



ADDISON TECH CENTER



Addison Tech Center is a 228,221 SF four (4) building Class A business park. This professionally landscaped property offers abundant parking, great visibility in a newer construction product and outstanding access to the North Dallas/Addison metropolitan area.



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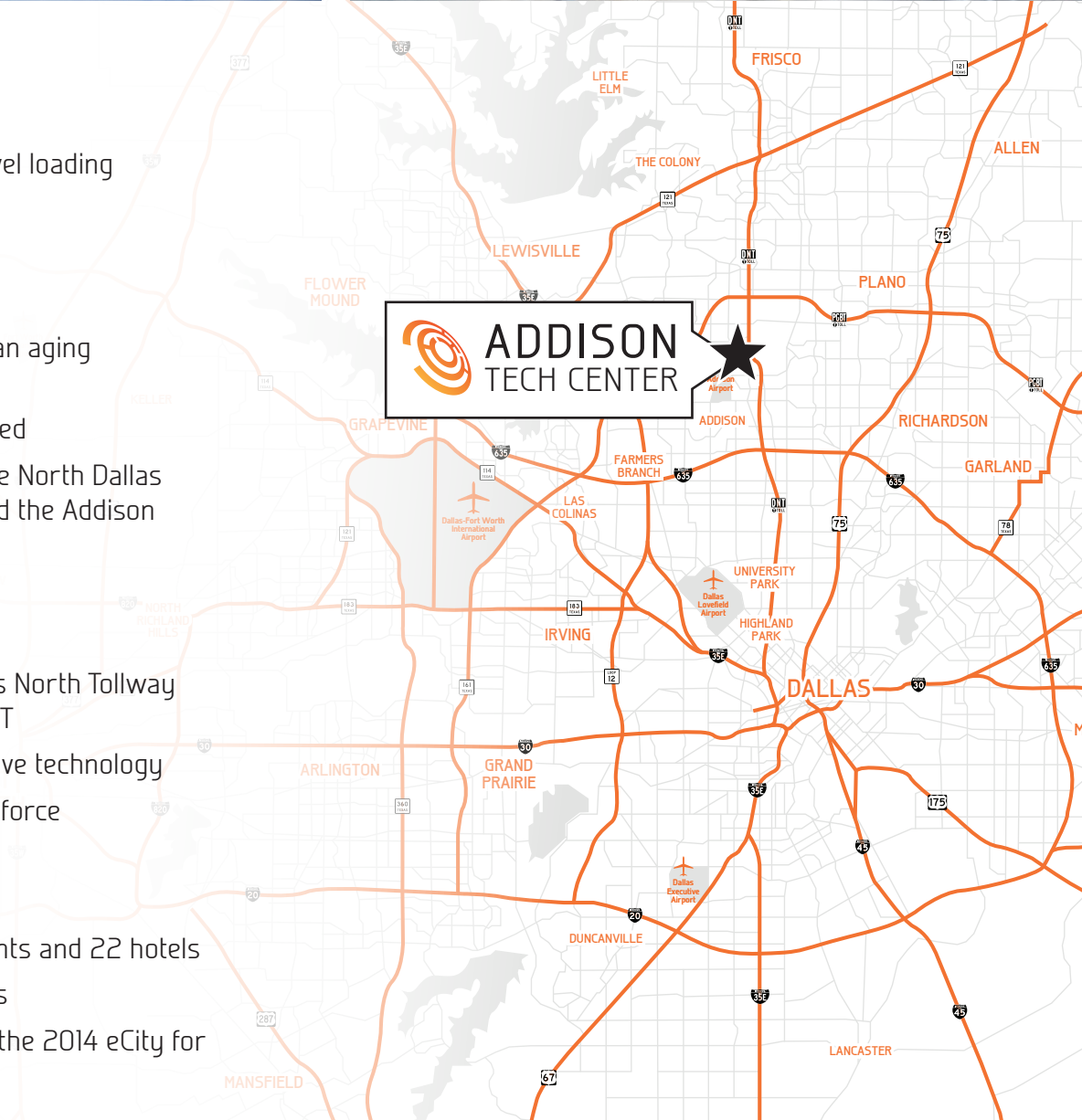


Project Features

- 18'-24' clear height
- Dock high and grade level loading
- Abundant parking
- 100% sprinklered
- 100% HVAC available
- Recent construction in an aging submarket
- Professionally landscaped
- Convenient access to the North Dallas Tollway, PGBT, I-635 and the Addison Airport

About Addison

- Located along the Dallas North Tollway between I-635 and PGBT
- Leader in innovation-drive technology
- Knowledge-based workforce
- Superior quality of life
- Low tax rates
- More than 170 restaurants and 22 hotels
- Town-produced festivals
- Google named Addison the 2014 eCity for the State of Texas



