



# **BENT TREE** AT THE PARKWAY

YOUR COMPANY NAME HERE

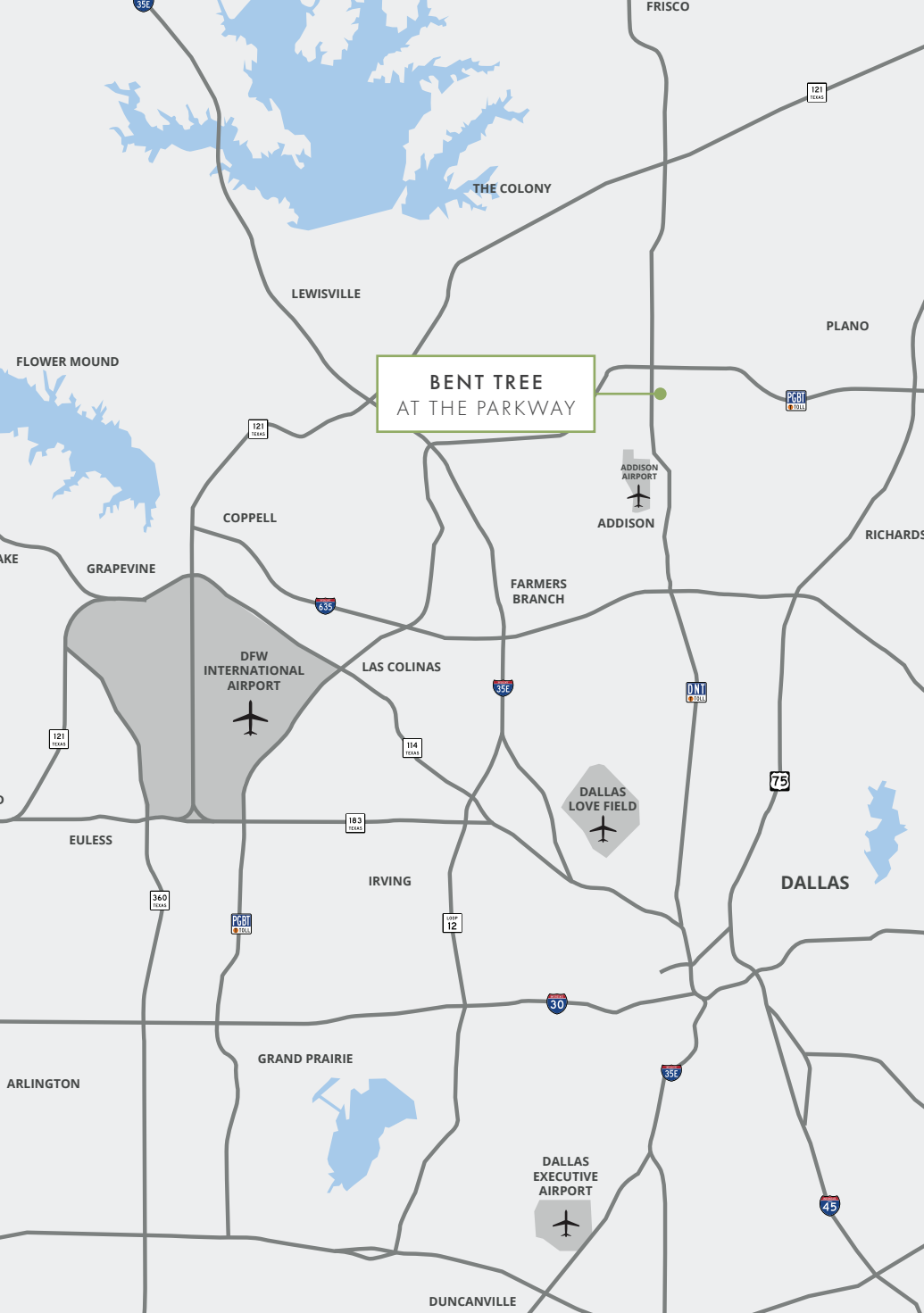
UP TO 48,000 RSF  
**AVAILABLE**

Bent Tree at the Parkway is a brand-new, locally owned and managed office building conveniently located at 17230 Dallas North Tollway. The building is centrally located in the heart of Far North Dallas, with direct Tollway access and close proximity to the Belt Line Mile, the Galleria, President George Bush Turnpike to the North, and LBJ Freeway to the South. Bent Tree at the Parkway delivered in 2020, and both floors in the building are fully vacant in white-box condition with exposed ceilings.









