

Knoll Trail Crossing

15400 Knoll Trail Dr. Dallas, TX



A NATIONAL
OFFICE ADVISORY GROUP OFFERING

Investment Advisory

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The Offering



Cushman & Wakefield, as exclusive advisor, is pleased to present Knoll Trail Crossing (the “Property”) as a compelling value-add or owner-user investment opportunity. The recently renovated boutique five-story office building totals 96,509 SF in Dallas, Texas. The Property is strategically located off the Dallas North Tollway (DNT), between Keller Springs Road and Arapaho Road. With the recent addition of the DART Silver Line stop at Knoll Trail, the Property offers unmatched accessibility and connectivity.

The extensive building renovations include a tenant lounge, refreshed lobby, spec suites, conference center, and a grab-and-go snack lounge. The Property is currently 70% leased to a diverse tenant mix and is uniquely positioned for an owner-user to occupy up to 33,000 square feet. Existing ownership has structured in-place leases with relocation rights, allowing a future owner to consolidate leased suites to create larger contiguous blocks of available space.





Asset Overview



15400 Knoll Trail Drive, Dallas, TX



96,509 SF Total | 5 Stories



19,700 SF Floor Plates



Adjacent to DART Knoll Trail Station



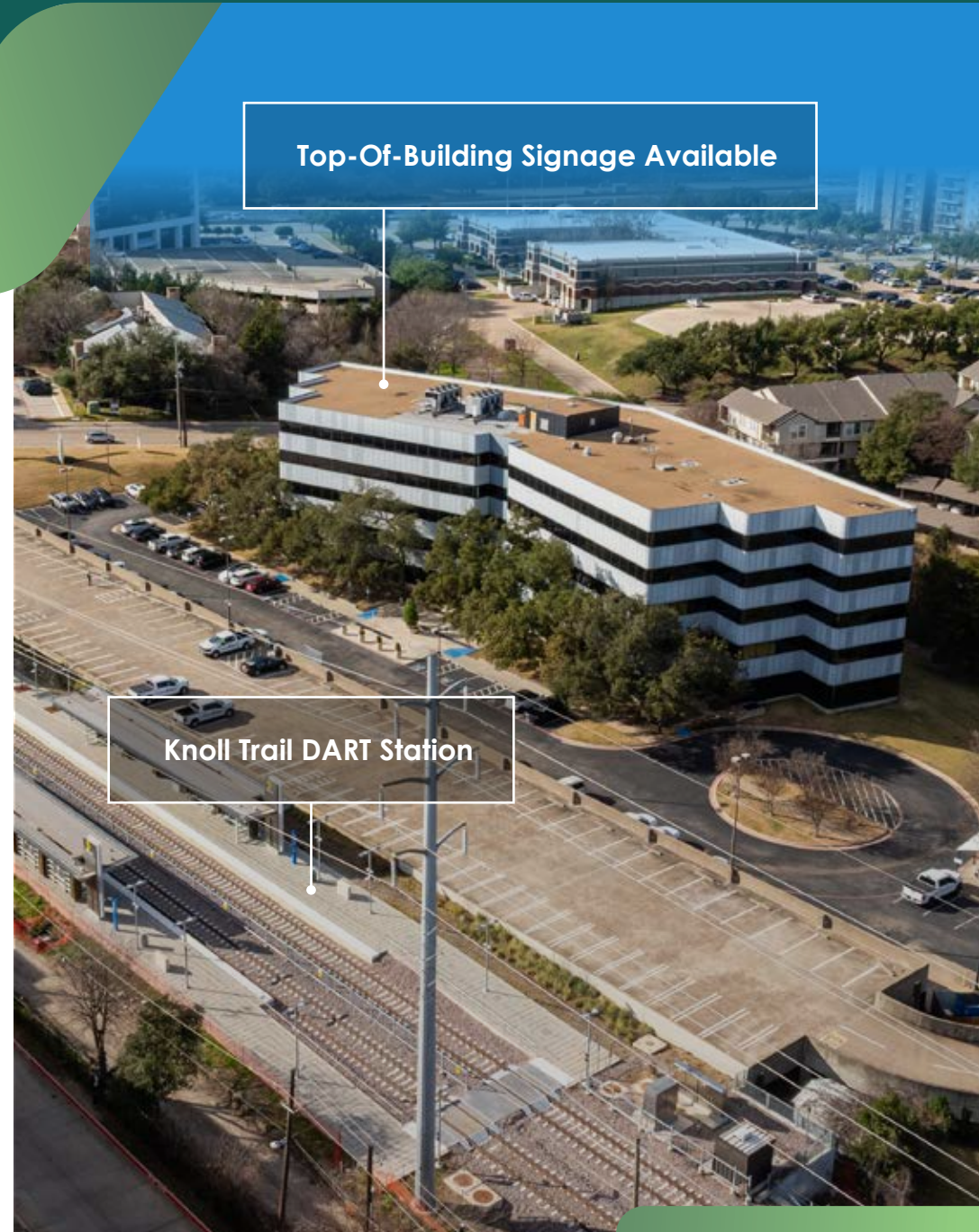
3.5 / 1,000 Total Parking Ratio



1.0 / 2,000 Covered Parking Ratio



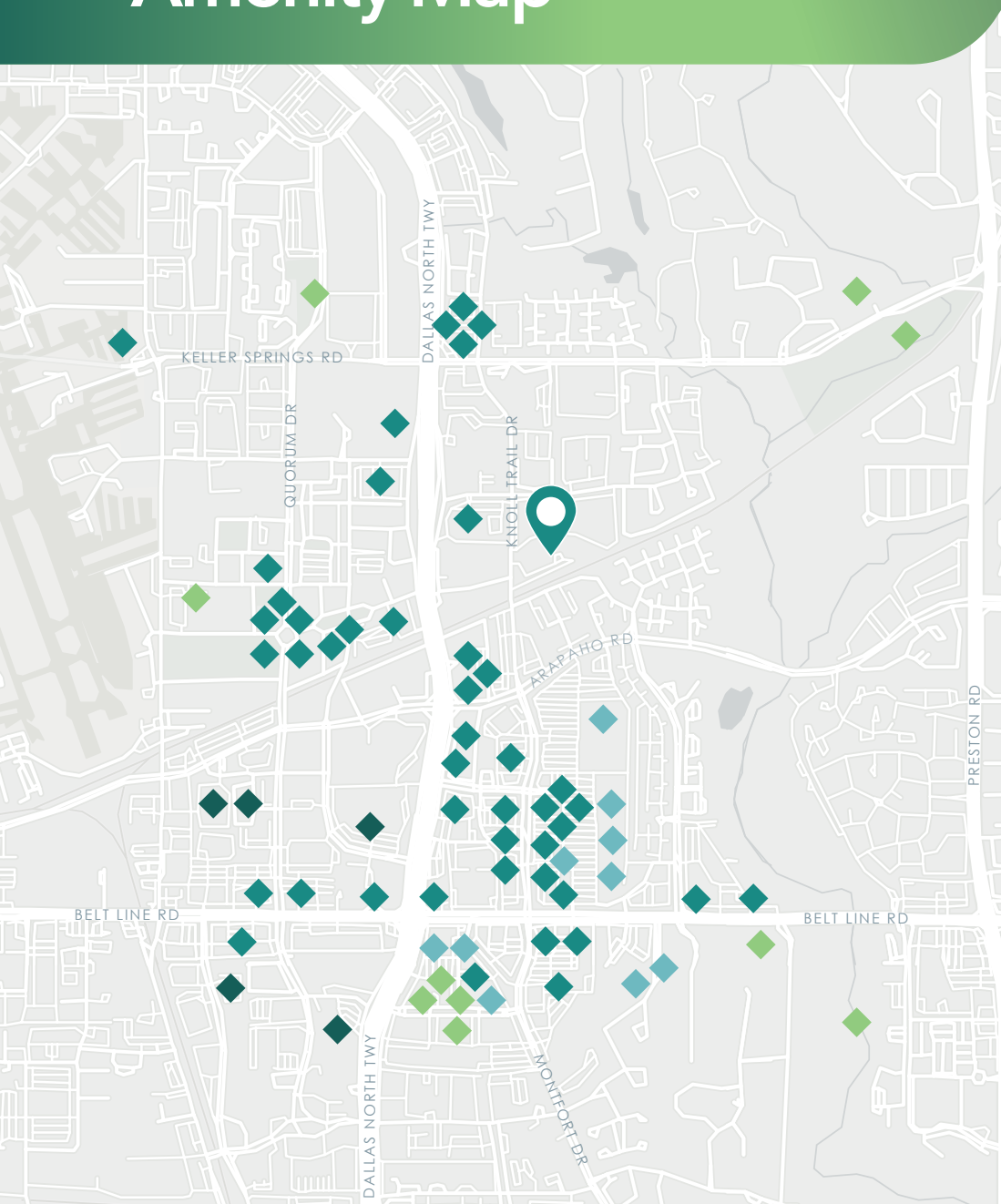
70% Leased



Top-Of-Building Signage Available

Knoll Trail DART Station

Amenity Map



Restaurants

- 24 Seven Tacos
