



1125 E CAMPBELL

A PROPERTY OF



LEASED & MANAGED BY





01

BUILDING HIGHLIGHTS

ADDRESS 1125 East Campbell Road
Richardson, Texas 75081

SUBMARKET Richardson / Plano

YEAR BUILT 1996

YEAR RENOVATED 2011-2012; 2020

RENTABLE SQUARE FEET 199,259 SF

OF FLOORS 4 floors

FLOORPLATE SIZE 54,000 SF
Divisible to 27,000 SF
(10,000 SF 1st Floor)

SITE ACRE 11.4 acres

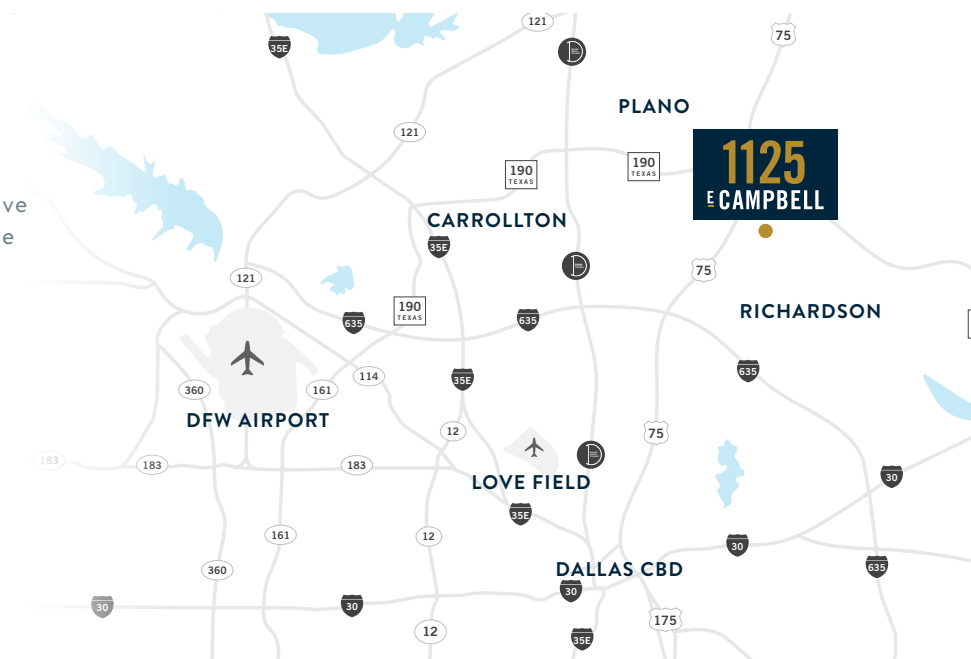
PARKING RATIO Up to 6 per 1,000 SF



SUPERIOR ACCESSIBILITY

Adjacent to Central Expressway, four-minute drive to President George Bush Turnpike, seven-minute drive to LBJ Freeway, and a two-minute drive to Galatyn Park DART Station.

25 MIN TO DFW AIRPORT
25 MIN TO LOVE FIELD AIRPORT
20 MIN TO DALLAS CBD
20 MIN TO MCKINNEY





02

AREA SNAPSHOT



ABUNDANT FOOD & BEVERAGE, HOSPITALITY & RECREATION AMENITIES

Conveniently located near CityLine with plenty of restaurants that will keep your tenants full and happy. See below for a few of the options.



