

1125 E CAMPBELL

A PROPERTY OF



LEASED & MANAGED BY











BUILDING HIGHLIGHTS

ADDRESS 1125 East Campbell Road

Richardson, Texas 75081

SUBMARKET Richardson / Plano

YEAR BUILT 1996

YEAR 2011-2012; 2020

RENOVATED

RENTABLE 199,259 SF

SQUARE FEET

OF FLOORS 4 floors

FLOORPLATE 54,000 SF

SIZE 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

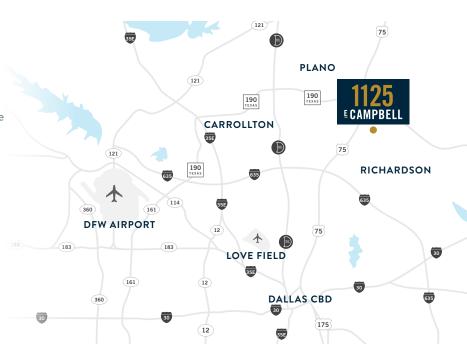
Adjacent to Central Expressway, four-minute drive to President George Bush Turnpike, seven-minute drive to LBJ Freeway, and a two-minute drive to Galatyn Park DART Station.

25 MIN TO DFW AIRPORT

25 MIN TO LOVE FIELD AIRPORT

20 MIN TO DALLAS CBD

20 MIN TO MCKINNEY





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.























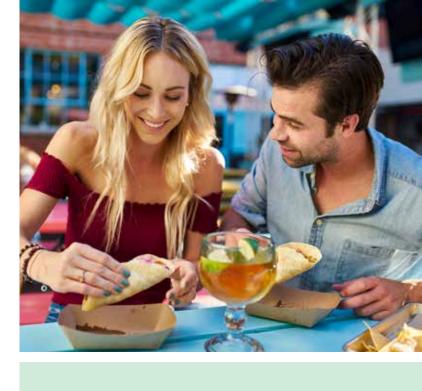












23 RESTAURANTS 70 RETAIL OPTIONS 14 HOTELS



WITHIN 1 MILE









ON-SITE AMENITIES



ON-SITE CAFÉ



CONFERENCE CENTER



TENANT LOUNGE

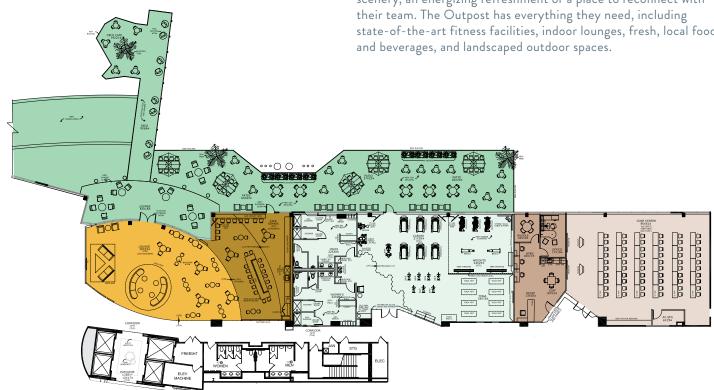




CAPITAL **AMENITIES**

OUTPOST

Employees are at their best when they can enjoy a change of scenery, an energizing refreshment or a place to reconnect with state-of-the-art fitness facilities, indoor lounges, fresh, local food



