

5055 & 5057 KELLER SPRINGS ROAD | ADDISON, TEXAS 75001



BEAUTY & CONVENIENCE

5055 & 5057 KELLER SPRINGS ROAD | ADDISON, TEXAS 75001

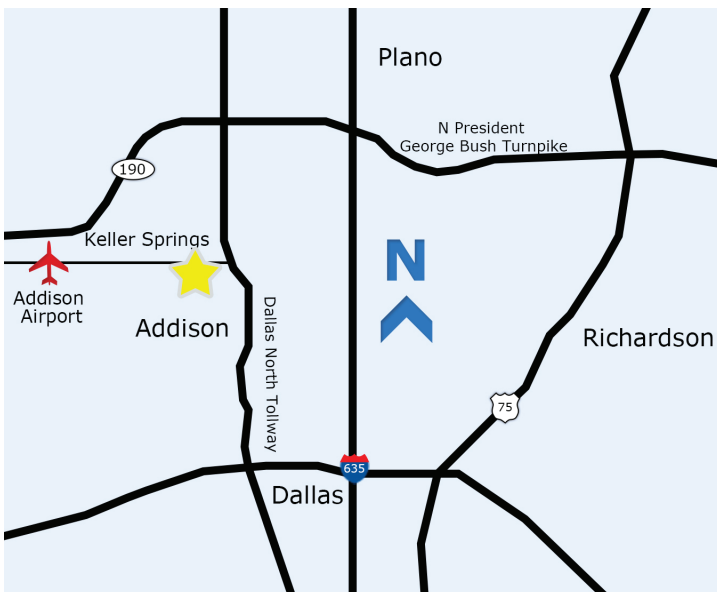


RENOVATED LOBBY

5055 & 5057 KELLER SPRINGS ROAD | ADDISON, TEXAS 75001



On-Site Deli
Fitness Center
Conference Room
Dedicated Security
Strong Management
Lobby Banking
Parking Garage
Easy DNT Access
Beautiful Courtyard





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LIBERTY PLAZA I & II FACT SHEET

BUILDING

5055 Keller Springs Road
Addison, Texas 75001

5057 Keller Springs Road
Addison, Texas 75001

LANDLORD

Franklin Street Properties

LEASING COMPANY

Holt Lunsford Commercial

Holden Lunsford
972.381.3218
holdenl@holtlunsford.com

John Dickenson
972.421.1971
jdickenson@holtlunsford.com

PROPERTY MANAGEMENT

Holt Lunsford Commercial

Patricia Nowicki
972.280.8322
pnowicki@holtlunsford.com

ARCHITECT

Interprise

YEAR BUILT

1983
1984

YEAR RENOVATED

2016

PRIMARY BUILDING SITE

8.36 Acres

PARKING RATIO

3.5 per 1,000 RSF

PARKING CHARGES

\$50.00/Space

STORIES

LPI - 5
LPII - 6

STANDARD FLOORPLATE

LPI - 19,887 SF
LPII - 19,907 SF

COMMON AREA FACTOR

LPI - 15%
LPII - 12%

BUILDING HOURS

Monday to Friday: 7:00 AM – 6:00 PM
Saturday: 8:00 AM – 1:00 PM

HVAC

After-hours HVAC is available with prior written notice for \$50.00/hour with a 2-hour minimum

SECURITY

Monday to Friday: 7:00 AM – 11:00 PM

ON-SITE AMENITIES

Building conference center
Fitness center (free of charge)
Building deli
On-Site property management
On-site security

FIBER

The building currently uses AT&T as the main telecommunications provider. We also have TW Communication fiber and phones.

ELECTRICAL

\$1.37



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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@holtlunsford.com	972-241-8300
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard Holt Lunsford	359505	hlunsford@holtlunsford.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