



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 building breakroom offering Starbucks coffee, soda and teas to tenants.

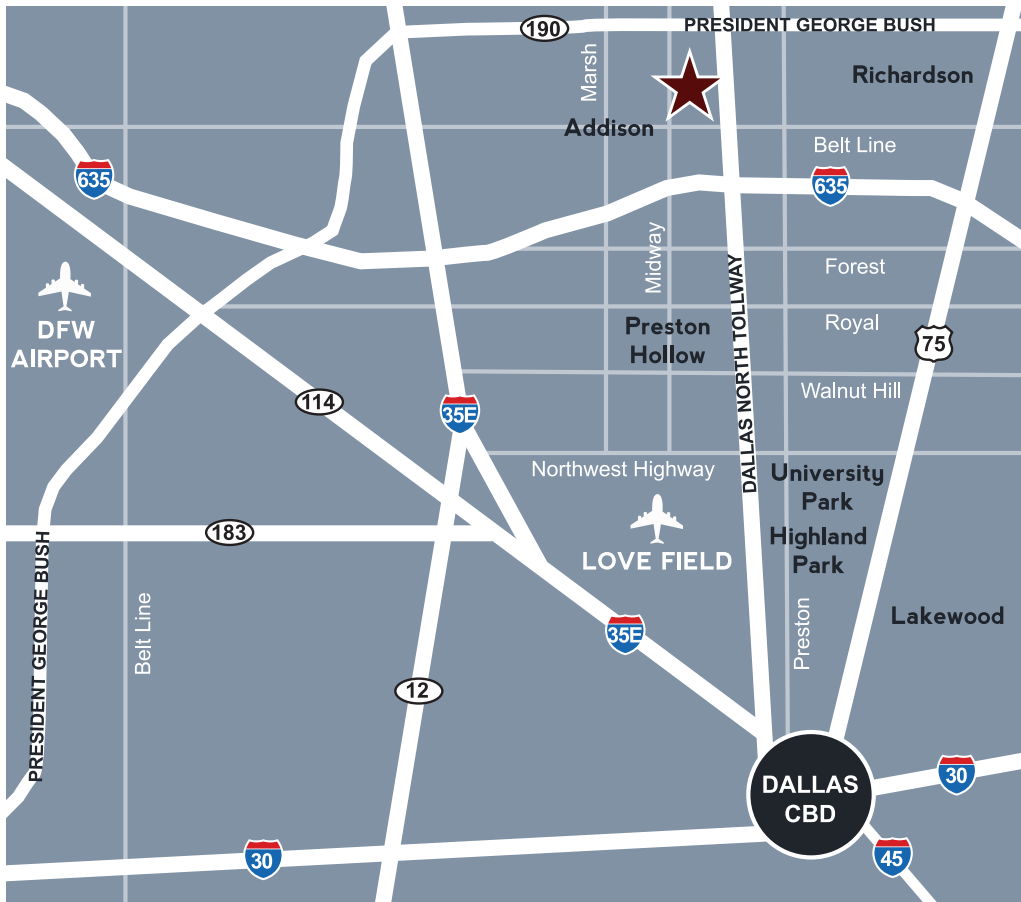


PROPERTY PROFILE

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: 972.458.7600

**SOONER
MANAGEMENT**



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.

