

THE ATRIUM AT BENT TREE

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, LP

Leasing Company

Sooner National
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

- Building Break room offering Starbucks coffee, soda and teas to tenants.
- ATM
- Vending machines

Security

Atrium at Bent Tree provides one (1), on-site security guard from 12:00 PM - 8:00 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.