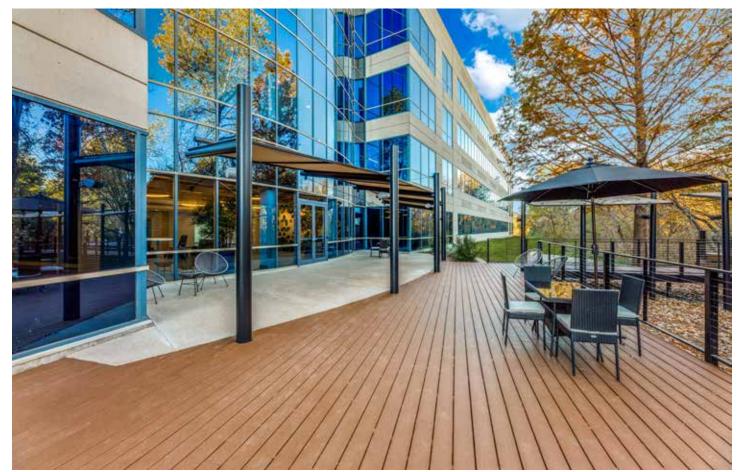


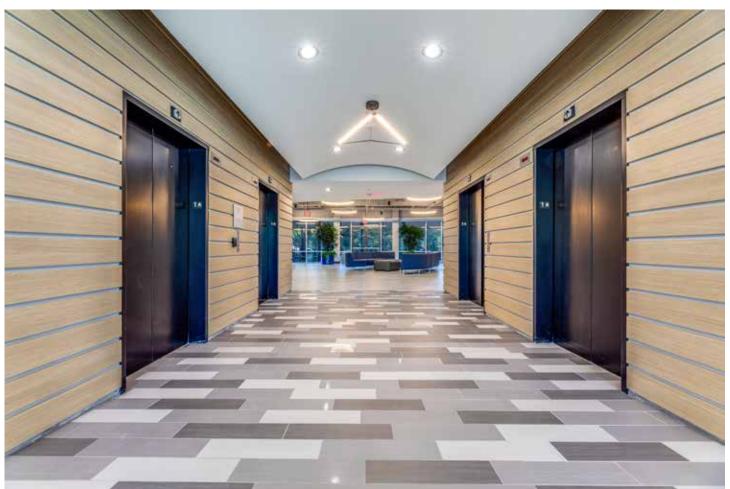






CAFÉ OUTDOOR AREA FITNESS CENTER MANAGEMENT OFFICE





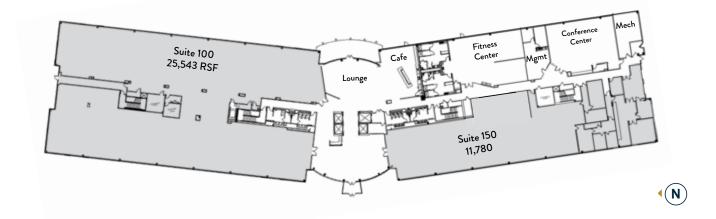




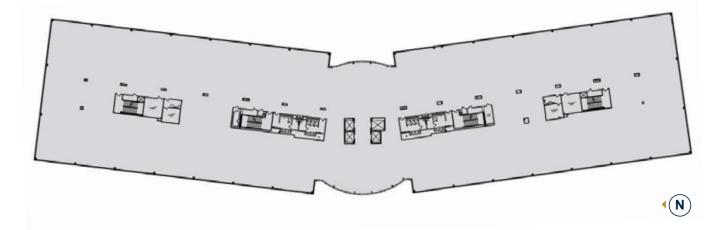
FLOORPLATES

SECOND FLOOR | 53,677 RSF (23,386 SF Remaining)
THIRD FLOOR | 54,640 RSF