## PROPERTY HIGHLIGHTS

- Located in the heart of Far North Dallas with direct access to Dallas North Tollway
- Abundance of restaurants and other amenities nearby
- Building delivered Q2 2020
- Up to 48,000 SF available
- Close proximity to Bent Tree CC & Preston Trail
- Located just minutes away from Addison Airport

RENTABLE BUILDING AREA	48,000 SF
STORIES	2
TYPICAL FLOOR SIZE	24,000 SF
BUILDING CLASS	B
PARKING RATIO	4.00/1,000 RSF
YEAR BUILT	2020



## FACT SHEET

### BUILDING

17230 Dallas North Tollway  
Dallas, TX 75287

### YEAR BUILT

2020

### PARKING RATIO

4.00/1,000 RSF

### STORIES

2

### STANDARD FLOORPLATE

24,000 SF

### LEASING COMPANY

Holt Lunsford Commercial

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### RENTABLE BUILDING AREA

48,000 RSF

### BUILDING HOURS

Monday to Friday: 7:00am – 6:00pm

24/7 key-card access for tenants

### HVAC

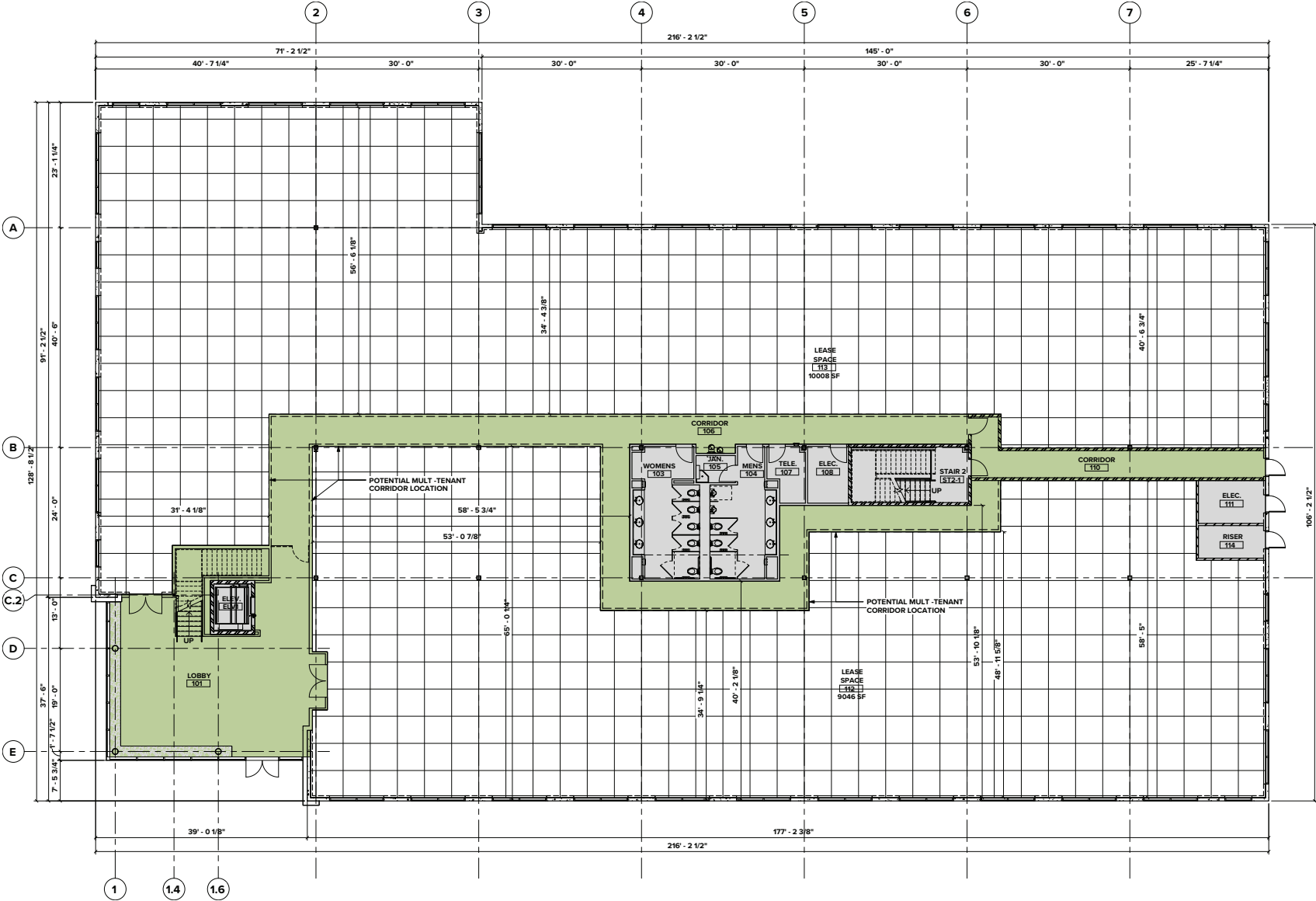
Monday to Friday: 7:00am – 6:00pm

### NNN

\$7.00 PSF

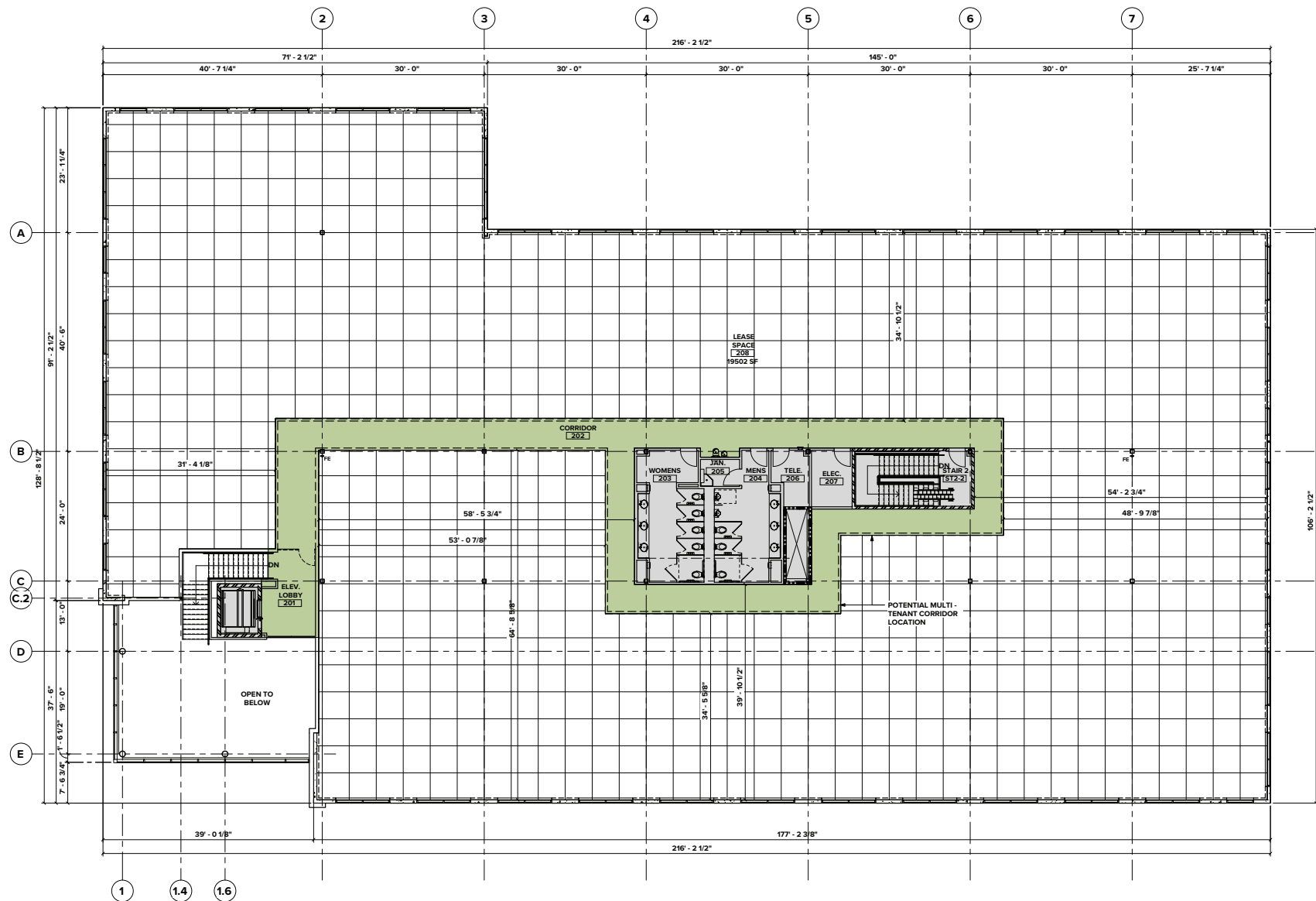


FLOOR 1  
24,000 RSF





FLOOR 2  
24,000 RSF







## LEASING CONTACT

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## 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:
  - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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