

FOR LEASE > OFFICE SPACE

# PRESTON TRAIL ATRIUM

17330 PRESTON ROAD, DALLAS TX 75252

SPACE AVAILABLE 1,238 SF - 13,000 SF

CHRIS LIPSCOMB

214 706 6030

[chris.lipscomb@colliers.com](mailto:chris.lipscomb@colliers.com)

LINDSAY WOLCOTT

214 217 1243

[lindsay.wolcott@colliers.com](mailto:lindsay.wolcott@colliers.com)



Accelerating success.





## HIGHLIGHTS

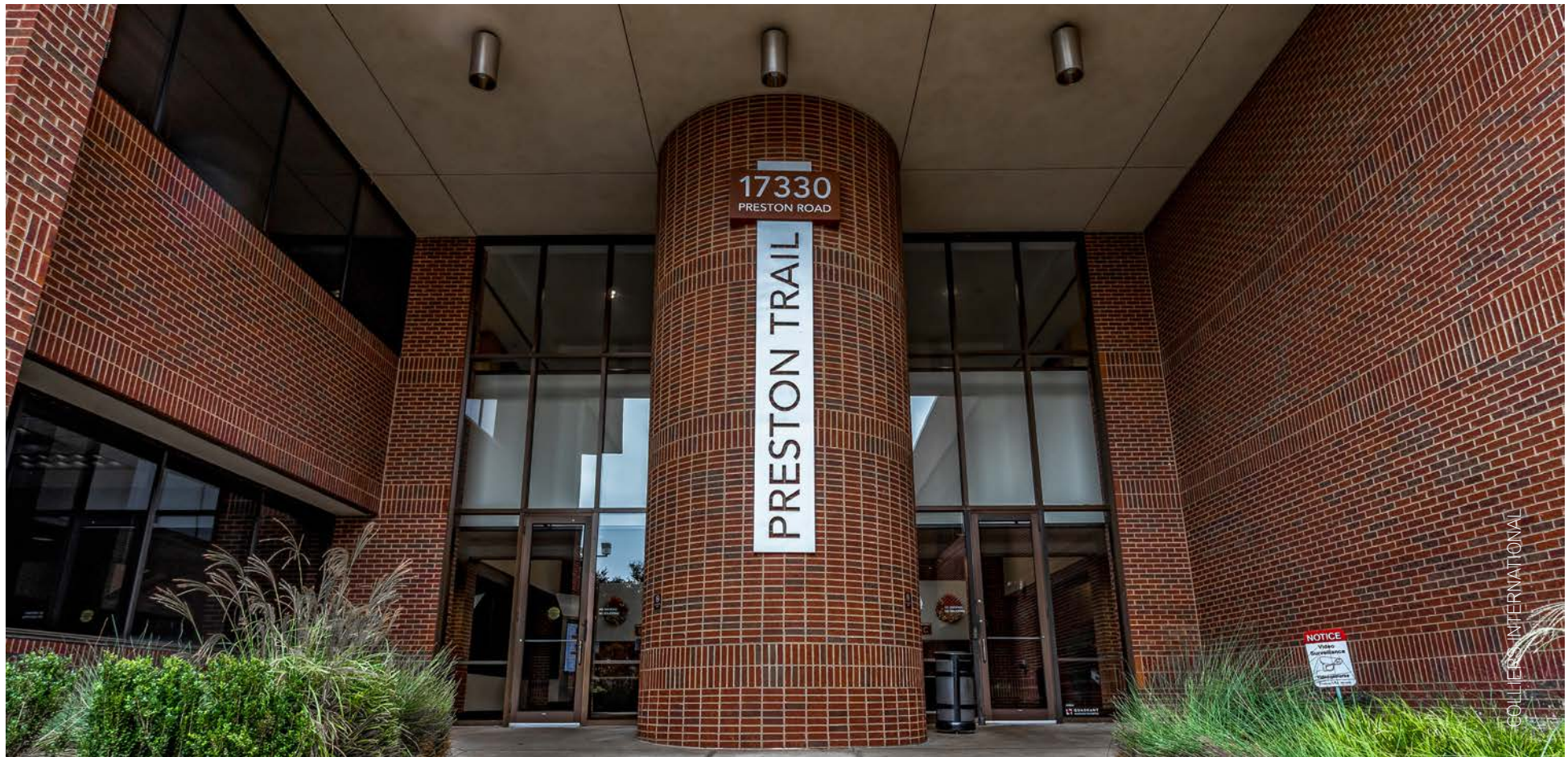
- › Two-story Class “B”, 119,183 Square Foot Atrium Office Building
- › New Tenant Cafe
- › Prime Preston Road Location
- › Strong Local Ownership
- › 4/1,000 SF with Covered & Surface Parking Available
- › Conferencing Facility
- › Monument Signage Available
- › Atrium Tenant Lounge
- › New Contemporary Look
- › 20+ Restaurants within 2 miles
- › On-site Security Guard