FOURTH FLOOR | 54,633 RSF

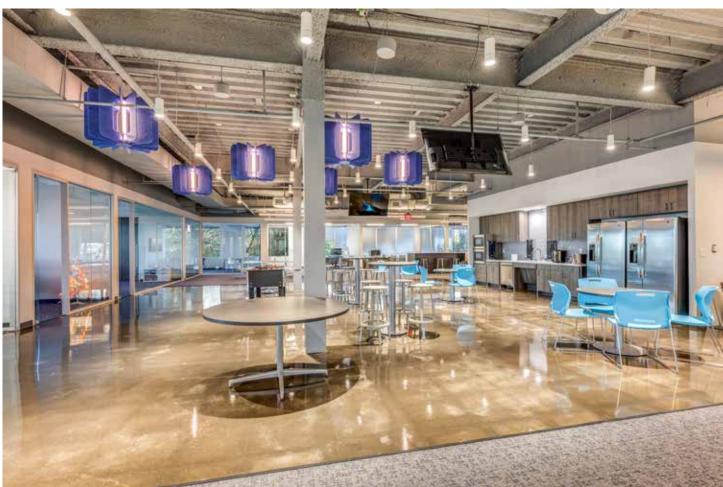
FIRST FLOOR | 36,309 RSF



TYPICAL FLOOR

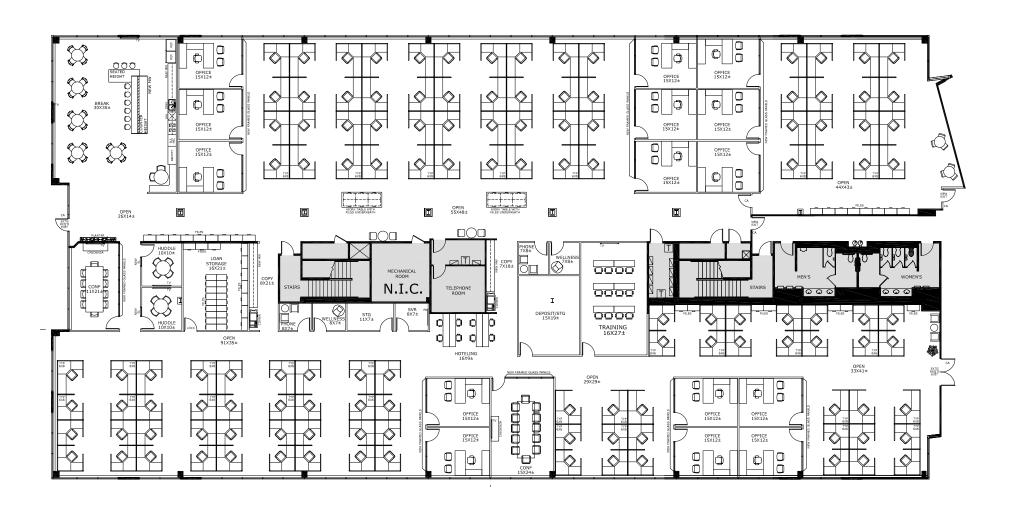








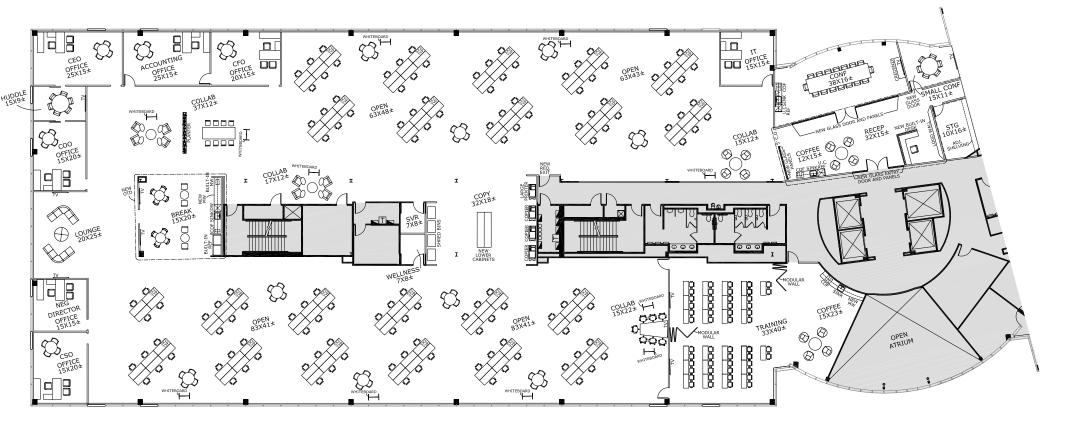




HYPOTHETICAL 23,386 RSF

HYPOTHETICAL

30,291 RSF



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