



Sherman Plaza Business Park

401 S. Sherman Street, Richardson, TX 75081

Richardson Submarket

THREE BUILDING COMPLEX



**CITADEL
PARTNERS**

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401 S. Sherman Street

Richardson, TX 75081

Property Information

Land Site:	4.491 Acres
Building Size:	55,839 Square Feet
Building 1:	22,361 Square Feet
Building 2:	24,314 Square Feet
Building 3:	9,164 Square Feet
Year Built:	1980
Occupancy:	20%
Zoning:	IM - (1) Railside Sub-District



401 S. Sherman - Aerial

Buildings



401 S. Sherman - Aerial

Acreage: 4.49



Horizontal Leasing Plan



TOTAL SQUARE FOOTAGE

BLDG 100 SF = 9,164

BLDG 200 SF = 24,314

BLDG 300 SF = 22,361

TOTAL = 55,839

401 S. Sherman Street

Buildings 1, 2 and 3

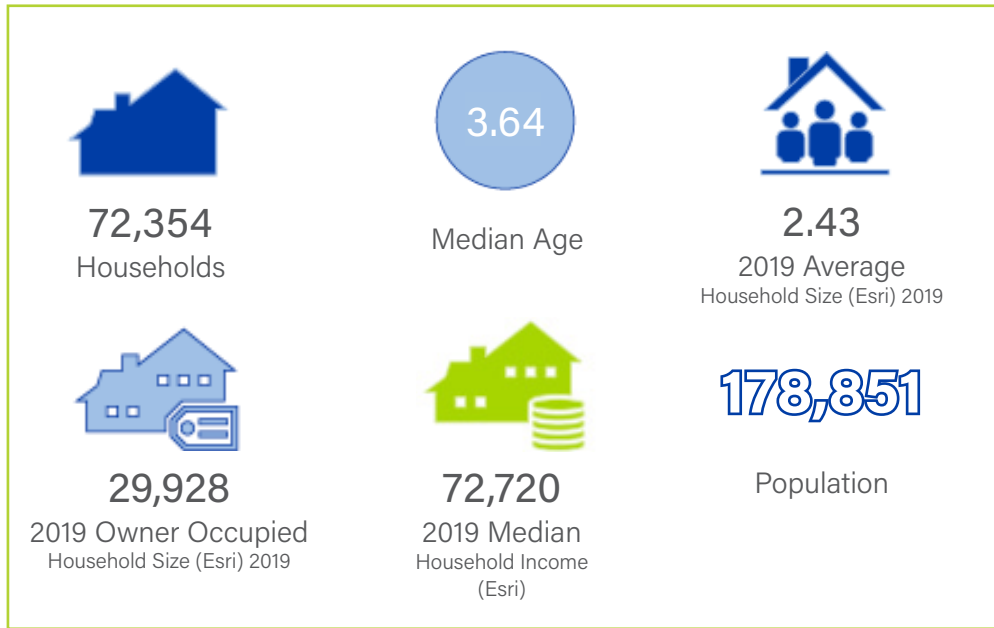
Rent Roll

BUILDING 1					
<u>Address</u>	<u>Bldg.</u>	<u>RSF</u>	<u>Tenant</u>	<u>Lease Exp.</u>	<u>Rent PSF</u>
401 S Sherman St	101	3,428	RISD	-	-
401 S Sherman St	105	3,369	RISD	-	-
401 S Sherman St	107	2,250	RISD	-	-
401 S Sherman St	109	2,250	RISD	-	-
401 S Sherman St	111	2,250	BIG D LUMBER	M-T-M	\$7.78 NNN
401 S Sherman St	113	2,297	RISD	-	-
401 S Sherman St	115	2,371	RISD	-	-
401 S Sherman St	117	1,837	RISD	-	-
401 S Sherman St	119	1,310	RISD	-	-
401 S Sherman St	121	999	RISD	-	-
Total		22,361 SF			

BUILDING 2					
<u>Address</u>	<u>Bldg.</u>	<u>RSF</u>	<u>Tenant</u>	<u>Lease Exp.</u>	<u>Rent PSF</u>
401 S Sherman St	201	999	RISD	-	-
401 S Sherman St	203	1,333	RISD	-	-
401 S Sherman St	205	1,748	RISD	-	-
401 S Sherman St	209	3,344	EURO DESIGN	M-T-M	\$6.94 NNN
401 S Sherman St	211	3,343	EURO DESIGN	M-T-M	\$6.94 NNN
401 S Sherman St	213	2,250	RISD	-	-
401 S Sherman St	215	2,250	RISD	-	-
401 S Sherman St	217	1,875	RISD	-	-
401 S Sherman St	219	2,625	RISD	-	-
401 S Sherman St	221	2,250	SOFE DESIGN	M-T-M	\$6.48 NNN
401 S Sherman St	223	2,297	RISD	-	-
Total		24,314 SF			

BUILDING 3					
<u>Address</u>	<u>Bldg.</u>	<u>RSF</u>	<u>Tenant</u>	<u>Lease Exp.</u>	<u>Rent PSF</u>
401 S Sherman S	301	1,980	RISD	-	-
401 S Sherman St	303	1,251	RISD	-	-
401 S Sherman St	305	1,787	RISD	-	-
401 S Sherman St	307	1,795	RISD	-	-
401 S Sherman St	309	2,351	RISD	-	-
Total		9,164 SF			

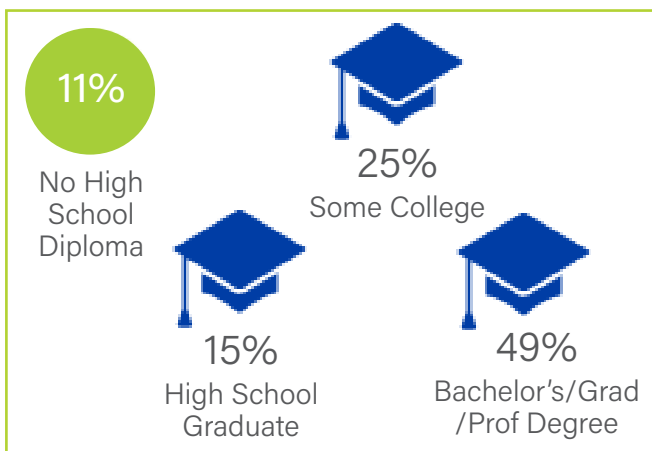
Within a 10-Minute Drive...



