



### PROPERTY DESCRIPTION

Located in the Technology Business Campus in the city limits of Richardson, the property is zoned I-M(1) (Industrial District), was built in 2001 and the total building measures approximately 19,659 SF. Fiber internet service is available to the property, and all suites have HVAC.

Ceiling height approx. 11ft throughout (11ft 10in in HVAC warehouse area). Ideal facility, location, and amenities for IT, medical lab, call center, office, and many other uses.

Area C is approx. 1,709 SF of general office space that can be combined with areas E & D.

Area D is approx. 5,250 SF, is fully air conditioned flex-space and includes a 10ft x 10ft roll-up door with grade-level loading ramp.

Area E measures approx. 1,135 SF and is a large kitchen/break area that could be used as a cafeteria.

Area F measures approx. 4,679 SF, includes reception area, 2 conference rooms, dedicated restrooms, kitchen, break counter, 8 offices, storage areas, and open, collaborative workspaces.

Areas A & B are leased through early 2025 (approx. 6,886 SF combined).

### PROPERTY HIGHLIGHTS

- For Lease or For Sale
- Located just east of President George Bush Turnpike, and east of US-75
- Ideal for office, lab, call center, R&D, and many other business uses
- 66 on-site parking spaces (3.4:1,000)
- Private offices, hall break/kitchen area, and in-suite restrooms
- Fiber internet access and wired for security system
- Current estimated NNN expenses are \$7.00 PSF/YR
- Property website: <https://buildout.com/website/3301matrixdr>

### OFFERING SUMMARY

Sale Price:	\$4,800,000
Lease Rate:	\$13.00 SF/yr (NNN)
Available SF:	1,135 - 12,773 SF

Angela Harwell, CCIM, TACS, RENE, PSA, Commercial Realtor  
214 578 0087

Jose Duarte, CCIM  
972 885 8180

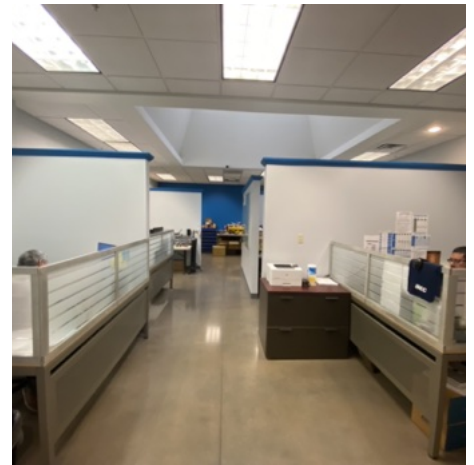
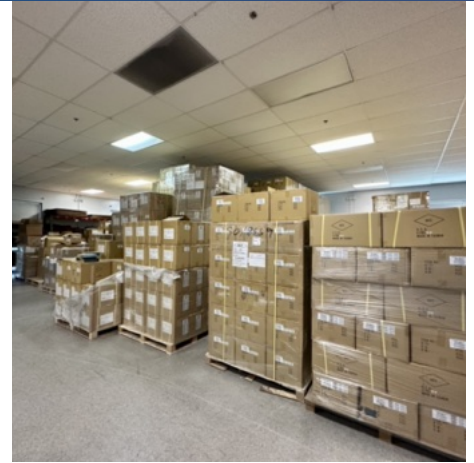