23 RESTAURANTS
70 RETAIL OPTIONS
14 HOTELS

▼

WITHIN 1 MILE





03

ON-SITE AMENITIES



ON-SITE CAFÉ



CONFERENCE CENTER



TENANT LOUNGE

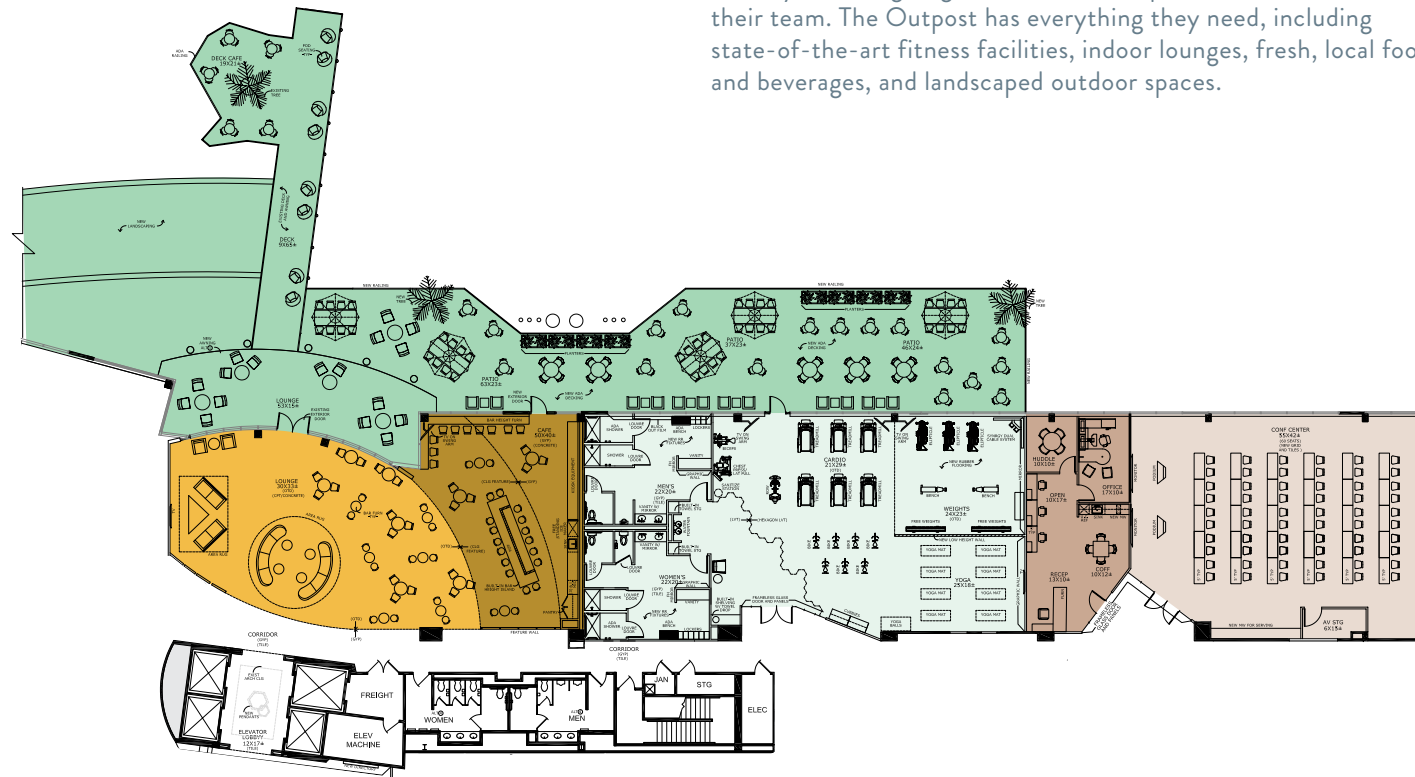


04

CAPITAL AMENITIES

— THE — OUTPOST

Employees are at their best when they can enjoy a change of scenery, an energizing refreshment or a place to reconnect with their team. The Outpost has everything they need, including state-of-the-art fitness facilities, indoor lounges, fresh, local food and beverages, and landscaped outdoor spaces.



TENANT LOUNGE CAFÉ OUTDOOR AREA FITNESS CENTER MANAGEMENT OFFICE TRAINING CENTER





05

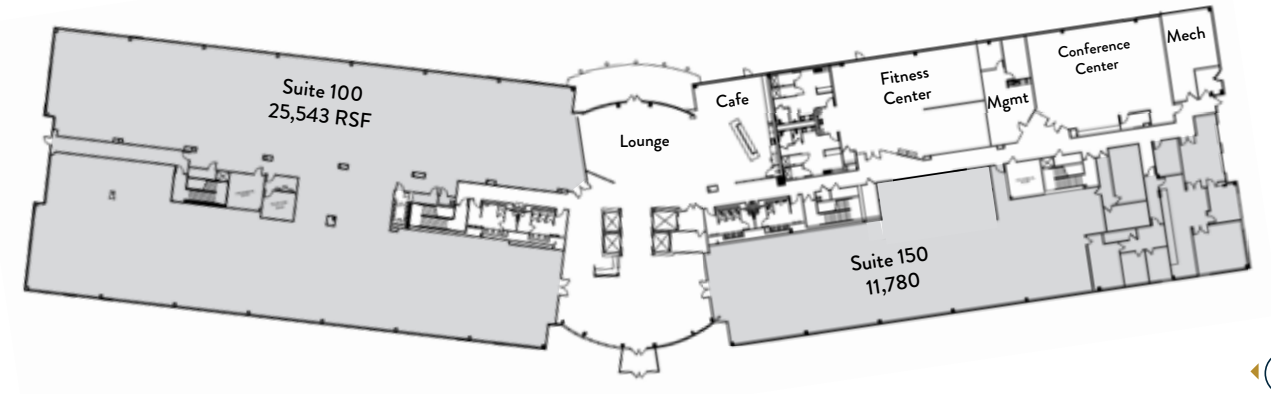
FLOORPLATES

SECOND FLOOR | 53,677 RSF (23,386 SF Remaining)

