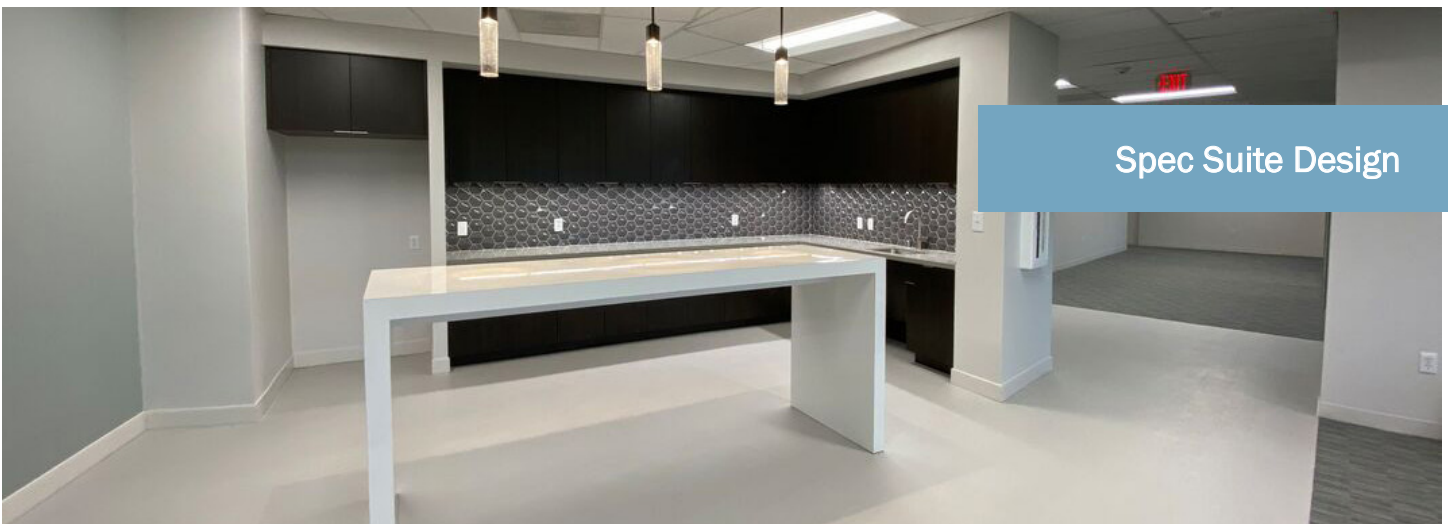


Grab n Go
Snack Lounge





Tenant Lounge



Spec Suite Design



Conference Center

5 stories



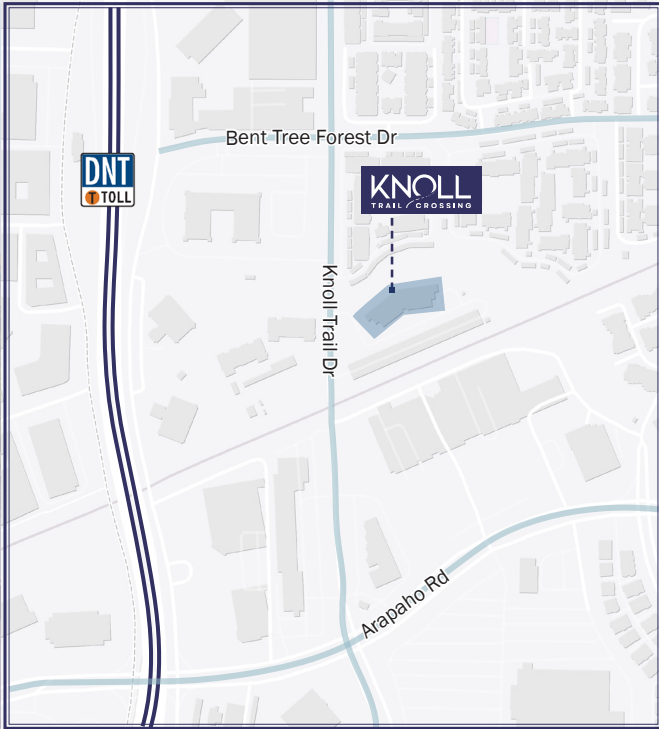
96,509 RSF OF RENOVATED, BOUTIQUE OFFICE SPACE AVAILABLE IN FAR NORTH DALLAS

3.5/1,000
parking ratio

local
strong local
ownership

mONUMENT
SIGNAGE AVAILABLE

24/7
building access

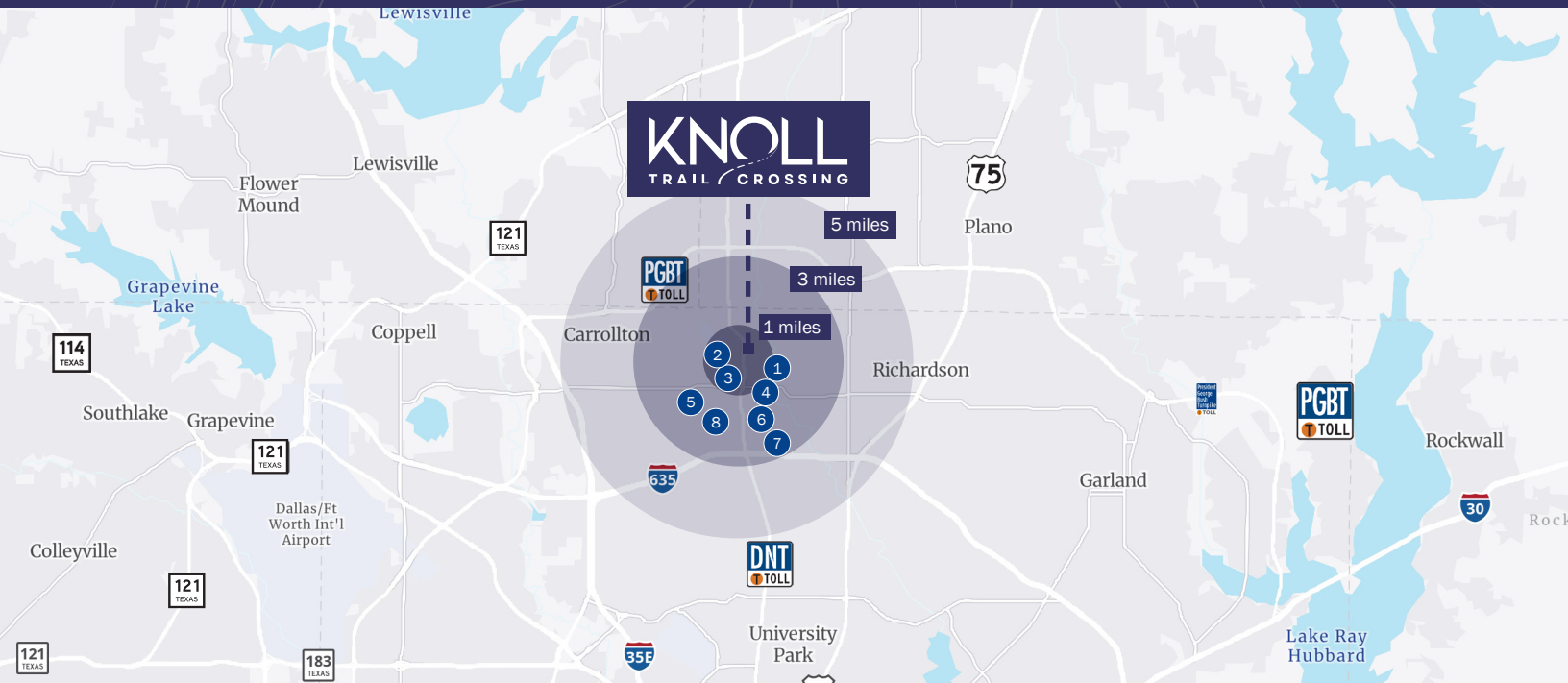


1.0/2,000
covered parking available

ON-SITE
on-site MANAGEMENT
and engineering

1,200 - 5,000 sf
new spec suites

area RETAIL OVERVIEW



1

The Egg and I
Whataburger
In-N-Out Burger
Steak 'n Shake
Walgreens
Bank of America
Houlihan's
Barnes & Noble
Panera Bread
Taco Cabana

Pie Five Pizza Co.
McAlister's Deli
Wingstop
Panda Express
Sweet Tomatoes
Jersey Joe's Deli
Zio Al's Pizza & Pasta
Chase Bank
Men's Warehouse
Sushi Axiom

2

Outback Steakhouse
Texas de Brazil
Sanabels
Mediterranean Grill
TGI Fridays
Starbucks
Q de Cheval
BJ's Restaurant &
Brewhouse
Cafe Brazil
Table 13
Buffalo Wild Wings

Kenny's Wood Fired Grill
Kobe Steaks
Salata
The Melting Pot
Taco Diner
Snap Kitchen
Ida Claire
Arthur's Prime
Steaks & Seafood
Chamberlain's Prime
Chop House

3

Astoria Caffe & Wine Bar
The Mucky Duck Bar
Antonio Ristorante
Union Park Addison
Gaia Flow Yoga
Mad Batter Baker
The Lion & Crown
Taco Borracho

Swank Salon
USPS
Samatone Yoga
FedEx Ship Center
Uncle Julio's
Liberty Burger
Duke's Icehouse

4

Hopdoddy
Burger Bar
Pluckers Wing Bar
Gloria's Latin Cuisine
Yard House
Blue Mesa Grill
Vernon's Gastropub
Whole Foods Market
RA Sushi
Village on the Parkway
9 AMC
Canary by Gorji
24 Hour Fitness

