

**Bent Tree Tower**  
16475 Dallas Parkway, Addison, TX 75001



### Multi-Tenant For Lease

**Total SF: 165,078**  
**Min Contiguous SF: 560**  
**Max Contiguous SF: 12,000**  
**Call for Rates**

- Newly Remodeled
- 8 Stories
- Ample Parking - Canopy & Garage Available
- On Site Conference room with Wi-Fi
- On Site Deli
- Quality Finish Out
- Owner Managed and Occupied
- Cardkey Security for After-Hours Access
- Twenty minutes to DFW Airport and Dallas Love Field
- Security Cameras w/ DVR
- Close to Dallas N. Tollway, LBJ Fwy (I-635) and George Bush Turnpike (190).

**Gary Hammond**  
SVP-Office Leasing  
972-931-7400 x280  
ghammond@sabrerealty.com

**Terry Swedlund**  
VP Office Property Management  
972-931-7400 x284  
tswedlund@sabrerealty.com

Dallas/Ft. Worth  
16475 Dallas Parkway, Suite 880  
Addison, TX 75001

**Suite: 280 | Floor 2**

**561 SF | Call for Rates**

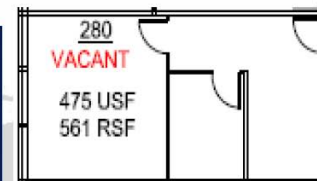
## One Bent Tree Tower

*Addison, Texas*

Suite 280  
561 Square Feet



- ❑ Owner occupied and managed
- ❑ Building Remodeled 2008
- ❑ Garage/Canopy Parking
- ❑ Security Card Access
- ❑ On Site Deli
- ❑ On Site Barber Shop/Salon
- ❑ Security Camera w/ DVR
- ❑ Close Proximity to DFW and Love Field
- ❑ On Site Conference Center



**Contact:**  
Gary Hammond  
972-931-7400  
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**Suite: 520 | Floor 5**

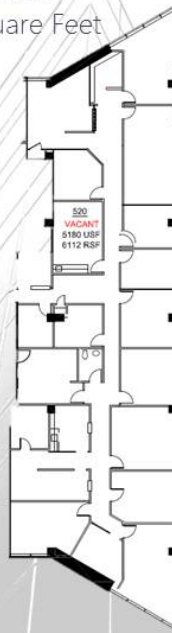
**6112 SF | Call for Rates**

## One Bent Tree Tower

*Addison, Texas*

Suite 520  
6,112 Square Feet

- ❑ TI Dollars Available
- ❑ N/E "Folsom" Corner Office
- ❑ Owner occupied and managed
- ❑ Building Remodeled 2008
- ❑ Garage/Canopy Parking
- ❑ Security Card Access
- ❑ On Site Deli
- ❑ On Site Barber Shop/Salon
- ❑ On Site Conference Center



Contact:  
Gary Hammond  
972-931-7400  
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**Suite: 630 | Floor 6**

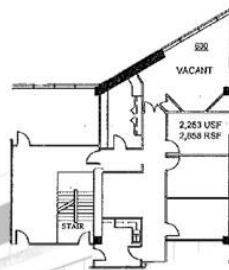
**2658 SF | Call for Rates**

## One Bent Tree Tower

*Addison, Texas*

Suite 630  
2,658 Square Feet

- ❑ Large Corner Executive Office
- ❑ Owner occupied and managed
- ❑ Building Remodeled 2008
- ❑ Garage/Canopy Parking
- ❑ Security Card Access
- ❑ On Site Deli
- ❑ On Site Barber Shop/Salon
- ❑ Close Proximity to Dallas Airports
- ❑ On Site Conference Center



Contact:  
Gary Hammond  
972-931-7400  
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**Suite: 670 | Floor 6**