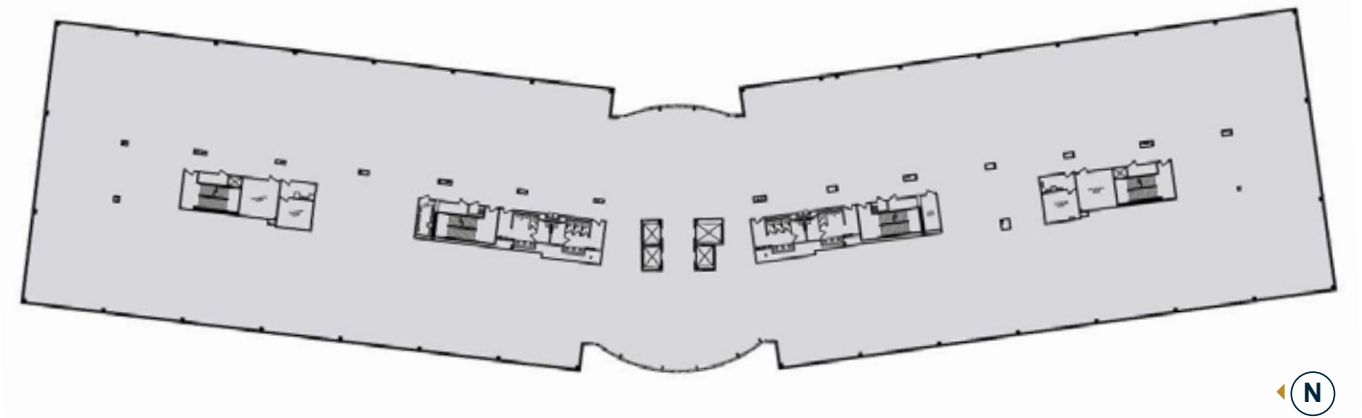
THIRD FLOOR | 54,640 RSF

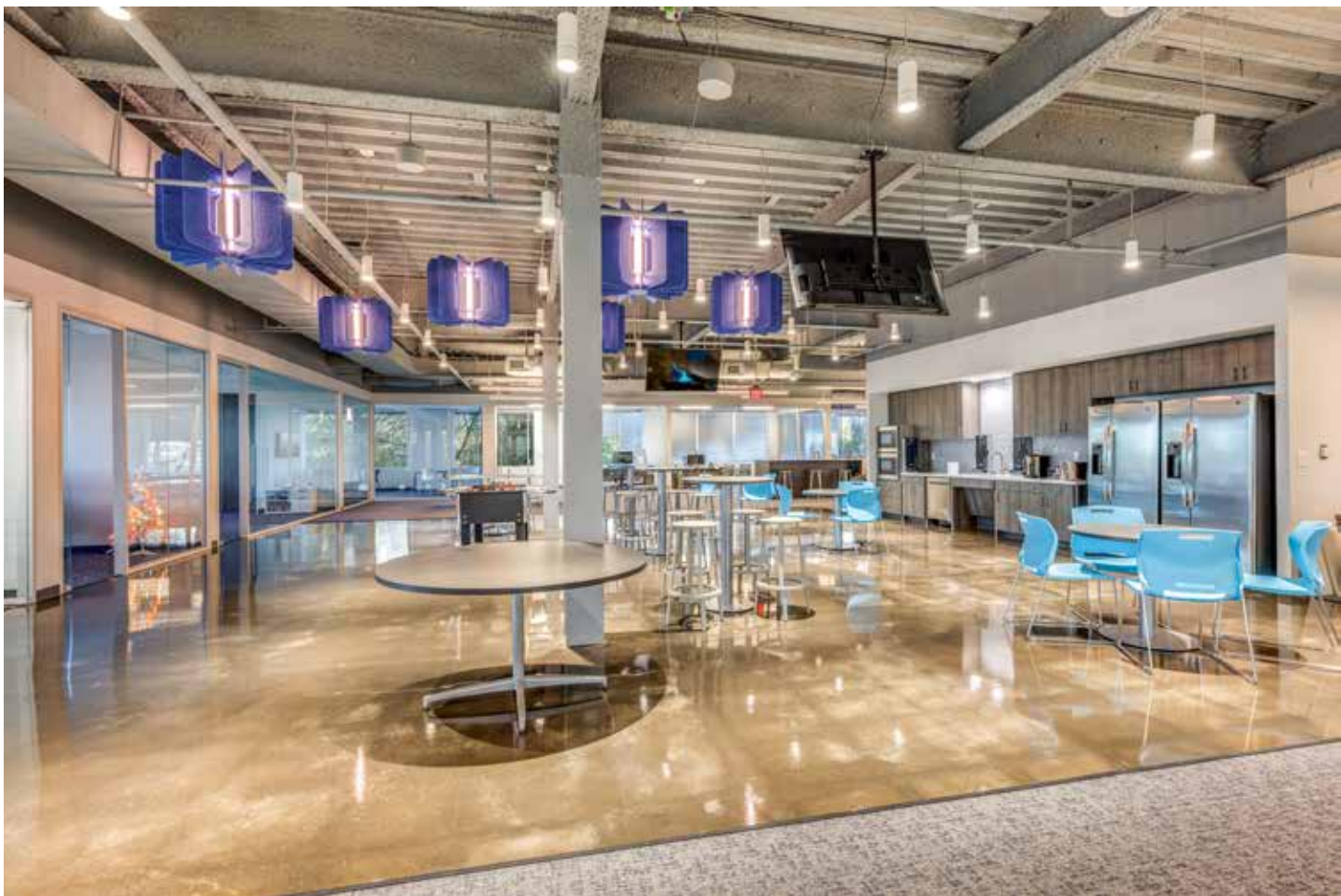
FOURTH FLOOR | 54,633 RSF

