



15400 KNOLL TRAIL DRIVE | DALLAS, TX 75248

## BUILDING FACTS

- Year Built: 1981; Renovations Completed April 2015
- Management: On-Site Management
- Stories: 5 Stories
- Building Size: 96,509 RSF
- Parking: 3.5/1,000 Surface Ratio; 1/1,000 Covered Ratio
- Security: After-Hours Card Key Access
- Building Hours: 7:00 AM - 6:00 PM, Monday – Friday
- Ownership: Prescott Group
- Signage: Monument
- Telecom Providers: AT&T, Time Warner Cable



## 1<sup>ST</sup> FLOOR



## 3<sup>RD</sup> FLOOR



☆ = Spec Suite

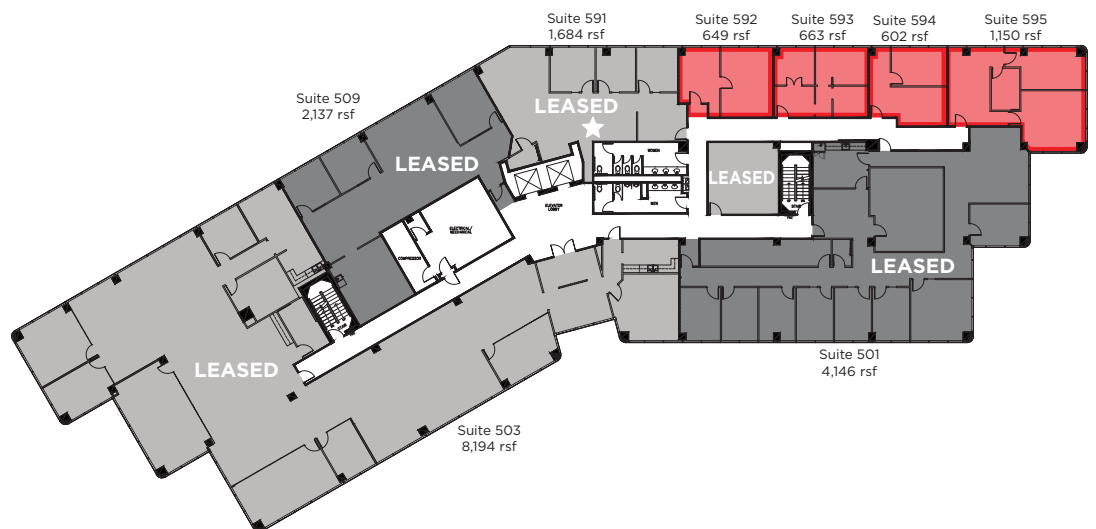


**Spec Suites:** Extensive Spec Suite program throughout the building totaling over 16,000 square feet. Second phase of Spec Suites are in planning stages due to leasing velocity. Short form lease and commission agreement make Knoll Trail Crossing a place that is known as “easy to do business”.

