



3400 Waterview Parkway

Richardson, Texas

FOR LEASE



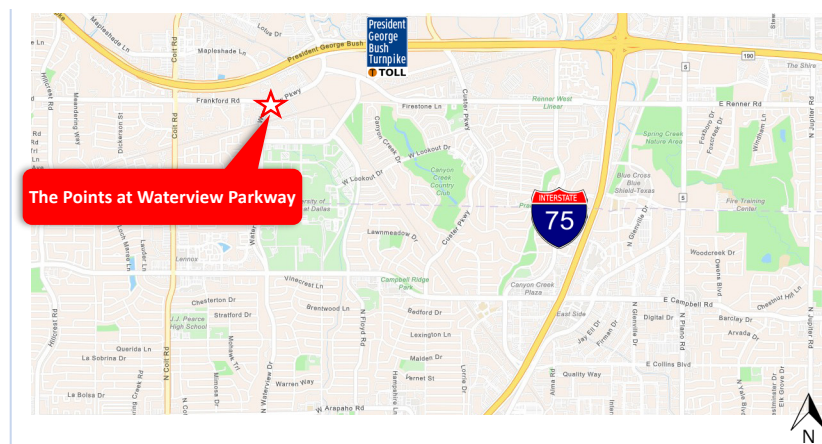
**CITADEL
PARTNERS**

Real Estate Advisors

15770 N Dallas Parkway
Suite 800
Dallas, Texas 75248
(972) 980-2800

1300 Summit Avenue
Suite 428
Fort Worth, Texas 76102
(817) 840-7200

CitadelPartnersUS.com



Property Description

- **Year Built** 1998
- **Building Site** 204,298 Rentable Square Feet (RSF)
- **Stories** 4 Stories
- **Common Area Factor** 1st Floor: 18.85%
2nd Floor: 14.86%
3rd Floor: 15.63%
4th Floor: 9.56%
- **Typical Floor Size** 50,674 Rentable Square Feet (RSF)
- **Parking** Concrete Surface 4.00/1,000 Ratio
with 95 Covered Spaces
- **Elevator** 3 Lobby Passenger, 1 Private (Access to 3rd Floor Only),
1 Freight Elevator
- **Security** Security Guard service Monday through Friday
from 7:00 AM until 11:00 PM

The Opportunity

- Space Availabilities Ranging from 2,304 RSF to 159,197 RSF
- Additional Land for Build-To-Suit up to 101,000 RSF
- Top of Building Signage Available

Building Features

- Sand Volleyball and Basketball Courts
- Adjacent to future DART Silver Line Station
- Property adjacent to Nationally Regarded University of Texas at Dallas
- On-Site ATM and Food Service Delivery
- On-Site Property Manager

Property Amenities



Spacious, Well-Appointed Lobby

Classroom Style Conference Facility with free WiFi
Half Day: \$75 / Full Day: \$100
Accommodating Up To 70



Tenant Lounge with free WiFi

95 Covered Parking Spaces



Fitness Center which includes Showers and Lockers
Free of Charge for Tenants



Just The Facts

The Points at Waterview Parkway

Rentable Square Feet	204,298 RSF
Typical Floor Plate	53,205 RSF
Number of Floors	4
Estimated Electricity	\$1.31/PSF
2023 Estimated Operating Expense (excludes Electricity)	\$10.62/PSF
Fiber Providers	Charter Communications, Level 3, Zayo, and AT&T
Elevators	3 Passenger / 1 Private (3rd floor only) / 1 Freight

PROPERTY SPECIFICATIONS:

Project Description:

Class A office building constructed of cast-in-place concrete with insulated and tinted dual pane building glass for energy efficiency

HVAC:

Two, 340-ton Trane air chillers

Security/Life Safety:

Security Guard service Monday through Friday from 7:00 AM until 11:00 PM

Parking:

Surface Parking ratio of 4.5/1,000
95 Covered Parking Spots

Owned and Operated by:

Wolverine Interests



3400 Waterview Parkway

Richardson, Texas

Area Information





**CITADEL
PARTNERS**

Real Estate Advisors

Mac Morse

Market Principal

(972) 980-2917 o

(469) 556-1981 c

MMorse@CitadelPartnersUS.com

Scott Morse, SIOR, CCIM

Managing Partner

(972) 980-2802 o

(214) 215-3174 c

SMorse@CitadelPartnersUS.com

Owned and Operated by

