LAKESIDE

CENTRE I & II

RICHARDSON, TEXAS

NEWMARK | EXECUTIVE SUMMARY

318,822 SF | 12.9 ACRES

THE OFFERING

Newmark, as exclusive advisor, is pleased to present the opportunity to acquire **Lakeside Centre I & II** (the "Property"), a two-building office campus located in Richardson, Texas — the heart of Dallas-Fort Worth's premier technology corridor and a hub for innovation and entrepreneurship. The recently vacated campus features over 300,000 square feet of well-located office space and a four-story parking garage, and 4.25 acres of land for future development, all situated in a highly desirable, accessible location.

The Property has long been a destination for major corporations, most recently serving as home to AT&T. Today, it not only presents an opportunity for value-add investors but also serves as an ideal destination for an owner-user seeking to control their own campus.

Offered well below replacement cost, Lakeside Centre I & II is a rare opportunity to acquire nearly 13 acres of land and 300,000+ square feet of well-located office space in Richardson, one of DFW's most established technology hubs.

PROPERTY SUMMARY

ADDRESS:
2250 & 2270 Lakeside Boulevard, Richardson, Texas 75082

RENTABLE SQUARE FOOTAGE:
Lakeside I: 203,239 SF

Lakeside II: 115,583 SF

Total SF: 318,822

LEASED:
0.0% As of 4/1/2027

YEARS BUILT / RENOVATED:
1986 / 2008

CEILING HEIGHTS:
9.0'

SITE SIZE:
12.9 Acres

ZONING:
I-M(1)

ON-SITE PARKING:
4.9:1,000

INVESTMENT HIGHLIGHTS

Blank Canvas Opportunity

The Property offers investors tremendous business plan optionality. Investors have the opportunity to reimagine the campus and take advantage of the leasing momentum in Richardson, explore future densification, or procure a user.

Expansive Site with Exceptional Accessibility

Situated on 12.9 acres along North Greenville Avenue, the Property provides direct access to US-75 and is only five minutes from President George Bush Turnpike.

Significant Basis Advantage

Offered at a discount to replacement cost, investors can take advantage by offering tenants above market concessions and rental rates 26% below Class A Richardson market rents.

Thriving Submarket

Lakeside I & II's direct competitive set boasts a 91% average occupancy and has experienced over 484,000 square feet of positive net absorption since 2025.

Blue Chip Corporate Presence

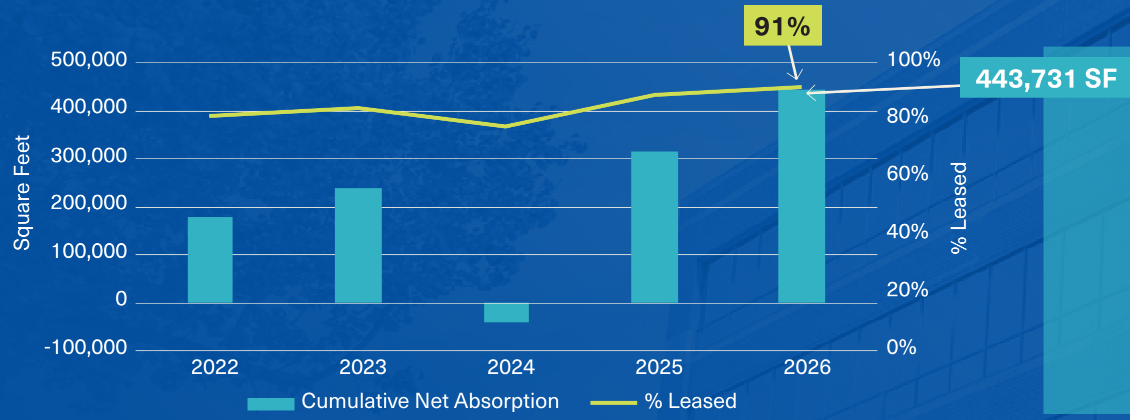
Richardson's high-quality real estate, accessibility, and competitive rental rates has attracted the nation's leading investment grade tenancy. Tenants include the likes of Raytheon, Geico, AT&T, State Farm, Goldman Sachs, and many more . Since 2025 nearly 550,000 square feet of investment grade tenancy has signed leased space in Richardson.