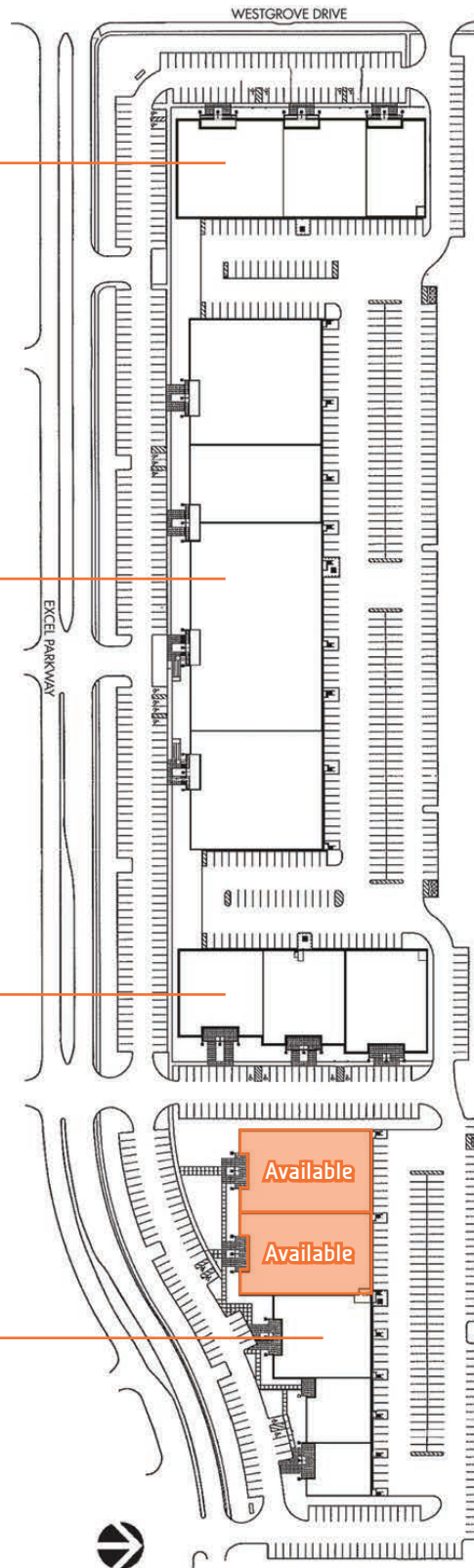


16750 Westgrove Drive

4355 Excel Parkway

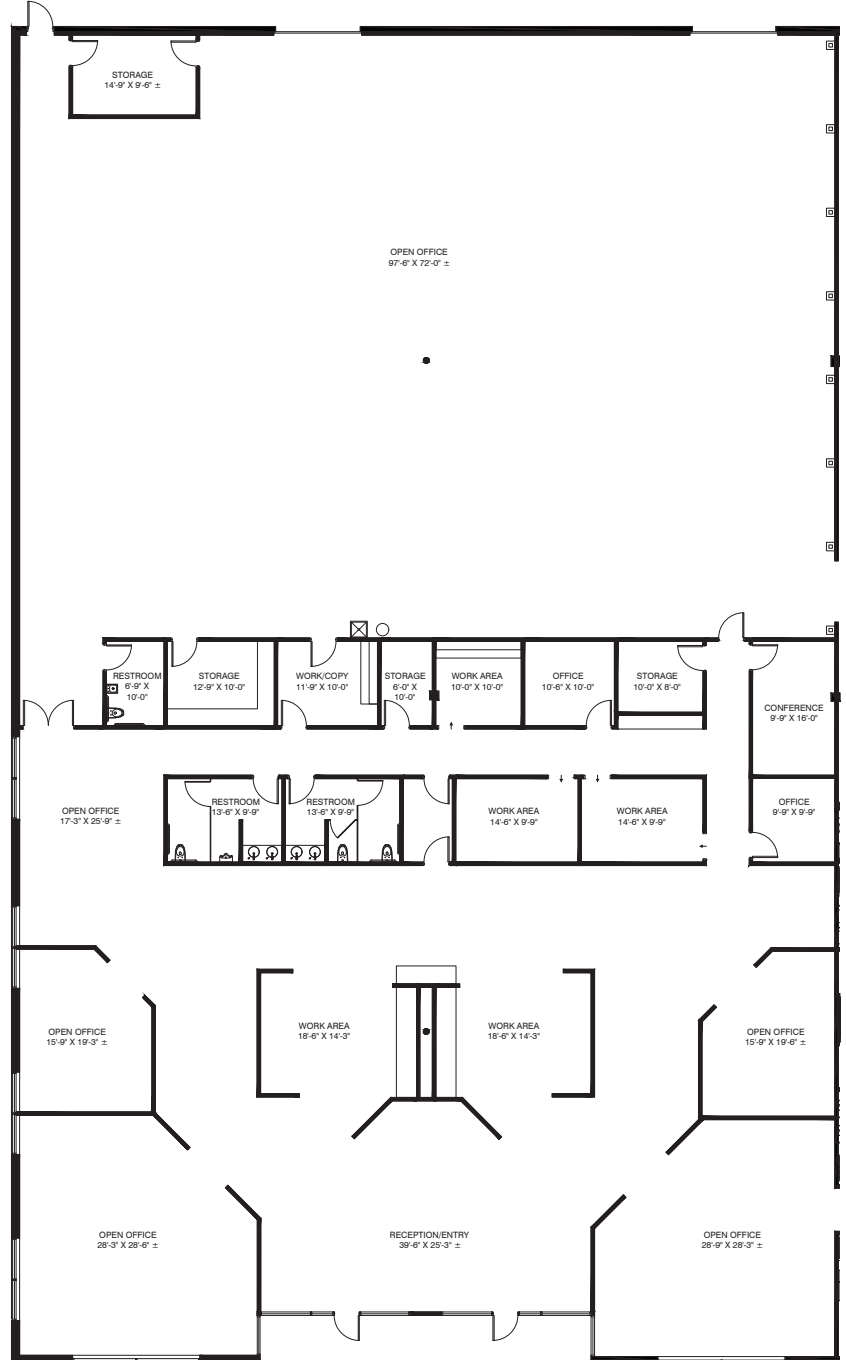
4505 Excel Parkway

4555 Excel Parkway



Suite Highlights

- 16,000 SF available
 - 50% office
 - 50% warehouse
- 20' clear height
- Two (2) dock high doors



Restaurants

1. Maguire's - 1.1 mi.
2. Ruth's Chris Steak House - 1.4 mi.
3. Uncle Julio's - 1.4 mi.
4. Liberty Burger - 1.4 mi.
5. Fish City Grill - 1.7 mi.
6. Mi Cocina - 1.7 mi.
7. Bic's Restaurant - 1.8 mi.
8. Fuddruckers - 1.8 mi.
9. Pappadeaux Seafood Kitchen - 1.8 mi.
10. P.F. Chang's - 1.8 mi.
11. Texas de Brazil - 1.9 mi.
12. Pei Wei - 1.9 mi.
13. BJ's Restaurant & Brewhouse - 2.0 mi.
14. On the Border - 2.0 mi.
15. Remington's Seafood Grill - 2.1 mi.
16. The Magic Time Machine - 2.2 mi.
17. Ida Claire - 2.2 mi.
18. The Melting Pot - 2.2 mi.
19. Kenny's Wood Fired Grill - 2.4 mi.
20. Fogo De Chão - 2.4 mi.
21. The Original Pancake House - 2.4 mi.
22. Great Outdoors - 2.5 mi.
23. Chipotle - 2.6 mi.
24. Flying Fish - 2.6 mi.