- Anaya's Seafood
- Anaya's Seafood
- Antonio Ristorante
- Ardy's Mediterranean
- Astoria Café Wine Bar
- Austin's Bar B Q
- Awake Breakfast Lunch
- Chick-fil-A
- Corner Baker
- Dolce Paradiso Bakery
- Domino's
- EL Rincon
- Flower Child
- Goodfellas NY Italian Kitchen
- Hawkers
- Ida Claire
- In N Out
- Java & Hopps
- Jersey Joe's
- la Madeleine
- Liberty Burger
- Mad Cafe
- Maestro Coffee
- McAllister's Deli
- Mesero
- Mexican Sugar
- MOD Pizza
- Mucky Duck Bar
- Panda Express
- Salata
- San Martin
- Shake Shack
- Sicilian Butcher
- Sonic Drive-In
- Taco Bell
- The Lion & Crown
- Uncle Julio's
- Velvet Taco
- Whataburger
- White Rhino
- Wingstop
- Yard House
- Zio Al's Pizza & Pasta

Attractions

- AMC Village On The Parkway 9
- Addison Circle Park
- Keller Springs Park
- Puttshack - Addison
- Quorum Park
- Sidecar Social Addison
- The Addison Performing Arts Centre
- Wagging Tail Dog Park
- White Rock Creek Trail
- Winnwood Park

Shopping

- DSW Designer Shoe Warehouse
- HomeGoods
- Men's Wearhouse
- Michaels
- Nails Now!
- SEPHORA
- Trader Joe's
- Ulta Beauty
- Village on the Parkway
- Walmart Supercenter
- Whole Foods Market

Hotels

- Dallas/Addison Marriott Quorum
- Holiday Inn Express & Suites
- Hyatt House
- Renaissance Dallas Addison Hotel
- SpringHill Suites by Marriott

Knoll Trail Crossing



Building Exterior

First Floor Elevator Lobby

Conference Center

First Floor Elevator Lobby

Conference Center



Knoll Trail Crossing



Berkshire Apartments - Built 2024

DART Knoll Trail Station

DART Silver Line



Contacts



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