

University Plaza

275 W. Campbell Rd.
Richardson, Tx

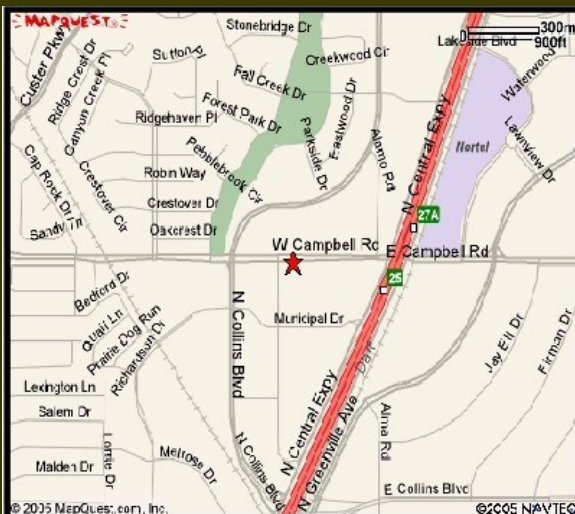


Property Details:

118,614 RSF / 6 Floors

Surface Parking: 5/1,000 sf

Covered Parking: 1/1,000 sf



For more information, please call:

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Beltway Commercial Real Estate
www.beltwayco.com



Walking distance to Starbucks, Potbelly, Doubletree Hotel, Jimmy John's, Chipotle as well as a barber shop and dry cleaners.

Building:

275 W. Campbell Road
Richardson, Texas 75080

Landlord:

Beltway Commercial Real Estate
owns, manages and leases
University Plaza

Construction:

1980

Rentable Square Feet:

118,632

Common Area Factor:

12%

Parking:

5:1000 (surface)

1:1000 (non-reserved covered)

Elevators:

Three passenger

Amenities:

Vending room, day porter, three
building engineers, walking distance
to numerous restaurants, hotel, re-
tail.

Security:

Courtesy patrol checks exterior and
interior locks three times per night.
After-hours card key access system
is utilized at both lobby entrances.

Ceiling Height:

9' (floors 2-6)

10' 10" (1st floor)

Normal Building Hours:

Monday—Friday (7:00am—6:00pm)

Saturday (8:00am—1:00pm)

(Excluding Holidays)

Telecom Providers:

Spectrum—Coax, fiber, phone, video, cable and music services

Logix—Fiber, T-1, phone

DFW Broadband, AT&T, Direct TV, Dish, One Ring Networks, XO Commu-
nications, Alpheus Communications

Fire/Life Safety: The Building is equipped with a fully automatic fire sprinkler
system with automatic fire detection. It is a wet sprinkler system with an auto-
matic fire pump. It is equipped with a building-wide fire alarm system with a
voice evacuation system that is monitored 24/7 with automatic fire department
dispatch. The system is equipped with horns/strobe devices, smoke detectors
and fire extinguishers.

Emergency System: 90 minutes of emergency power from batteries to exit signs
and emergency lighting fixtures in tenant suites, common areas and stairwells.

HVAC: The Building is equipped with two 130-ton Trane Air Cooled Screw
Chillers with fan powered VAV boxes utilizing electric heat strips. The VAV
boxes have Direct Digital Controls (DDC) with multiple zones. The HVAC is
controlled by LSI Energy Management System.