COLDWELL BANKER  
**COMMERCIAL**  
JIM STEWART, REALTORS®

# FOR LEASE/FOR SALE

TECHNOLOGY BUSINESS CAMPUS

3301 Matrix Drive Richardson, TX 75082



**Angela Harwell, CCIM, TACS, RENE, PSA, Commercial Realtor**  
214 578 0087

**Jose Duarte, CCIM**  
972 885 8180



**COLDWELL BANKER  
COMMERCIAL**  
JIM STEWART, REALTORS®

# FOR LEASE/FOR SALE

TECHNOLOGY BUSINESS CAMPUS

3301 Matrix Drive Richardson, TX 75082



**Angela Harwell, CCIM, TACS, RENE, PSA, Commercial Realtor**  
214 578 0087

**Jose Duarte, CCIM**  
972 885 8180

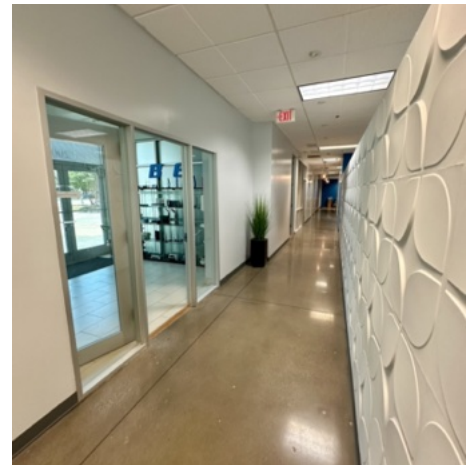
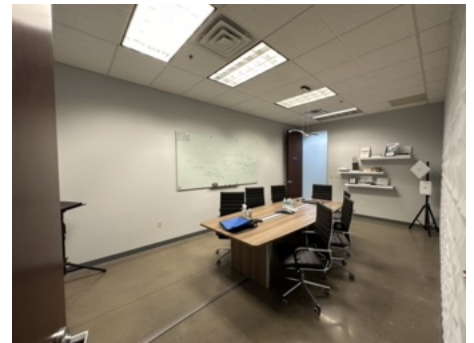
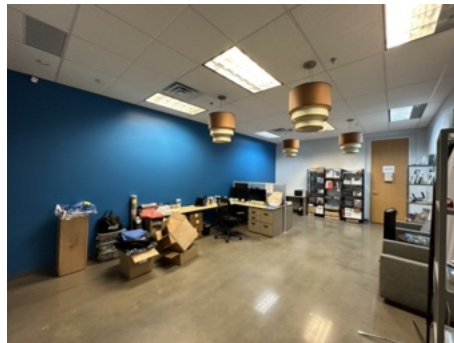


