

MIDWAY ATRIUMS

14275, 14285, 14295 MIDWAY ROAD
ADDISON, TEXAS 75001

FOR LEASE FOR LEASE FOR LEASE **FOR LEASE** FOR LEASE FOR LEASE FOR LEASE



spaces from
990-
13,738 SF

Property Information

- 263,742 SF building
- Class B Office
- 3.4:1000 parking ratio
- Top of Building Signage Available
- Best of Addison 2022 & 2023- Corporate Office
- \$6M in Capex Completed 2022
- Training Center, Grab & Go Deli
- Fitness Center
- Great Addison location with easy Tollway and I-635 Access



leasing@vistahold.com
(972) 330-2204

14841 N Dallas Parkway
Ste 100 Dallas, TX 75254

The information provided herein was obtained from sources believed reliable; however, WMC Vista Holdings, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



MIDWAY ATRIUMS

14275, 14285, 14295 MIDWAY ROAD
ADDISON, TEXAS 75001



Location 14275 Midway Road



Nearby Attractions

- Centrally located DFW location with immediate access to major highways
- Galleria Mall
- Village on the Parkway
- Ó^oſſá ^ÁÚ| æÁÚ^• æé |æſ oŌ dæc
- Xái ~ çæſ ÁÚæ\

leasing@vistahold.com
(972) 330-2204

14841 N Dallas Parkway
Ste 100 Dallas, TX 75254

The information provided herein was obtained from sources believed reliable; however, WMC Vista Holdings, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.



MIDWAY ATRIUMS

Building Fact Sheet

BUILDING

14275 Midway Road, Addison,
Texas 75001

Located a half block off the
corner of Spring Valley Road on
Midway Road and Hornet Road

LANDLORD

REC Midway, LLC

LEASING COMPANY

Vista Holdings
14841 N Dallas Parkway, Suite
100
Dallas, TX 75254

CONSTRUCTION

Renovated in 2022
Built in 1981

RENTABLE SQUARE FEET

263,742 RSF

AVERAGE FLOOR SIZE

22,500 RSF

COMMON AREA FACTOR

18%

PARKING

3.4 : 1,000 RSF

ELEVATORS

Six (6) passenger (2 per bldg)

AMENITIES

Training Center for 40

Grab and Go Deli

Fitness Center

SECURITY

Access control card key system is
utilized at all lobby entrances.

CEILING HEIGHT

Floor to Grid: 8'6"
Floor to Structure: 10'9"

BUILDING HVAC

Hours

Monday - Friday 7:00 AM - 6:00 PM
Saturday - 8:00 AM - 1:00 PM After-
Hours HVAC = \$55 per hour

EQUIPMENT

Each floor is equipped with fan
powered boxes and variable air
volume boxes providing heating
and cooling.

The central system is equipped
with an Jace Niagra Controls
Energy Management System
capable of outside air
economizer cycle installed in
2021.

HVAC provided by Eight 32 ton self
contained condenser HVAC units
with eight 30 ton AHU's.

TELECOM PROVIDERS

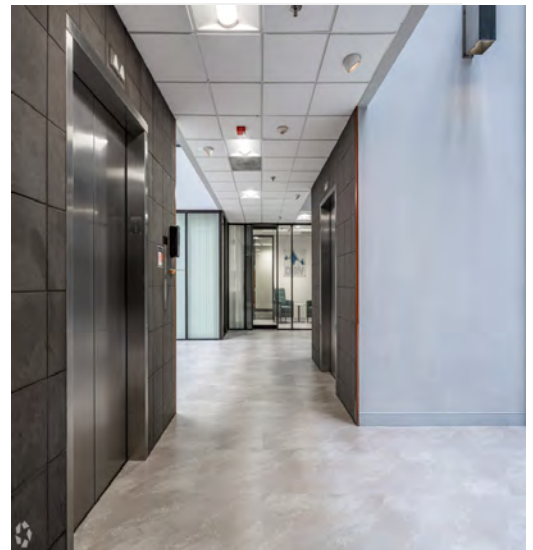
Spectrum, AT&T, and Logix
provide voice, data, and high-
speed fiber internet networks.

LIFE/FIRE SAFETY

Equipped
with a fire panel system, fully-
sprinkled wet-pipe system, and
visual and audible alarms.

EMERGENCY SYSTEM

All emergency systems are
backed up by a 200 kW diesel -
fired electrical generator per
building.



FOR LEASING INFORMATION, CONTACT VISTA HOLDINGS AT 972.330.2204

leasing@vistahold.com
(972) 330-2204

14841 N Dallas Parkway
Ste 100 Dallas, TX 75254





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.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including a. cts 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.

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