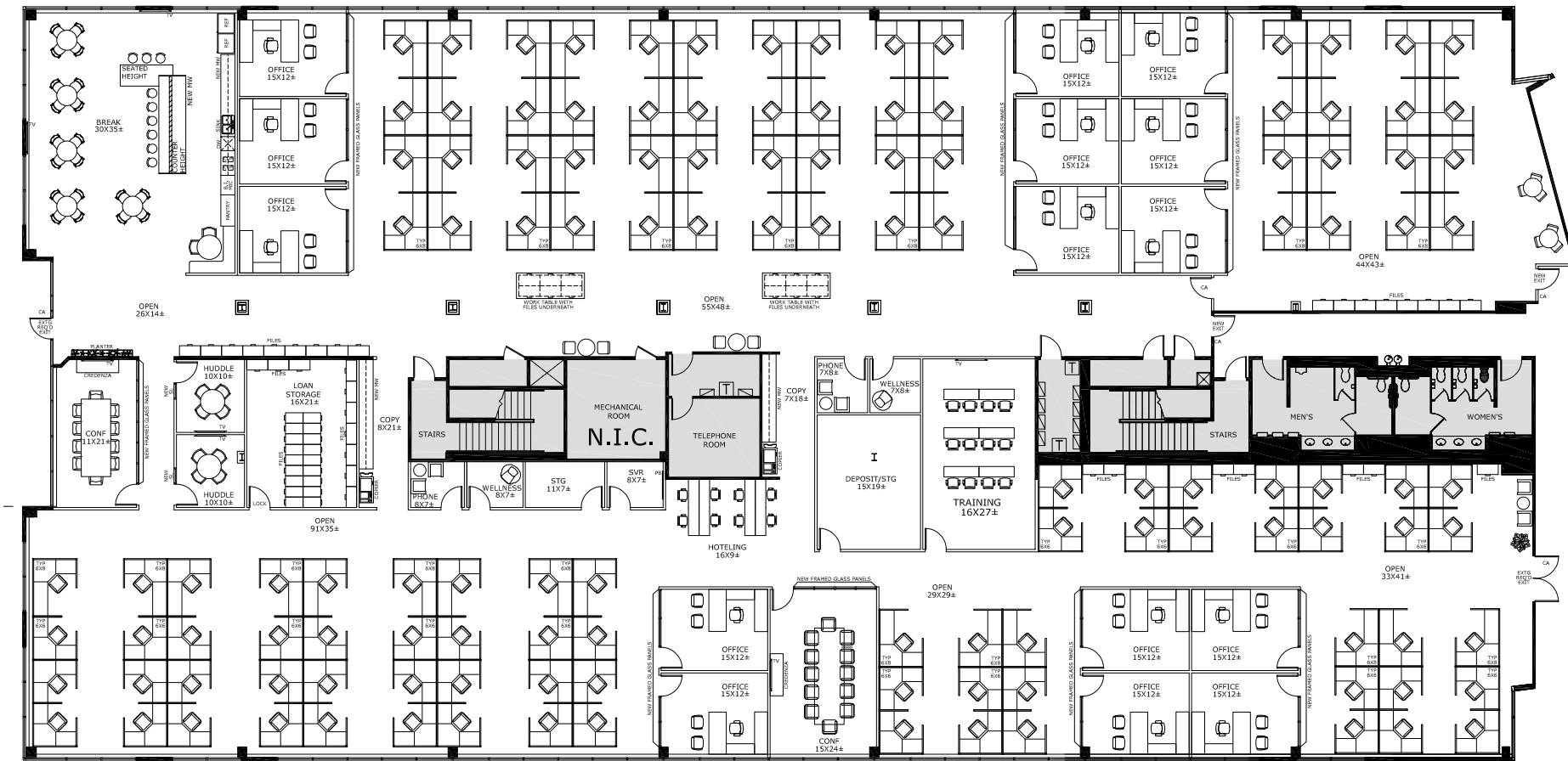
FIRST FLOOR | 36,309 RSF



TYPICAL FLOOR

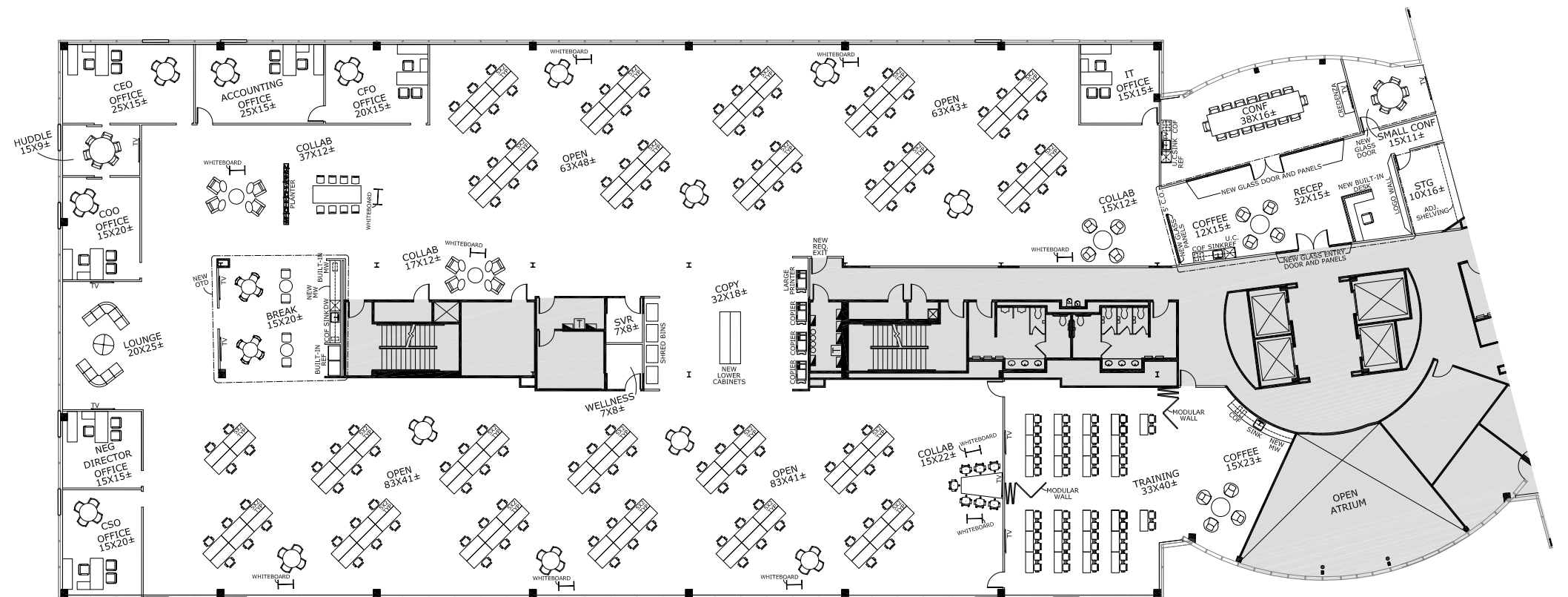






HYPOTHETICAL
23,386 RSF

HYPOTHETICAL
30,291 RSF



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