## 4<sup>TH</sup> FLOOR



## 5<sup>TH</sup> FLOOR



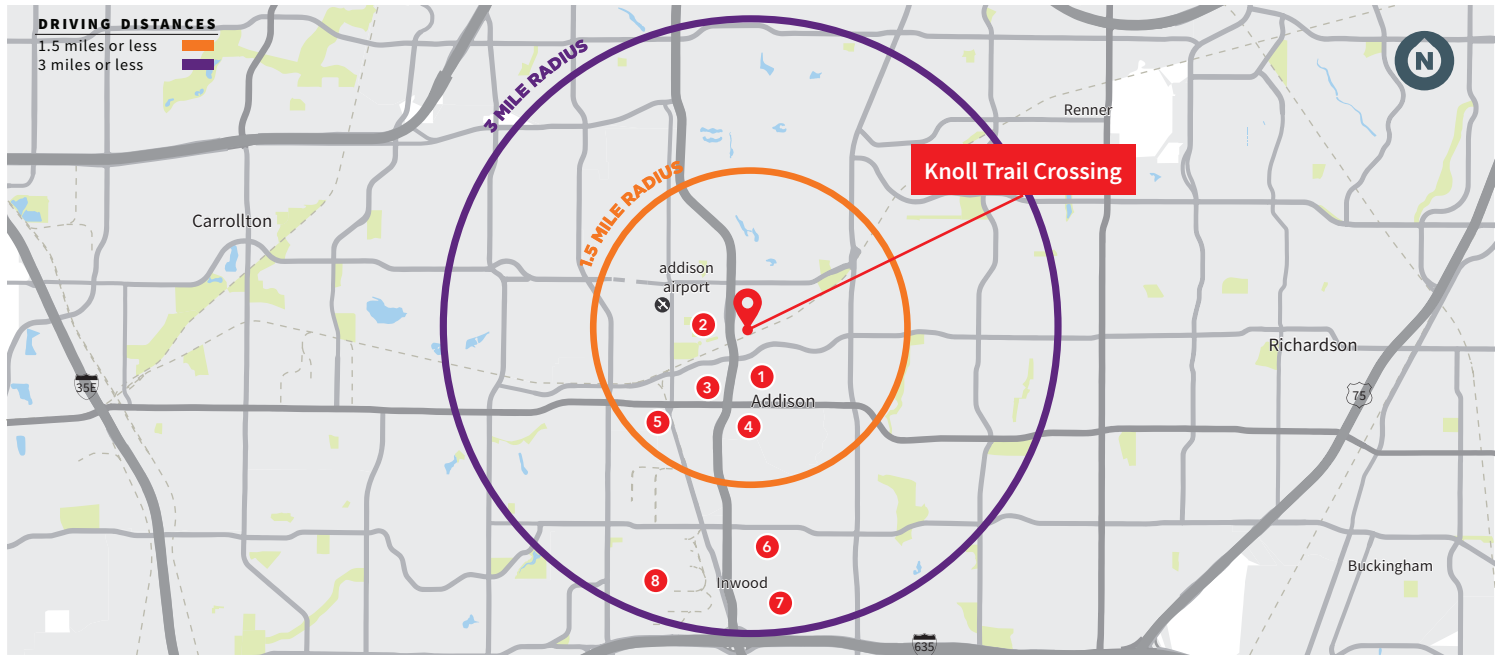
★ = Spec Suite

**Building Upgrades:** Completed in April 2015: new look for common areas and lobby; upgraded elevator cabs; newly renovated restrooms on all floors; new landscaping; new security system with 24/7 key-card access; new art work and modern furniture; upgraded lighting throughout interior / exterior; new vending area; exterior of building painted; new modern / contemporary entrance.

**Amenities:** Walking Distance to Restaurants, Shopping & Living. Ready for Tenant Finish. Spec Suite Program. DART Bus Stop Directly in Front of Building. Five Golf Courses / Country Clubs Within 5 Mile Radius. 0.2 Miles from Dallas North Tollway. 1 Mile from Addison Airport. 3 Miles from I-635. 5 Miles to US-75. Two Colleges Within a 6 Mile Radius.