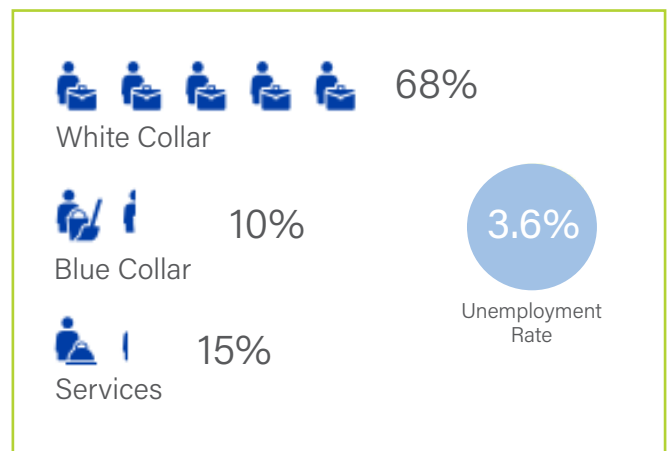
Numerous Retail and Dining Options



Education



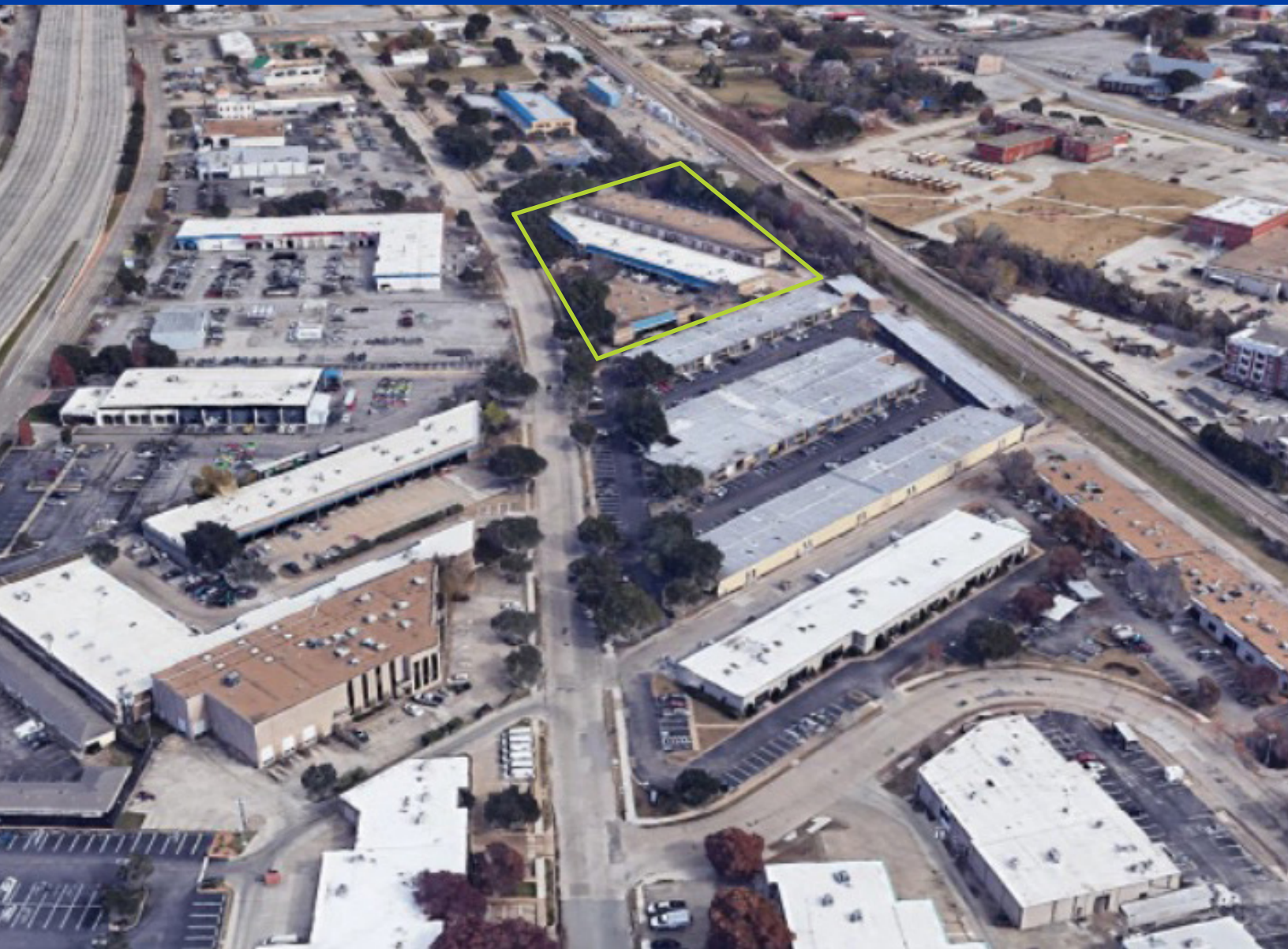
Workforce



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