# PRESTON TRAIL ATRIUM FACTS

Owner:	Quadrant Investment Properties
Year Built:	1983/2008/2014
Class:	B+
Submarket:	Quorum/Bent Tree
Total RSF:	119,183
Electricity:	\$1.19
Number of Stories:	2

Typical Floor Plate	59,882
Parking:	4.2/1,000 / 80 Covered Spaces
Elevators:	2
Fire Safety:	Sprinklered & 24 Hour Monitoring
Fiber Providers:	Time Warner / AT&T / CBeyond
Management/ Engineers:	Cawley







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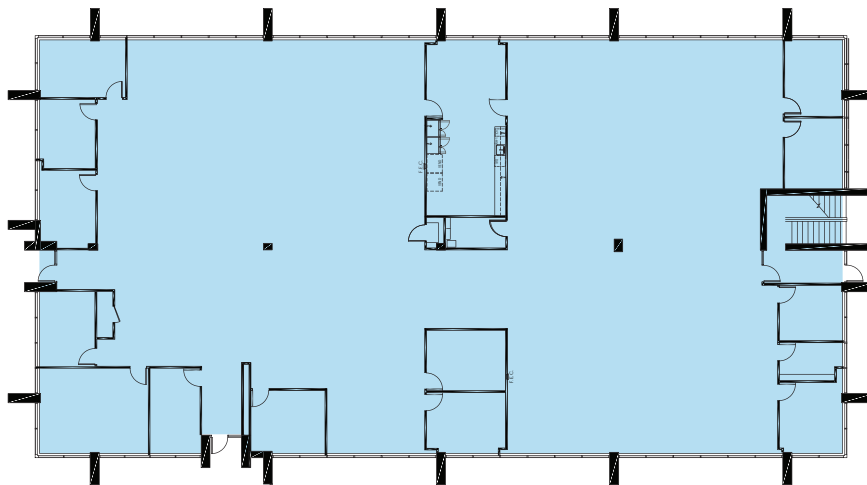
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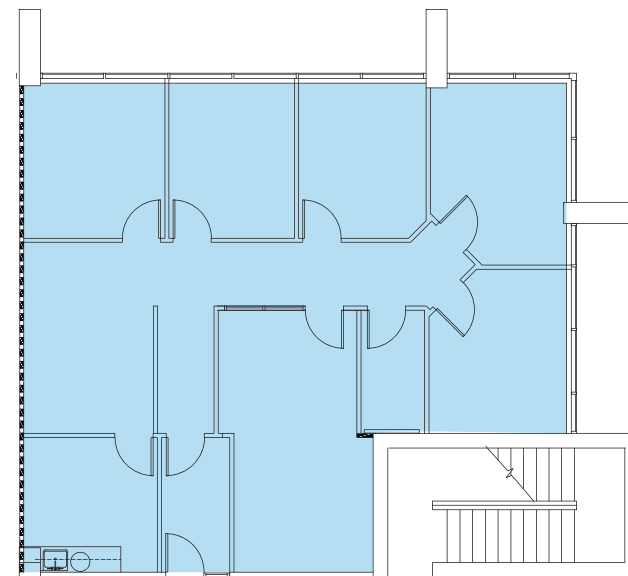
13,160 RSF