Proximity to University of Texas at Dallas

The Property is located less than five miles from UT Dallas, a rapidly expanding Tier 1 university. The university's leading research programs have been a magnet for the nation's leading technology firms, who are looking to hire premium STEM talent in DFW.

Richardson's Supply Constrained Advantage

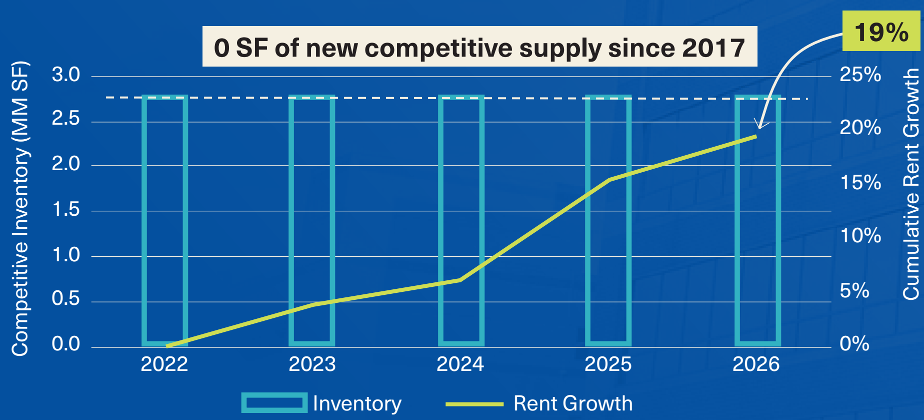
Richardson has long been the destination for high-quality corporate tenants in North Texas. With no new construction in the pipeline and rents accelerating, existing properties such as Lakeside Centre I & II are positioned as the primary alternatives for tenants seeking to relocate to the market.



CLASS A OCCUPANCY & NET ABSORPTION

Over the past five years, Richardson's competitive office supply has benefited from nearly 500,000 square feet of positive net absorption, resulting in the highest occupancy levels since 2014.

Source: Costar, Newmark Research



DELIVERIES & RENT GROWTH

Richardson's most recent office development was in 2017. The lack of new supply coupled with tremendous tenant demand has led to 19% rent growth over the past five years.

Source: Costar, Newmark Research

850,000+ SQUARE FEET OF RICHARDSON SUPPLY REMOVED

3 BUILDINGS SOLD TO USERS

2 BUILDINGS CONVERTED TO INDUSTRIAL

5 BUILDINGS REPURPOSED

WELL-LOCATED, HIGH-QUALITY ASSET

Within 1-Mile of Lakeside Centre I & II:

$100K+ Median Household Income

31K Daytime Population

$576K+ Average Home Value

75	PGBT TOLL	Interstate 635	Dallas North Tollway TOLL	ADDISON AIRPORT
DIRECT ACCESS	5 MINUTES	5 MINUTES	15 MINUTES	20 MINUTES

DFW DALLAS FORT WORTH INTERNATIONAL AIRPORT

Dallas Love Field

WITHIN 30 MINUTES OF TWO INTERNATIONAL AIRPORTS

ZONING SUMMARY

POTENTIAL REDEVELOPMENT USES

Lakeside Centre I & II currently fall into the I-M(1) zoning district, a broad zoning classification which allows for general office and industrial uses. See below for a summary of the zoning and its permitted uses.

Zoning Summary	I-M(1) Industrial District
Maximum Height	75’
Max FAR	0.75
Max Lot Coverage	n/a

Setbacks	
Minimum Front Yard	40’
Minimum Side Yard	n/a
Minimum Rear	n/a

Permitted Uses

Office	Industrial	Other	Not Permitted
General Office	Manufacturing Facility	Radio / TV Station	Multifamily Residential
Bank or Financial Institution	Distribution Center	Health Club	Single Family Residential
Research Laboratories & Facilities	Warehouse	Church	Hotel

Click here for more information on the I-M(1) Zoning District

PREMIER RICHARDSON LOCATION

Adjacent to Some of Dallas' Premier Submarkets

Equidistant to far north dallas' lower tollway & legacy - ideally positioned for growth.

