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KNOLL TRAIL
CROSSING

KNOLLTRAILCROSSING.COM

15400 KNOLL TRAIL DRIVE
DALLAS, TX 75248

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Jones Lang Lasalle Brokerage, Inc.

NEW FEATURES



RENOVATED LOBBY



PARKS PANTRY GRAB N GO

TENANT LOUNGE



NEW SPEC SUITES



CONFERENCE CENTER





5 STORIES

96,509 RSF OF RENOVATED, BOUTIQUE, OFFICE SPACE AVAILABLE IN FAR NORTH DALLAS

3.5/1,000
PARKING RATIO

LOCAL
OWNERSHIP

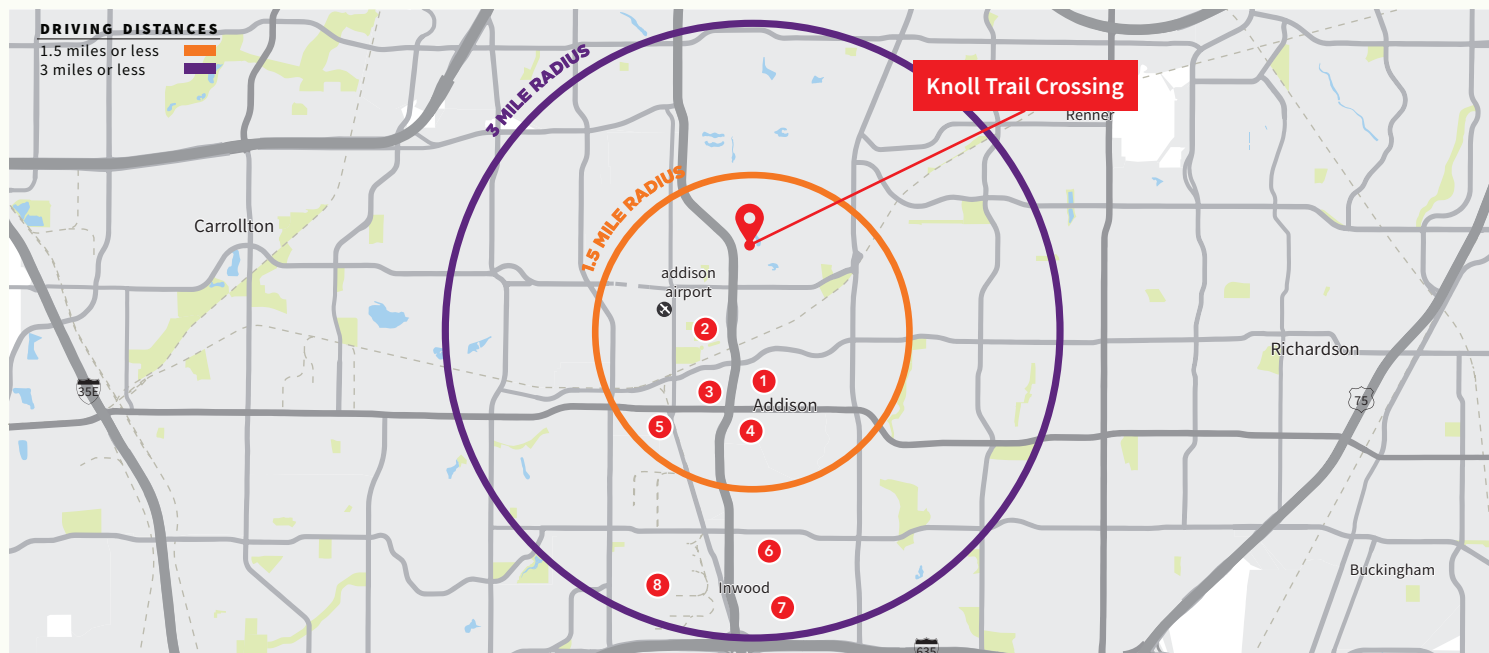
MONUMENT
SIGNAGE AVAILABLE

24x7
BUILDING ACCESS

ON-SITE
MANAGEMENT

1.0/1,000
COVERED PARKING
AVAILABLE

96,509 RSF
RENOVATED SPACE
AVAILABLE



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|---|--|---|---|---|---|
| <p>1</p> <ul style="list-style-type: none"> • The Egg and I • Whataburger • In-N-Out Burger • Steak 'n Shake • Walgreens • Bank of America • Houlihan's • Barnes & Noble | <ul style="list-style-type: none"> • Panera Bread • Taco Cabana • Pie Five Pizza Co. • McAlister's Deli • Wingstop • Panda Express • Sweet Tomatoes • Jersey Joe's Deli | <ul style="list-style-type: none"> • Zio Al's Pizza & Pasta • Chase Bank • Men's Warehouse • Sushi Axiom | <p>5</p> <ul style="list-style-type: none"> • Cantina Laredo • Chili's Grill & Bar • Remington's Seafood Grill • Amegy Bank • Queen of Sheba • Addison Coffee Roasters • Chuy's • Chamberlain's Fish Market Grill | <ul style="list-style-type: none"> • Romano's Macaroni Grill • Fogo de Chão Brazilian Steakhouse • Olive Garden • Starbucks • FedEx Office Print & Ship Center • Snuffer's Restaurant & Bar • Spring Creek Barbeque | <ul style="list-style-type: none"> • Blue Goose Cantina • Ferrari's Italian Villa & Chop House • Thai Star • Inwood Soccer Center • Mr. Sushi Japanese • Pei Wei • Skewers Kabob House |
| <p>2</p> <ul style="list-style-type: none"> • Astoria Caffe & Wine Bar • The Mucky Duck Bar • Antonio Ristorante • Union Park Addison • Gaia Flow Yoga • Mad Batter Baker | <ul style="list-style-type: none"> • The Lion & Crown • Taco Borracho • Swank Salon • USPS • Samatone Yoga • FedEx Ship Center • Uncle Julio's | <ul style="list-style-type: none"> • Liberty Burger • Duke's Icehouse | <p>6</p> <ul style="list-style-type: none"> • Parkway Plaza Sandwich Shop • Chase Bank • Del Frisco's Double Eagle Steak House • Hyatt Place • Wendy's • Spring Valley American Bank • La Picoso • Derice Thai Cuisine | <ul style="list-style-type: none"> • Carmine's Pizzeria • Citibank • Asian Star • Immanuel Donuts • Starbucks • Paradise Bakery • CVS Pharmacy • US Post Office • Mughlai Restaurant • Sahara • Planet Fitness | <ul style="list-style-type: none"> • Z Gallerie • Fat Straws Bubble Tea • The Container Store • Inwood National Bank • Loca Luna Mexican Cuisine • Dick's Sporting Goods • Pier 1 Imports • Swiss Watch Repairs • World Market |
| <p>3</p> <ul style="list-style-type: none"> • Outback Steakhouse • Texas de Brazil • Sanabels Mediterranean Grill • TGI Fridays • Starbucks • Q de Cheval • BJ's Restaurant & Brewhouse | <ul style="list-style-type: none"> • Cafe Brazil • Table 13 • Buffalo Wild Wings • Kenny's Wood Fired Grill • Kobe Steaks • Salata • The Melting Pot • Taco Diner | <ul style="list-style-type: none"> • Snap Kitchen • Ida Claire • Arthur's Prime Steaks & Seafood • Chamberlain's Prime Chop House | <p>7</p> <ul style="list-style-type: none"> • Galleria Dallas • The Westin Galleria Dallas • Michael Kors • BCBG • Louis Vuitton • Grand Lux Cafe • Nordstrom • Zara | <ul style="list-style-type: none"> • Potbelly Sandwich Shop • Ebar • The Grill on the Alley • J.Crew • Gucci • Belk • Five Guys Burgers and Fries | <ul style="list-style-type: none"> • Marketplace Cafe • Banana Republic • Target • Genghis Grill • Pottery Barn • AMC Valley View • Le Meridien Dallas by the Galleria Macy's |
| <p>4</p> <ul style="list-style-type: none"> • Hopdoddy Burger Bar • Pluckers Wing Bar • Gloria's Latin Cuisine • Yard House • Blue Mesa Grill • Vernon's Gastropub • Whole Foods Market • RA Sushi | <ul style="list-style-type: none"> • Village on the Parkway 9 AMC • Canary by Gorji • 24 Hour Fitness • Grand Spa • Season's India • Lazy Dog Restaurant & Bar • Francesca's • The Social House of Addison | <ul style="list-style-type: none"> • VERTS Mediterranean Grill • Flying Fish • Subway • Dream Cafe • Neighborhood | <p>8</p> <ul style="list-style-type: none"> • Best Buy • CrossFit Strong Dallas • Sheraton Dallas • Firehouse Subs • Hibashi • Lover's Egg Roll | <ul style="list-style-type: none"> • Downsize Fitness • Dallas Golfsmith • Taco Bell • Sears • Jen's Place • Wells Fargo | <ul style="list-style-type: none"> • Luby's • Genghis Grill • Subway • Obstacle Warriors • Saltgrass Steakhouse |

1ST FLOOR + NEW Parks Pantry



☆ = Spec Suite



2ND FLOOR



3RD FLOOR



4TH FLOOR



☆ = Spec Suite

5TH FLOOR

+ **NEW** Tenant Lounge
+ **NEW** Conference Center





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