25. Chamberlin's Steak & Chop House - 2.7 mi.
26. Gloria's Latin Cuisine - 3.0 mi.
27. Snuffers - 3.3 mi.

Entertainment

1. Bent Tree Country Club - 1.4 mi.
2. WaterTower Theater - 1.6 mi.
3. Addison Circle - 1.7 mi.
4. Pete's Dueling Piano Bar - 2.1 mi.
5. Addison Improv Comedy Club - 2.2 mi.
6. Village on the Parkway - 2.5 mi.
7. Bowlero Dallas - 3.0 mi.
8. Brookhaven Country Club - 5.4 mi.

Retail

1. Walmart - 2.2 mi.
2. Office Depot - 2.4 mi.
3. Barnes & Noble - 2.5 mi.
4. Target - 3.4 mi.
5. Galleria Dallas - 4.1 mi.
6. Best Buy - 4.5 mi.

Hotels

1. Staybridge Suites - 1.6 mi.
2. Hyatt House - 1.8 mi.
3. Renaissance Dallas Addison - 2.0 mi.
4. Dallas/Addison Marriott Quorum - 2.5 mi.
5. Crowne Plaza Dallas - 3.1 mi.

Banks

1. Liberty Capital Bank - 1.3 mi.
2. Bank of America - 1.4 mi.
3. Wells Fargo - 1.6 mi.
4. Chase Bank - 1.7 mi.
5. Capital One - 2.8 mi.





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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_____ 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