the
ADDISON

14951 North Dallas Parkway | Addison, Texas

HOLT LUNSFORD
COMMERCIAL

CONTACT

Holden Lunsford
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www.holtlunsford.com
5055 Keller Springs Road, Suite 300 | Addison, Texas 75001

the
ADDISON

14951 North Dallas Parkway | Addison, Texas

Fitness Center

Conference Center

Tenant Lounge

- 206,000 SF, 11-story Class-A building
- 1,314 SF - 37,157 SF available for lease
- Parking ratio of 4:1,000
- Tenant Lounge and Conference Center
- 24 hour on-site security
- Located directly on "Restaurant Row"
- Full-service gym membership available
- Direct access to the Dallas North Tollway
- Unobstructed, sweeping views of the Dallas North Tollway
- Local TOBY Award Winner in 2014/2015
- 2015 BOMA 360 Performance Building

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Addison Walk

- **Jason's Deli**
- Al's Chicago Italian Beef
- Brantley Cleaners
- Alphagraphics
- **Kenny's Woodfire Grill**
- Buffalo Wild Wings
- Freebird's
- **Starbucks**
- Kobe Steaks
- Massage Luxe
- **Pure Barre**
- Pane Vino
- Quizno's
- **Smoothie King**
- T-Mobile
- Memphis Shuck n' Jive

Village on the Parkway

- **AMC Theatres**
- CANARY by Gorji
- Dream Cafe
- Gloria's
- **Hopdoddy**
- Kenny's Italian Kitchen
- Mercy Wine Bar
- **Neighborhood Services**
- Pluckers
- RA Sushi
- Saffron House
- **Pancake House**
- Sherlock's
- The Social House
- Subway
- Tutti Frutti
- **Whole Foods**
- Yard House
- Zoes Kitchen
- La Comida
- Verts Kebap
- The Lazy Dog Cafe
- **24 Hour Fitness**
- The Boardroom Salon
- Aveda Salon
- **Flying Fish**
- Mattison Ave Salons
- Boeau Belle Salon & Spa
- Luxx Lash

Prestonwood Town Center

- **Mr. Mesero**
- CapitalOne Bank
- Panera Bread
- **CoalVines Pizza**
- DSW Shoes
- ULTA Beauty
- **LOOK Cinemas**
- Carmel Car Wash
- Whataburger
- El Fenix
- **Barnes & Noble**
- Steak & Shake
- Sonic
- **Best Buy**
- Sweet Tomatoes
- Taco Cabana
- **Office Depot**
- Pollo Tropical
- Café Gecko
- **PETCO**
- Michael's
- **WalMart**
- Great Outdoors
- **Chamberlain's**
- Discount Tire Co.
- Wells Fargo Bank
- **McAlister's Deli**
- Taco Bell
- Panda Express
- **IVY KITCHEN**
- Chase Bank
- Flying Saucer
- **Corner Bakery**
- Phil's Philly Grill
- Sushi Axiom
- **Houlihan's**
- GNC
- Walgreens
- Sherlock's
- **Chipotle**
- Greenz
- SoHo
- LaMadeleine
- **Houston's**

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THE ADDISON
FACT SHEET

the ADDISON

14951 North Dallas Parkway | Addison, Texas

BUILDING
14951 North Dallas Parkway
Addison, TX 75254

LANDLORD
Frontier Equity
Artemis Real Estate Partners

LEASING COMPANY
Holt Lunsford Commercial

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PROPERTY MANAGEMENT
Holt Lunsford Commercial

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ARCHITECT
Interprise

YEAR BUILT
1981

YEAR RENOVATED
2016

PRIMARY BUILDING SITE
7.39 Acres

PARKING RATIO
4.0 per 1,000 RSF

STORIES
11

STANDARD FLOORPLATE
18,800

COMMON AREA FACTOR
16%

BUILDING HOURS
Monday to Friday: 7:00 AM – 6:00 PM
Saturday: 8:00 AM – 12:00 PM

HVAC
After-hours HVAC is available with prior written notice for $65.00/hour with a 2-hour minimum

SECURITY
24/7

ON-SITE AMENITIES
Building conference center
Fitness center
Tenant Lounge
On-Site property management
On-site security

FIBER
AT&T & Logix

OPERATING EXPENSES
$10.28

ELECTRICAL EXPENSE
$1.57

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TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

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

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Holt Lunsford Commercial, Inc.	439776	hlunsford@hldallas.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@hldallas.com	972-241-8300
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____