Grand Spa
Season's India
Lazy Dog Restaurant & Bar
Francesca's
The Social House of Addison
VERTS
Mediterranean Grill
Flying Fish
Subway
Dream Cafe
Neighborhood



5

Cantina Laredo
Chili's Grill & Bar
Remington's Seafood Grill
Amegy Bank
Queen of Sheba
Addison Coffee Roasters
Chuy's
Chamberlain's Fish
Market Grill
Romano's Macaroni Grill
Fogo de Chão Brazilian
Steakhouse
Olive Garden

Starbucks
FedEx Office Print &
Ship Center
Snuffer's Restaurant & Bar
Spring Creek Barbeque
Blue Goose Cantina
Ferrari's Italian Villa &
Chop House
Thai Star
Inwood Soccer Center
Mr. Sushi Japanese
Pei Wei
Skewers Kabob House

6

Parkway Plaza
Sandwich Shop
Chase Bank
Del Frisco's Double Eagle
Steak House
Hyatt Place
Wendy's
Spring Valley American
Bank
La Picoso
Derice Thai Cuisine
Carmine's Pizzeria
Citibank
Asian Star
Immanuel Donuts
Starbucks

Paradise Bakery
CVS Pharmacy
US Post Office
Mughlai Restaurant
Sahara
Planet Fitness
Z Gallerie
Fat Straws Bubble Tea
The Container Store
Inwood National Bank
Loca Luna Mexican Cuisine
Dick's Sporting Goods
Pier 1 Imports
Swiss Watch Repairs
World Market

7

Galleria Dallas
The Westin Galleria Dallas
Michael Kors
BCBG
Louis Vuitton
Grand Lux Cafe
Nordstrom
Zara
Potbelly Sandwich Shop
Ebar
The Grill on the Alley
J.Crew

Gucci
Belk
Five Guys Burgers and
Fries
Marketplace Cafe
Banana Republic
Target
Genghis Grill
Pottery Barn
AMC Valley View
Le Meridien Dallas by the
Galleria Macy's

8

Best Buy
CrossFit Strong Dallas
Sheraton Dallas
Firehouse Subs
Hibashi
Lover's Egg Roll
Downsize Fitness
Dallas Golfsmith
Taco Bell

Sears
Jen's Place
Wells Fargo
Luby's
Genghis Grill
Subway
Obstacle Warriors
Saltgrass Steakhouse

1st FLOOR



2nd FLOOR



LEGEND:

AVAILABLE FOR LEASE

LEASED

TENANT AMENITY

3rd FLOOR



4th FLOOR



5th FLOOR



BUILDING OVERVIEW

Building Name	Knoll Trail Crossing
Building Address	15400 Knoll Trail Drive, Dallas, TX 75248
Building Square Footage	96,509 SF
Typical Floor Plate	19,301 SF
Floors	5
Building Hours	7:00 am - 6:00 pm (M-F)
Building Location Description	Knoll Trail Drive connects to Arapaho Road, Belt Line Road, and runs parallel to Dallas North Tollway

LEASING COMPANY

Company	Colliers
Leasing Agent #1	Chris Wright
Phone Number	+1 214 217 1229
Email Address	c.wright@colliers.com
Leasing Agent #2	Lily Jackson
Phone Number	+1 214 217 4920
Email Address	lily.jackson@colliers.com

PROPERTY MANAGEMENT

On-Site	Suite 595
Company	Prescott Group
Contact Name	Nancy Gapen
Phone Number	+1 214 269 0620
Email Address	ngapen@prescottgroup.com

YEAR BUILT / YEAR RENOVATED

Year Built	1980
Year Renovated	2015/2022

ELEVATORS

Passenger Elevators	2
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PARKING	
Parking Ratio	3.5/1,000
Parking Rates	Covered Reserved
Covered	1/2,000
Visitor Parking	All surface available

BUILDING HVAC	
Hours of Operation	7:00 am to 6:00 pm (M-F)
HVAC After Hours Cost	\$100.00/hour with 2-hour minimum

SECURITY	
Cameras	Monitored by Stealth Monitoring. Cameras located throughout building and parking garage
Card Reader Access	24 hours, 7 days per week

ON-SITE AMENITIES	
Tenant Lounge	
Conference Center	
Covered Parking	
“Grab-n-go” Vending	
Monument Signage	
On-Site Management and Engineer	

LIFE / FIRE SAFETY	
Sprinkler System	No

CEILING HEIGHT	
Measurement Slab-to-Slab	11 feet

STRUCTURAL CAPACITY	
Building Construction	Reinforced Concrete

ELECTRICITY	
Rate / SF	\$2.10

TELECOM PROVIDERS	
AT&T	
Spectrum	

FLOOR COMMON FACTOR	
Multi-Tenant	15.60%

OPERATING EXPENSES	
2025	\$12.64 (Est.) OPEX

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Property Management:

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