Superior Connectivity Across the Metroplex

Immediate access to US 75, President George Bush Turnpike and I-635 - 15 minutes from the Dallas North Tollway.

Easy Access to Two International Airports

Within 30 minutes from DFW Airport and Dallas Love Field.

Highly Skilled & Well-Educated Labor Pool

Workforce of over 3 Million within 30 minutes.

Attractive Location for the Full Employment Spectrum

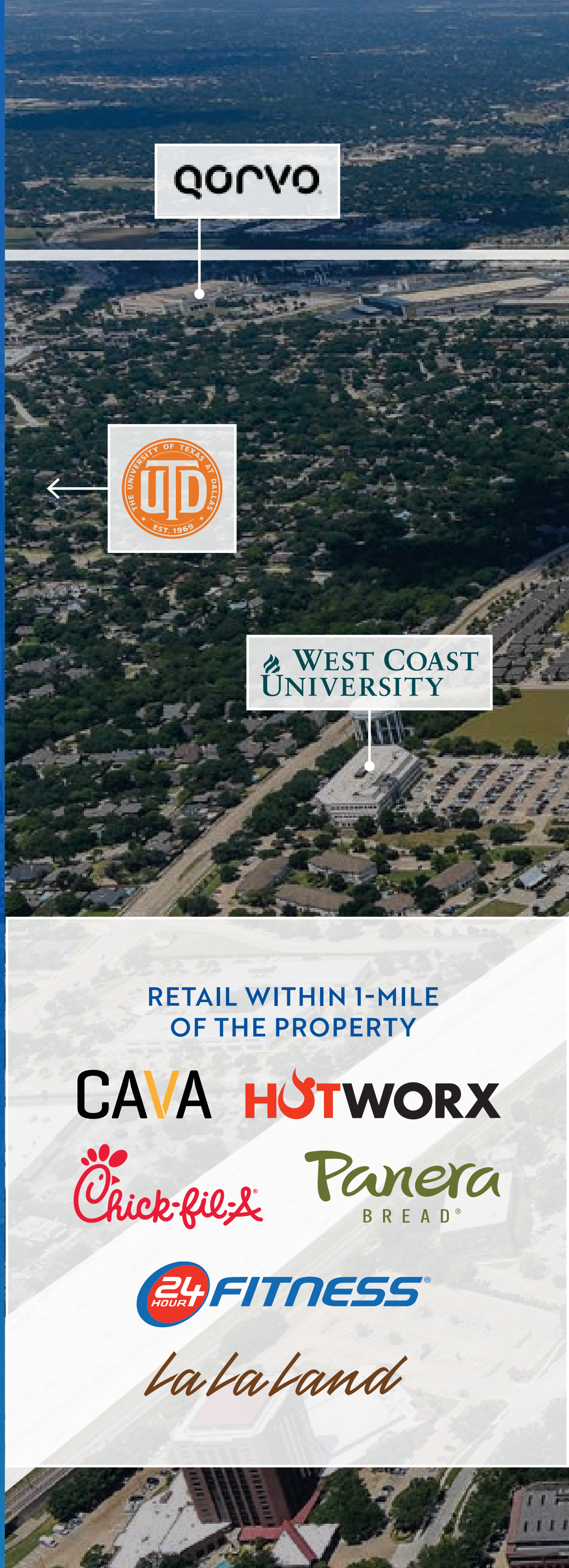
Executive neighborhoods, upscale townhomes and urban style multifamily.

First-Class Entertainment, Dining and Shopping

Eisemann Center for Performing Arts, hundreds of restaurants and shopping.

Exceptional Quality of Life

800+ Acres of parks and greenspace, 40 miles of trails and multiple popular golf courses.




