



THE ATRIUM AT BENT TREE

16775 ADDISON ROAD | ADDISON, TEXAS

Best Multi-Tenant Value with Excellent Tollway Visibility

BUILDING FEATURES

- Local ownership, management and leasing all-in-one, ensuring streamlined communications and single point of contact
- High-end renovations with upgraded, expansive lobby area
- Covered parking
- Convenient Dallas North Tollway ingress/egress
- On-site security guard
- On-site amenities, including break room with vending machines and ATM



PROPERTY PROFILE

Address:	16775 Addison Road Addison, Texas 75001
Submarket:	Quorum / Bent Tree
Building Size:	112,412 RSF
Average Floor Size:	18,750 RSF
Stories:	6
Parking:	3.7:1,000 RSF

For leasing information, contact:

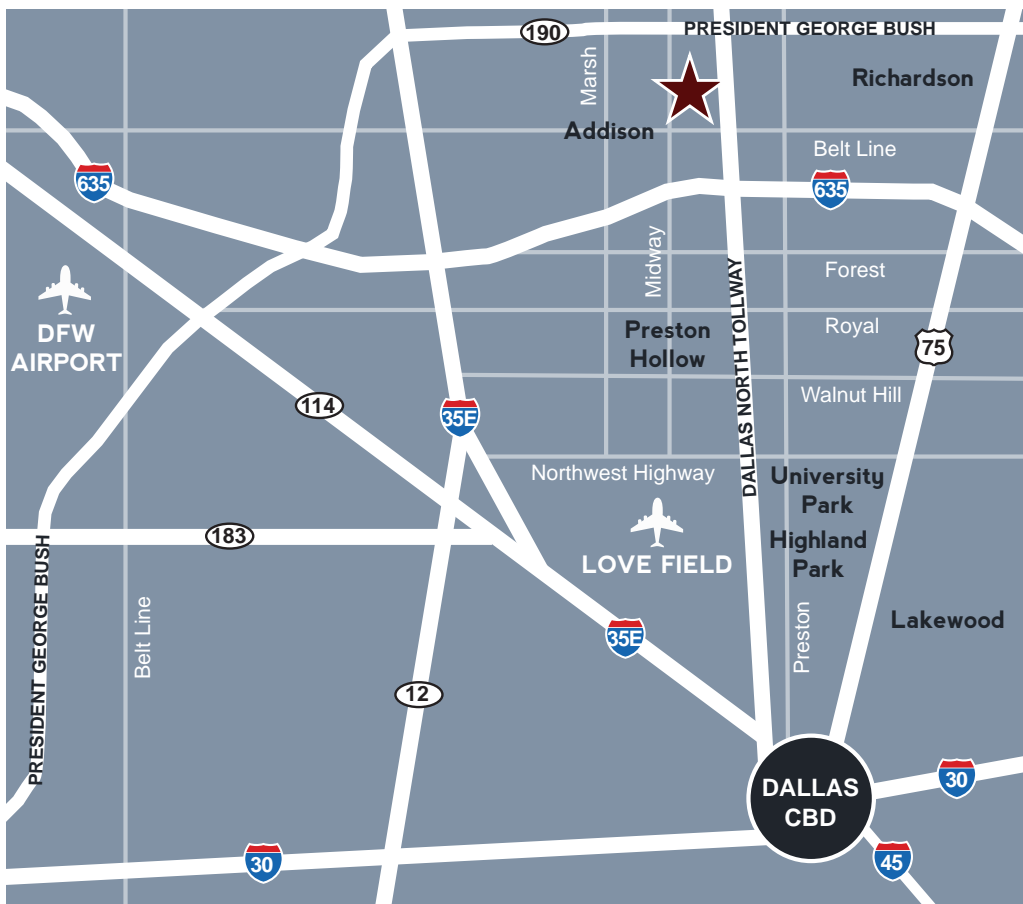
Ben Jones

bjones@soonermanagement.com

Tor Erickson

terickson@soonermanagement.com

972.458.7600



CONVENIENT ACCESS

Centrally located with short drive times to major thoroughfares and key points of interest:

- 1-minute drive to Addison Airport
- 5-minute drive to SH-190
- 10-minute drive to IH-635
- 20-minute drive to Dallas Love Field
- 20-minute drive to Dallas CBD
- 25-minute drive to DFW International Airport

ADDISON LOCATION

Ideally situated in the Addison area in close proximity to its abundance of amenities:

- High-end residential living in Addison Circle
- Restaurant Row along Belt Line Road, featuring the most restaurants per capita in the Metroplex
- Retail shopping: Village on the Parkway, Prestonwood Town Center, The Galleria
- Addison Airport: Busiest general aviation airport in Texas and among five busiest in U.S.



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Managed and Leased by: **SOONER MANAGEMENT** LLC

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Building Fact Sheet

Building

16775 Addison Road
Addison, Texas 75001

Located at the northwest corner of
Addison Road and Excel Parkway

Landlord

JP Bent Tree, LLC

Leasing Company

Sooner Management
2435 N. Central Expy, Suite 1650
Richardson, TX 75080

Construction

Renovated in 2008
Built in 1981

Rentable Square Feet

112,412 RSF

Average Floor Size

18,750 RSF

Common Area Factor

14.95%

Parking

3.7:1,000 RSF
64 covered spaces

Elevators

Four (4) passenger and one (1)
freight

Amenities

- Break room with vending machines
- ATM

Security

Atrium at Bent Tree provides one (1),
on-site security guard from 12:00 PM -
9:00 PM Monday - Friday

After-hours card key access system is
utilized at all lobby entrances.

Ceiling Height

Floor to Grid: 8'6"
Floor to Structure: 10'9"

Building HVAC

Hours

Monday - Friday 7:00 AM - 7:00 PM
Saturday 8:00 AM - 1:00 PM
After-Hours HVAC = \$75 per hour

Equipment

HVAC provided by:

- One, 90-ton and three, 100-ton
chillers
- Four, 80-HP Flakt fans
- Each floor is equipped with fan
powered boxes and variable air
volume boxes providing heating and
cooling.

The central system is equipped with an
Andover Controls Energy Management
System capable of outside air
economizer cycle.

Telecom Providers

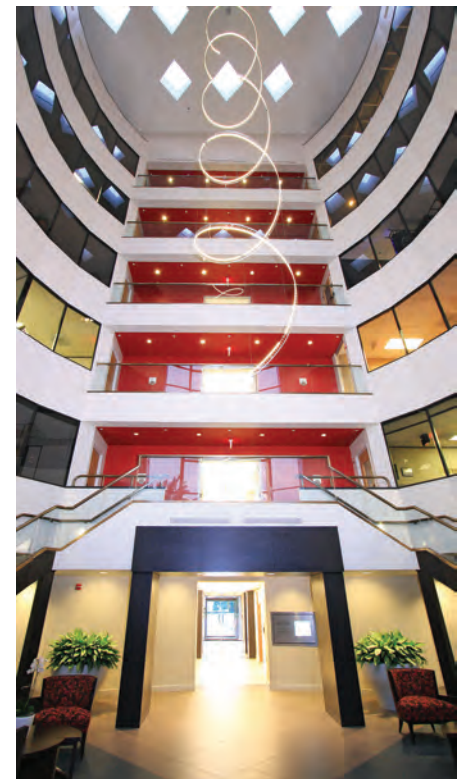
Time Warner, AT&T, Sprint and
Logix provide voice, data and
high-speed Internet networks.

Life/Fire Safety

Equipped with a fire panel system,
fully-sprinklered wet-pipe system,
and visual and audible alarms.

Emergency System

All emergency systems are
backed up by a 200 kW
diesel-fired electrical generator.



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LLC