# Knoll Trail Crossing



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|--|---|--|--|---|---|
| <p><b>1</b></p> <ul style="list-style-type: none"> <li>• The Egg and I Restaurants</li> <li>• Whataburger</li> <li>• In-N-Out Burger</li> <li>• Steak 'n Shake</li> <li>• Walgreens</li> <li>• Bank of America</li> <li>• Houlihan's</li> </ul> <hr/> <p><b>2</b></p> <ul style="list-style-type: none"> <li>• Astoria Caffe &amp; Wine Bar</li> <li>• The Mucky Duck Bar</li> <li>• Antonio Ristorante</li> <li>• Union Park</li> </ul> <hr/> <p><b>3</b></p> <ul style="list-style-type: none"> <li>• Outback Steakhouse</li> <li>• Texas de Brazil</li> <li>• SanabelS Mediterranean Grill TGI Fridays</li> <li>• Starbucks</li> <li>• Q de Cheval</li> <li>• BJ's Restaurant &amp;</li> </ul> <hr/> <p><b>4</b></p> <ul style="list-style-type: none"> <li>• Hopdoddy Burger Bar</li> <li>• Pluckers Wing Bar</li> <li>• Gloria's Latin Cuisine</li> <li>• Yard House</li> <li>• Blue Mesa Grill</li> <li>• Vernon's Gastropub</li> <li>• Whole Foods</li> </ul> | <ul style="list-style-type: none"> <li>• Barnes &amp; Noble</li> <li>• Panera Bread</li> <li>• Taco Cabana</li> <li>• Pie Five Pizza Co.</li> <li>• McAlister's Deli</li> <li>• Wingstop</li> <li>• Panda Express</li> <li>• Sweet Tomatoes</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Addison</li> <li>• Gaia Flow Yoga</li> <li>• Mad Batter Baker</li> <li>• The Lion &amp; Crown</li> <li>• Taco Borracho</li> <li>• Swank Salon</li> <li>• USPS</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Brewhouse Cafe Brazil</li> <li>• Table 13</li> <li>• Buffalo Wild Wings</li> <li>• Kenny's Wood Fired Grill</li> <li>• Kobe Steaks</li> <li>• Salata</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Market</li> <li>• RA Sushi</li> <li>• Village on the Parkway 9 AMC</li> <li>• Canary by Gorji</li> <li>• 24 Hour Fitness</li> <li>• Grand Spa</li> <li>• Season's India</li> <li>• Lazy Dog</li> <li>• Restaurant &amp; Bar</li> </ul> | <ul style="list-style-type: none"> <li>• Jersey Joe's Deli</li> <li>• Zio Al's Pizza &amp; Pasta</li> <li>• Chase Bank</li> <li>• Men's Warehouse</li> <li>• Sushi Axiom</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Samatone Yoga</li> <li>• FedEx Ship Center</li> <li>• Uncle Julio's</li> <li>• Liberty Burger</li> <li>• Duke's Icehouse</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• The Melting Pot</li> <li>• Taco Diner</li> <li>• Snap Kitchen</li> <li>• Ida Claire</li> <li>• Arthur's Prime Steaks &amp; Seafood</li> <li>• Chamberlain's Prime Chop House</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Francesca's</li> <li>• The Social House of Addison</li> <li>• VERTS Mediterranean Grill</li> <li>• Flying Fish</li> <li>• Subway</li> <li>• Dream Cafe</li> <li>• Neighborhood</li> </ul> | <p><b>5</b></p> <ul style="list-style-type: none"> <li>• Cantina Laredo</li> <li>• Chili's Grill &amp; Bar</li> <li>• Remington's Seafood Grill</li> <li>• Amegy Bank</li> <li>• Queen of Sheba</li> <li>• Addison Coffee Roasters</li> <li>• Chuy's</li> </ul> <hr/> <p><b>6</b></p> <ul style="list-style-type: none"> <li>• Parkway Plaza</li> <li>• Sandwich Shop Chase Bank</li> <li>• Del Frisco's Double Eagle Steak House</li> <li>• Hyatt Place Dallas-North</li> <li>• Wendy's</li> <li>• Spring Valley American Bank</li> <li>• La Picoso</li> </ul> <hr/> <p><b>7</b></p> <ul style="list-style-type: none"> <li>• Galleria Dallas</li> <li>• The Westin Galleria</li> <li>• Dallas Michael Kors</li> <li>• BCBG</li> <li>• Louis Vuitton</li> <li>• Grand Lux Cafe</li> <li>• Nordstrom</li> <li>• Zara</li> </ul> <hr/> <p><b>8</b></p> <ul style="list-style-type: none"> <li>• Best Buy</li> <li>• CrossFit Strong Dallas</li> <li>• Sheraton Dallas</li> <li>• Firehouse Subs</li> <li>• Hibashi</li> <li>• Lover's Egg Roll</li> </ul> | <ul style="list-style-type: none"> <li>• Chamberlain's Fish Market Grill</li> <li>• Romano's Macaroni Grill</li> <li>• Fogo de Chão Brazilian Steakhouse Olive Garden</li> <li>• Starbucks</li> <li>• FedEx Office Print &amp; Ship Center</li> <li>• Snuffer's</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Derice Thai Cuisine</li> <li>• Carmine's Pizzeria</li> <li>• Citibank</li> <li>• Asian Star</li> <li>• Immanuel Donuts</li> <li>• Starbucks</li> <li>• Paradise Bakery</li> <li>• CVS Pharmacy</li> <li>• US Post Office</li> <li>• Mughlai Restaurant</li> <li>• Sahara</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Potbelly Sandwich Shop</li> <li>• Ebar</li> <li>• The Grill on the Alley</li> <li>• J.Crew</li> <li>• Gucci</li> <li>• Belk</li> <li>• Five Guys Burgers and</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Downsize Fitness</li> <li>• Dallas Golfsmith</li> <li>• Taco Bell</li> <li>• Sears</li> <li>• Jen's Place</li> <li>• Wells Fargo</li> </ul> | <ul style="list-style-type: none"> <li>• Restaurant &amp; Bar</li> <li>• Spring Creek Barbeque</li> <li>• Blue Goose Cantina</li> <li>• Ferrari's Italian Villa &amp; Chop House Thai Star</li> <li>• Inwood Soccer Center</li> <li>• Mr. Sushi Japanese</li> <li>• Pei Wei</li> <li>• Skewers Kabob House</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Planet Fitness</li> <li>• Z Gallerie</li> <li>• Fat Straws Bubble Tea</li> <li>• The Container Store</li> <li>• Inwood National Bank</li> <li>• Loca Luna Mexican Cuisine</li> <li>• Dick's Sporting Goods</li> <li>• Pier 1 Imports</li> <li>• Swiss Watch Repairs</li> <li>• World Market</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Fries Marketplace Cafe</li> <li>• Banana Republic</li> <li>• Target</li> <li>• Genghis Grill</li> <li>• Pottery Barn</li> <li>• AMC Valley View</li> <li>• Le Meridien Dallas by the Galleria</li> <li>• Macy's</li> </ul> |
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