State Farm
Retail
Whole Foods Market
The Brass Tap Craft Beer Bar
CVS
Texas Instruments
PGBT TOLL
Kimley»Horn
Raytheon
Fujitsu
North American HQ
Spring Creek Nature Area
100+ Acre park with numerous walking trails
Cisco
North Texas Technology Campus
Potential Future Mixed-Use Development
BlueCross BlueShield
R
Renaissance Hotels
Sherill Park Golf Course
75
215,000+ VPD
Texas Capital Bank
AT&T
GEICO
CBRE
Goldman Sachs
North Plano Road
RealPage
North Glenville Drive
Future 76,000 SF Industrial Facility
Est. Completion: Feb. 2027
North Greenville Avenue
Qorvo
Lakeside
Centre I & II
Texans Credit Union
peoplefun

DALLAS-FORT WORTH ADVANTAGE

DFW is the fastest growing metro in the United States and is one of the nation's leading business hubs, combining a low cost of living, a pro-business environment and exceptional access to US and international markets through its world-class airports.

Workforce & Job Growth

90%
of workers have a high school diploma or higher

40%
of workers hold a bachelor's degree or higher

4.3MM
Total labor force population

>600K
Jobs created in the past 5 years

1.3MM
Jobs created since 2010

46,800
New jobs in 2025

30
Headquarters announcements in 2025

Source: Dallas EDC

DFW By The Numbers

Population: 8.5MM

487
Daily New Residents

Median Home Value: $385K

Median Household Income: $94,429

2.9MM
Total Households

4.1%
Unemployment

Source: Dallas EDC

FIVE R1: DOCTORAL UNIVERSITIES

UNT University of North Texas

UTD The University of Texas at Dallas Est. 1969

University of Texas Arlington

SMU

UT Southwestern Medical Center

DFW Sweeps the Competition

#1 **Metro for Corporate Relocations**
Site Selection Magazine, 2025

#1 **Tech Hub Among US Metros**
StartupBlink, Global Startup Ecosystem Index, 2025

#1 Best State for Business
Chief Executive Magazine, 2025

#1 in Job Growth Since Pre-COVID peak
BLS, Dec. 2025

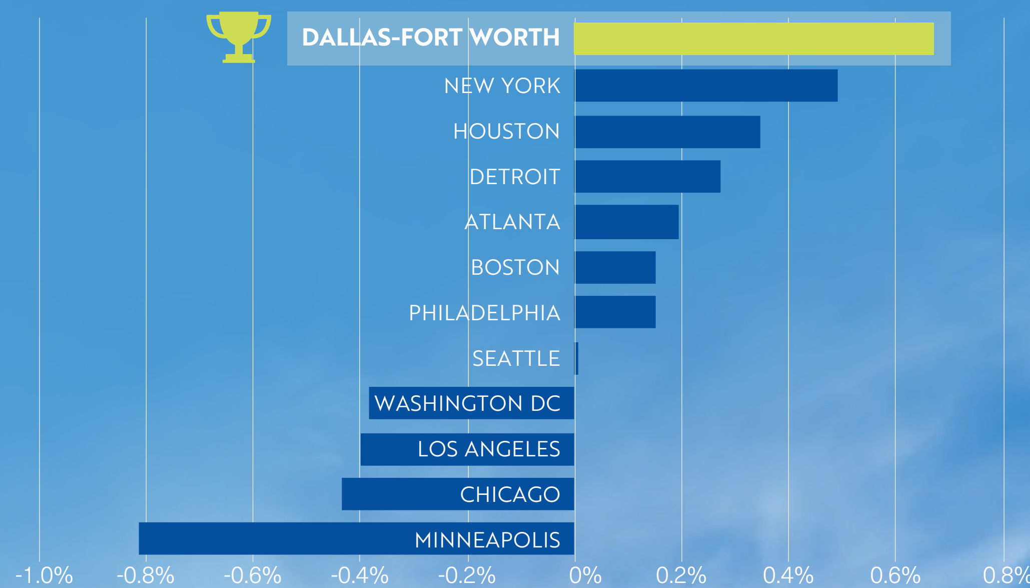
#1 **Overall Real Estate Prospects**
PwC / ULI 2026 Emerging Trends

PwC has listed DFW as #1 in the Emerging Trends in the Real Estate Markets to Watch list, which ranks cities on investment and development potential.

DFW Office Market

Among major markets, Dallas-Fort Worth ranks first in overall office absorption over the past 12 months as a % of inventory.

OFFICE DEMAND VARIES ACROSS MAJOR MARKETS



Source: CoStar August 2026

LAKESIDE

CENTRE I & II

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