> SUITE 100C



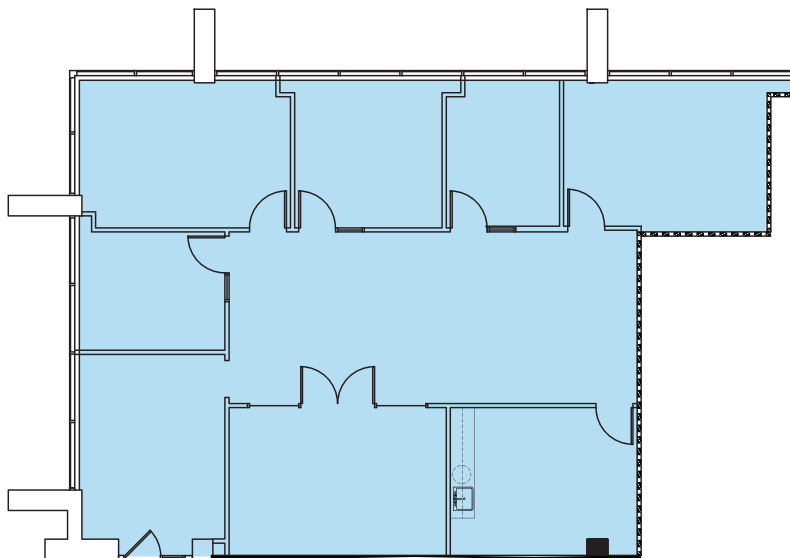
1,939 RSF

> SUITE 140A



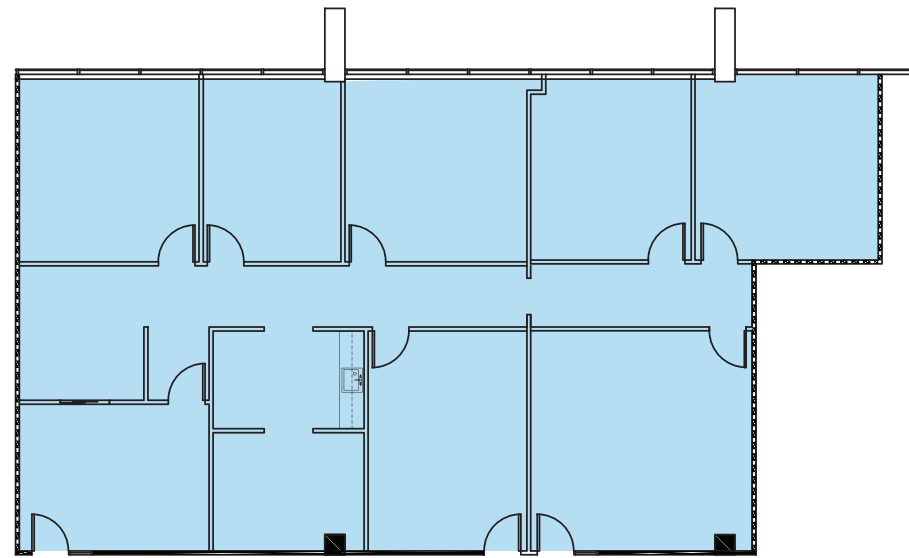
2,503 RSF

> SUITE 100B



3,194 RSF

> SUITE 120B







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[chris.lipscomb@colliers.com](mailto:chris.lipscomb@colliers.com)

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214 217 1243

[lindsay.wolcott@colliers.com](mailto:lindsay.wolcott@colliers.com)

**COLLIERS INTERNATIONAL** | 1717 McKinney Ave, Ste 900 | Dallas, TX | [www.colliers.com/texas](http://www.colliers.com/texas)

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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.

Colliers International North Texas, LLC	522575 	DFWMarketing@colliers.com	214-692-1100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Everbach	367974	steve.everbach@colliers.com	214-217-1254
Designated Broker of Firm	License No.	Email	Phone
Steve Everbach	367974	steve.everbach@colliers.com	214-217-1254
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Lindsay Wolcott	628521	lindsay.wolcott@colliers.com	214-217-1243
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date