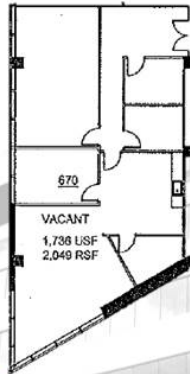
**2049 SF | Call for Rates**

## One Bent Tree Tower

*Addison, Texas*

Suite 670  
2,049 Square Feet

- ❑ Large Executive Corner Office
- ❑ Owner occupied and managed
- ❑ Building Remodeled 2008
- ❑ Garage/Canopy Parking
- ❑ Security Card Access
- ❑ On Site Deli
- ❑ On Site Barber Shop/Salon
- ❑ Break Area
- ❑ Access to Water
- ❑ On Site Conference Center



Contact:  
Gary Hammond  
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**Suite: 705 | Floor 7**

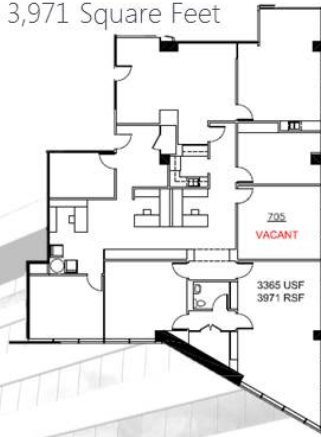
**3971 SF | Call for Rates**

## One Bent Tree Tower

*Addison, Texas*

Suite 705  
3,971 Square Feet

- High-gloss Finish Out
- Move-in Ready
- Private Bathroom
- Large Reception Area
- Large Conference Room
- N/E "Folsom" Office Corner
- Owner occupied and managed
- On Site Conference Center
- Garage/Canopy Parking
- Security Card Access
- On Site Deli
- On Site Barber Shop/Salon



Contact:  
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**Suite: 285 | Floor 2**

**561 SF | Call for Rates**

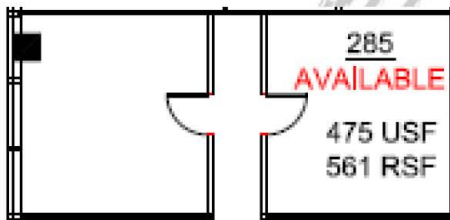
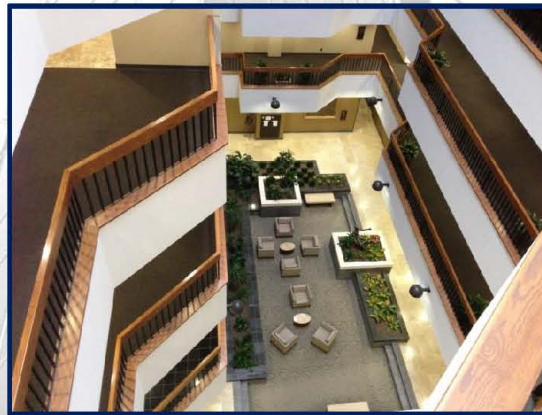
# One Bent Tree Tower

*Addison, Texas*

Suite 285  
561 Square Feet



- ❑ Owner occupied and managed
- ❑ Building Remodeled 2008
- ❑ Garage/Canopy Parking
- ❑ Security Card Access
- ❑ On Site Deli
- ❑ On Site Barber Shop/Salon
- ❑ Security Camera w/ DVR
- ❑ Close Proximity to DFW airport
- ❑ On Site Conference Center



Contact:  
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**Suite: 145 | Conference Room | Floor 1**

**667 SF | Call for Rates**

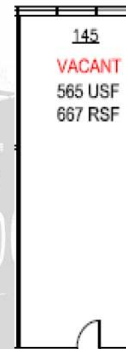
## One Bent Tree Tower

*Addison, Texas*

Suite 145  
667 Square Feet



- ❑ Owner occupied and managed
- ❑ Building Remodeled 2008
- ❑ Garage/Canopy Parking
- ❑ Security Card Access
- ❑ On Site Deli
- ❑ On Site Barber Shop/Salon



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**Bent Tree Tower**  
16475 Dallas Parkway, Addison, TX 75001