**COLDWELL BANKER  
COMMERCIAL**  
JIM STEWART, REALTORS®

# FOR LEASE/FOR SALE

TECHNOLOGY BUSINESS CAMPUS

3301 Matrix Drive Richardson, TX 75082



Angela Harwell, CCIM, TACS, RENE, PSA, Commercial Realtor  
214 578 0087

Jose Duarte, CCIM  
972 885 8180



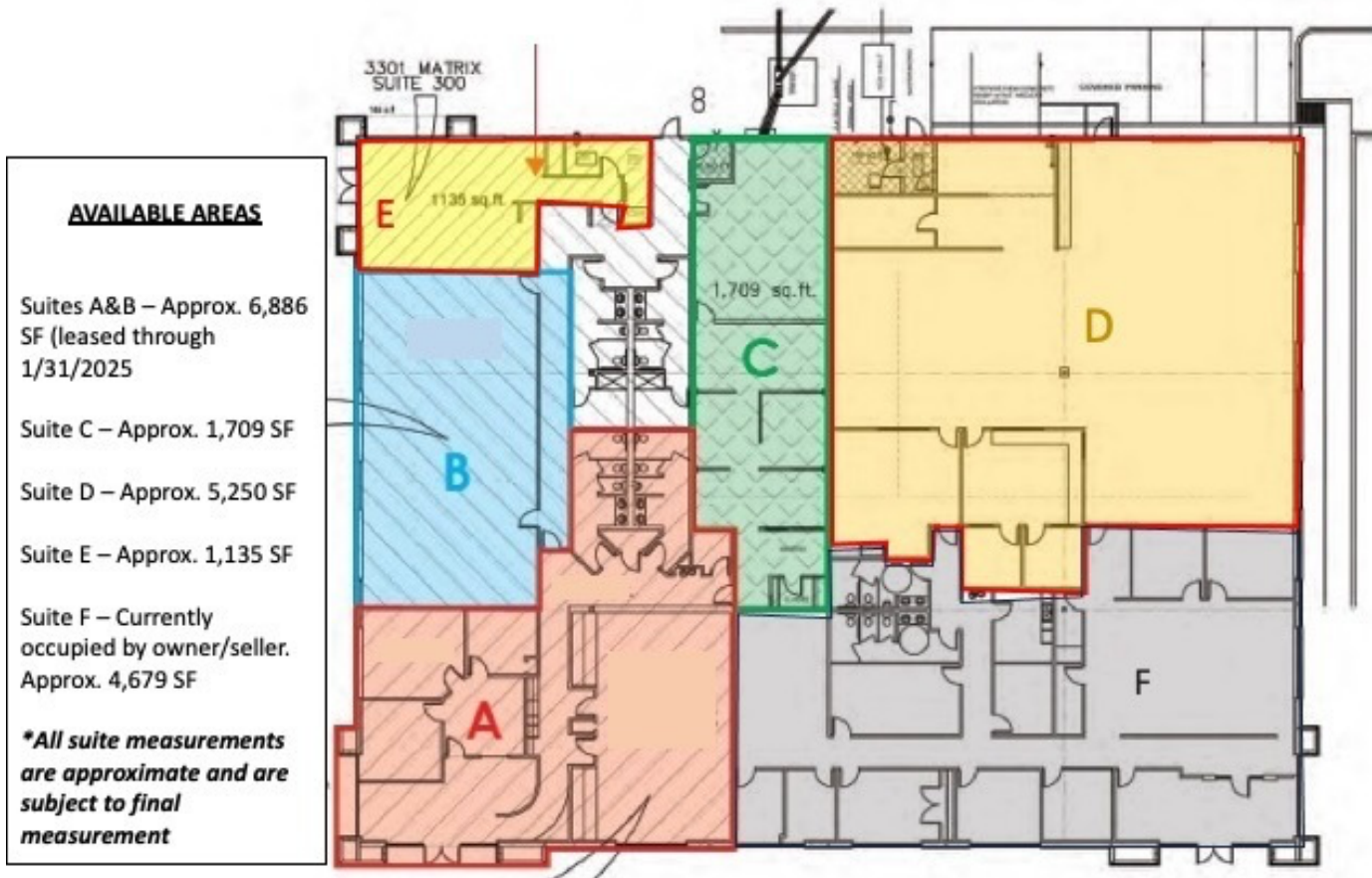
COLDWELL BANKER  
**COMMERCIAL**  
JIM STEWART, REALTORS®

# FOR LEASE/FOR SALE

TECHNOLOGY BUSINESS CAMPUS

3301 Matrix Drive Richardson, TX 75082

Total gross SF: 19,659 for the building



Angela Harwell, CCIM, TACS, RENE, PSA, Commercial Realtor  
214 578 0087

Jose Duarte, CCIM  
972 885 8180

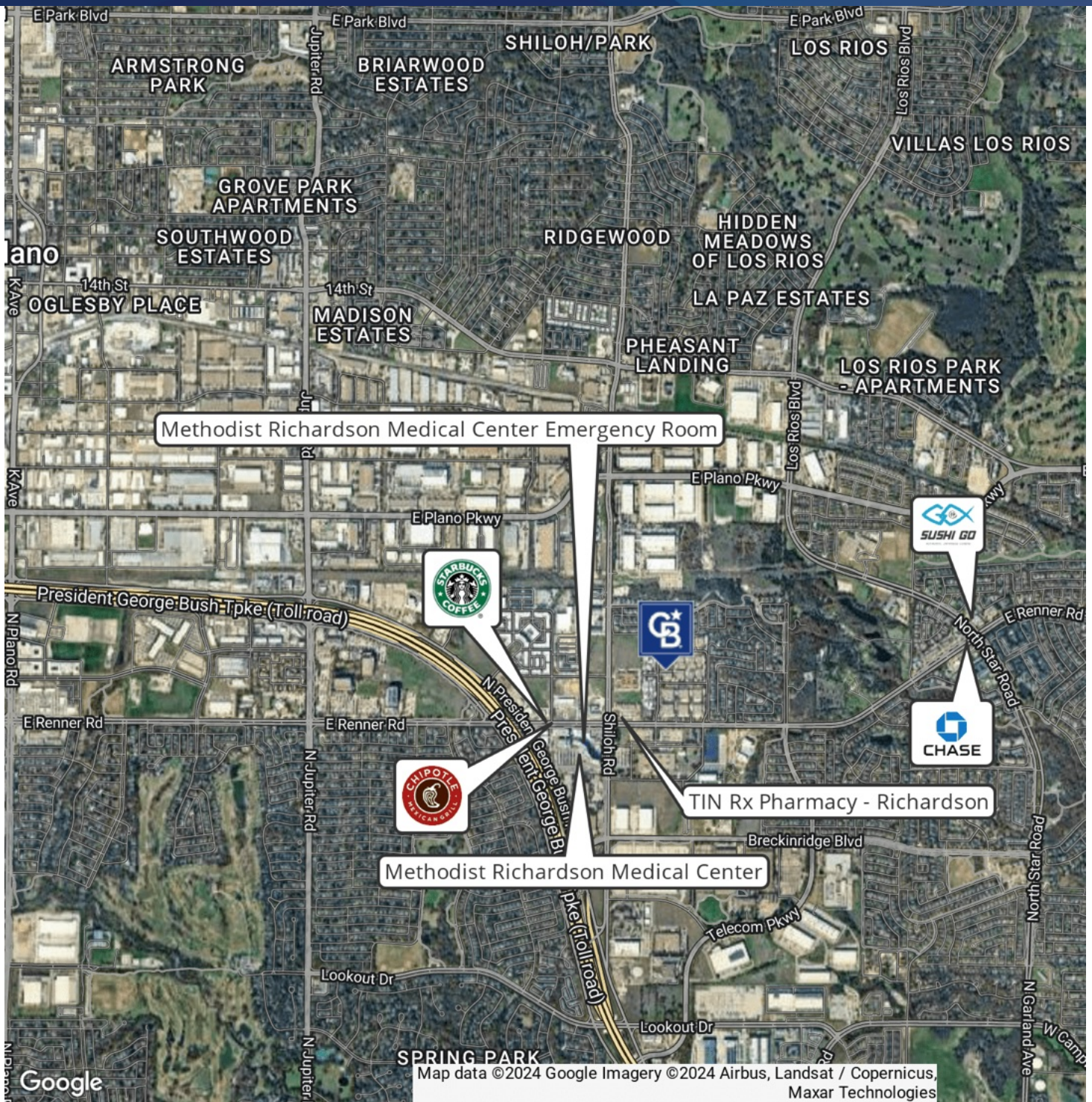


COLDWELL BANKER  
**COMMERCIAL**  
JIM STEWART, REALTORS®

# FOR LEASE/FOR SALE

TECHNOLOGY BUSINESS CAMPUS

3301 Matrix Drive Richardson, TX 75082



