

A low-angle, upward-looking photograph of a modern multi-story office building. The building features a prominent glass facade on the left side, reflecting the sky and clouds, and a beige or light tan concrete or stone facade on the right. The building is set against a bright blue sky with scattered white clouds. In the foreground, the top of a large, leafy green tree is visible, partially obscuring the lower part of the building. The overall composition emphasizes the height and modern architecture of the structure.

# BENT TREE TOWER II

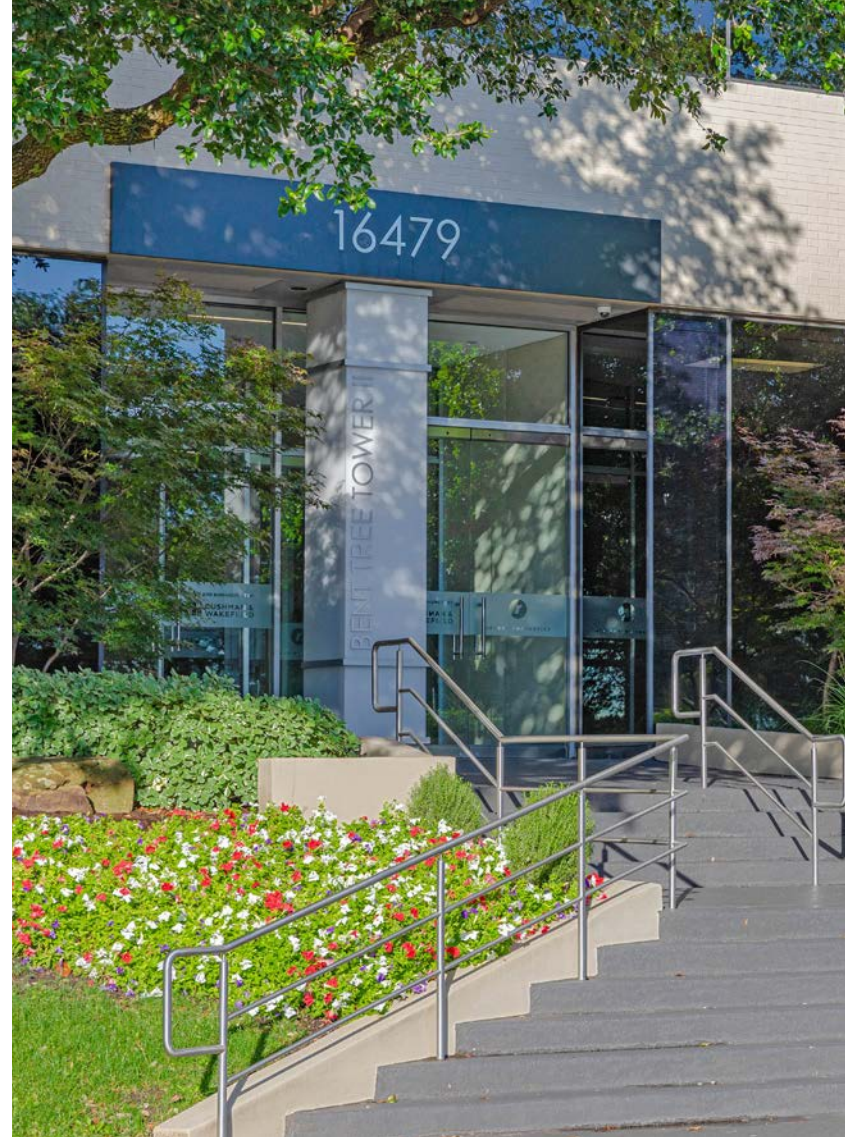
PROPERTY OVERVIEW

Colliers  
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# THE OPPORTUNITY

Bent Tree Tower II, an institutionally owned and maintained office asset aggregating approximately 166,023 SF, provides a rare value-add investment opportunity fronting the Dallas North Tollway with prominent visibility and immediate access to executive housing and premier quality of life options.

- Located along the Dallas North Tollway, North Texas's most prominent and vibrant north/south corridor
- Diverse tenant roster comprising, but not limited to, finance, energy, technology and marketing firms
- Recently updated superior amenities including conference room, tenant lounge, café and executive fitness center with locker rooms
- Continued Dallas Tollway office tenant demand from corporate relocations and expansions





# INVESTMENT HIGHLIGHTS

## RARE VALUE-ADD TOLLWAY OPPORTUNITY

with 82.8% occupancy and expiring rental rates 15% below market



**DISTINGUISHED ASSET** with frontage along the **DALLAS NORTH TOLLWAY** boasting exceptional ingress and egress



**INSTITUTIONALLY OWNED AND MAINTAINED**  
WITH A DIVERSE RENT ROLL OF INDUSTRIES



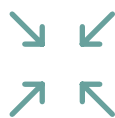
Significant upside potential through contractual rent escalations and lease up of vacant space which provides revenue growth of over 40% by year 4



**±18,000 SF** CONTIGUOUS TOP FLOOR AVAILABILITY



**IMMEDIATE** SPEC SUITE AVAILABILITIES



**TOLLWAY COMPRESSION MIGRATION EFFECT-** as rental rates and occupancies rise in the neighboring Legacy and Preston Center submarkets, brand-name tenants are migrating to the lower/middle portion of the Tollway.



Newly upgraded building interior/exterior and **ATTRACTIVE TOP OF BUILDING SIGNAGE OPPORTUNITY**



**CLOSE PROXIMITY** TO EXCLUSIVE RESIDENTIAL AREAS AND DALLAS' PROMINENT COUNTRY CLUBS

# ASSET PROFILE

**16479 DALLAS  
PARKWAY**  
ADDISON, TX 75001

**± 166,023**  
SQUARE FEET

**VALUE-ADD**  
OPPORTUNITY

**82.8%**  
OCCUPANCY

**3.4/1,000**  
PARKING RATIO

**\$4.7MM**  
RECENT RENOVATIONS

**20,500**  
SQUARE FEET  
EFFICIENT FLOORPLATES

  
DALLAS NORTH TOLLWAY  
FRONTAGE & PROMINENCE

  
PREMIER AREA  
DEMOGRAPHICS

  
SPEC SUITE AVAILABILITY

  
ON-SITE EXECUTIVE  
FITNESS CENTER & LOCKER  
ROOMS

  
NEARBY RESTAURANT ROW

# AREA SNAPSHOT



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1717 McKinney Avenue  
Suite 900  
Dallas, TX 75202  
[www.colliers.com](http://www.colliers.com)



## PROPERTY OVERVIEW | COLLIERS INTERNATIONAL

### EXCLUSIVE MARKETING ADVISORS

**CREIGHTON STARK**  
214 706 6029  
[creighton.stark@colliers.com](mailto:creighton.stark@colliers.com)

**CHRIS BOYD**  
214 706 6047  
[cl.boyd@colliers.com](mailto:cl.boyd@colliers.com)

**MARK MEADOR**  
214 706 6046  
[mark.meador@colliers.com](mailto:mark.meador@colliers.com)

**JOHANNA RAMIREZ**  
214 706 6048  
[johanna.ramirez@colliers.com](mailto:johanna.ramirez@colliers.com)

### ACQUISITION FINANCING ADVISOR

**BRIAN CORRIGAN**  
949 724 5717  
[brian.corrigan@colliers.com](mailto:brian.corrigan@colliers.com)

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