**Suite: 250 | Floor 2**

**4559 SF | Call for Rates**

## One Bent Tree Tower

*Addison, Texas*

Suite 250  
4,559 Square Feet



- ❑ Owner occupied and managed
- ❑ On Site Conference Center
- ❑ Garage/Canopy Parking
- ❑ Security Card Access
- ❑ On Site Deli
- ❑ On Site Barber Shop/Salon
- ❑ Common Area Wi-Fi



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**Suite: 325 | Floor 3**

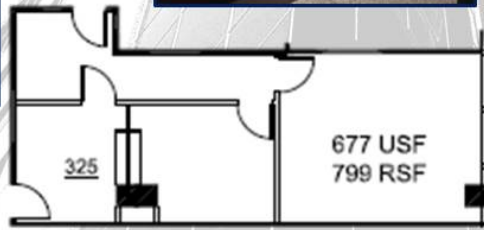
799 SF | Call for Rates

## One Bent Tree Tower

*Addison, Texas*

Suite 325  
799 Square Feet

- ❑ Owner occupied and managed
- ❑ Building Remodeled 2008
- ❑ Garage/Canopy Parking
- ❑ Security Card Access
- ❑ On Site Deli
- ❑ On Site Barber Shop/Salon
- ❑ Security Camera w/ DVR
- ❑ On Site Conference Center



Contact:  
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**Suite: 570 | Floor 5**

**3345 SF | Call for Rates**

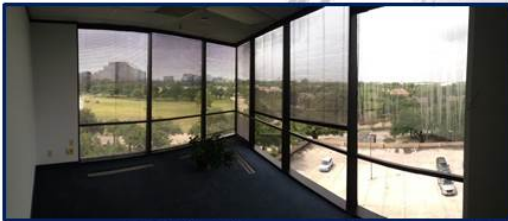
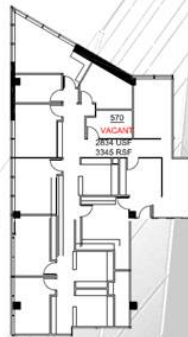
## One Bent Tree Tower

*Addison, Texas*

Suite 570  
3,345 Square Feet



- ❑ Owner occupied and managed
- ❑ Building Remodeled 2008
- ❑ Garage/Canopy Parking
- ❑ Security Card Access
- ❑ On Site Deli
- ❑ On Site Barber Shop/Salon
- ❑ Security Cameras w/ DVR
- ❑ Close proximity to Dallas Airports
- ❑ On Site Conference Center



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**Suite: 645 | Floor 6**

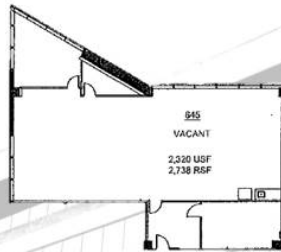
**2738 SF | Call for Rates**

## One Bent Tree Tower

*Addison, Texas*

Suite 645  
2,738 Square Feet

- ❑ Move-in Ready
- ❑ Open Concept
- ❑ Owner occupied and managed
- ❑ Building Remodeled 2008
- ❑ Garage/Canopy Parking
- ❑ Security Card Access
- ❑ On Site Deli
- ❑ On Site Barber Shop/Salon
- ❑ Access to Water
- ❑ On Site Conference Center



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**Suite: 750 | Floor 7**

**3050 SF | Call for Rates**

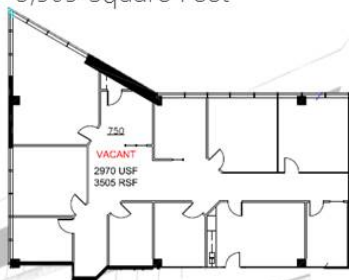
## One Bent Tree Tower

*Addison, Texas*

Suite 750

3,505 Square Feet

- ❑ High-gloss Finish Out
- ❑ Move-in Ready
- ❑ Large Executive Corner Office
- ❑ 5 Offices on the Glass
- ❑ Owner occupied and managed
- ❑ On Site Conference Center
- ❑ Garage/Canopy Parking
- ❑ Security Card Access
- ❑ On Site Deli
- ❑ On Site Barber Shop/Salon



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