Angela Harwell, CCIM, TACS, RENE, PSA, Commercial Realtor  
214 578 0087

Jose Duarte, CCIM  
972 885 8180

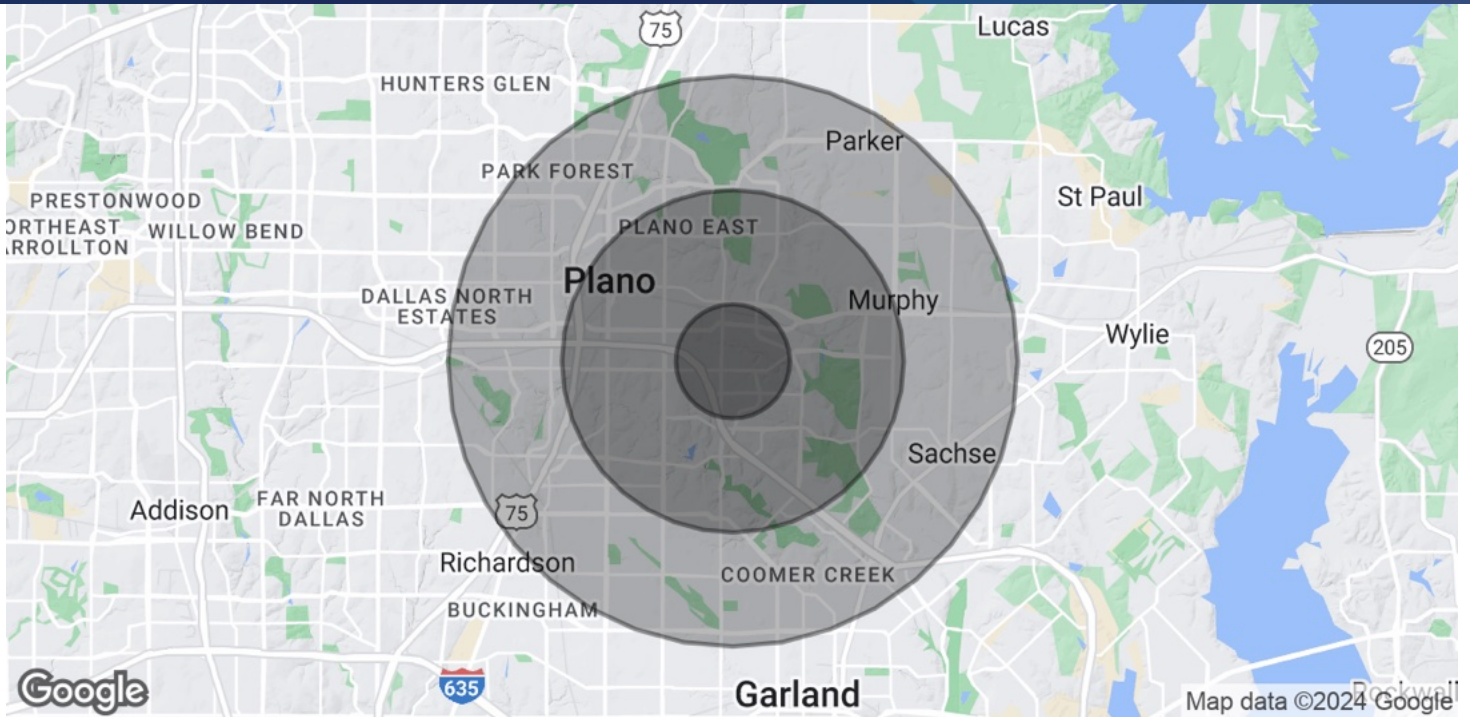


COLDWELL BANKER  
**COMMERCIAL**  
JIM STEWART, REALTORS®

# FOR LEASE/FOR SALE

TECHNOLOGY BUSINESS CAMPUS

3301 Matrix Drive Richardson, TX 75082



## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,229	87,611	264,489
Average Age	36.8	38.2	38.7
Average Age (Male)	33.6	37.1	37.7
Average Age (Female)	40.2	40.7	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,504	32,912	95,785
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$126,087	\$104,949	\$102,901
Average House Value	\$318,720	\$252,455	\$252,947

2020 American Community Survey (ACS)

Angela Harwell, CCIM, TACS, RENE, PSA, Commercial Realtor  
214 578 0087

Jose Duarte, CCIM  
972 885 8180



COLDWELL BANKER  
**COMMERCIAL**  
JIM STEWART, REALTORS®



# Information About Brokerage Services

Texas law requires all real estate licensees 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 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Coldwell Banker Apex Realtors</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>590914</b> License No.		<b>(972)783-1919</b> Phone
<b>Lori Arnold</b> Designated Broker of Firm	<b>323729</b> License No.	<b>lori@cbapex.com</b> Email	<b>(972)783-1919</b> Phone
<b>Grace Braswell</b> Licensed Supervisor of Sales Agent/ Associate	<b>437683</b> License No.	<b>grace@cbapex.com</b> Email	<b>(972)727-3377</b> Phone
<b>Angela Harwell</b> Sales Agent/Associate's Name	<b>681213</b> License No.	<b>a.harwell@orioncrg.com</b> Email	<b>(214)578-0087</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date