

2200

GEORGE BUSH

2200 E President George Bush Hwy

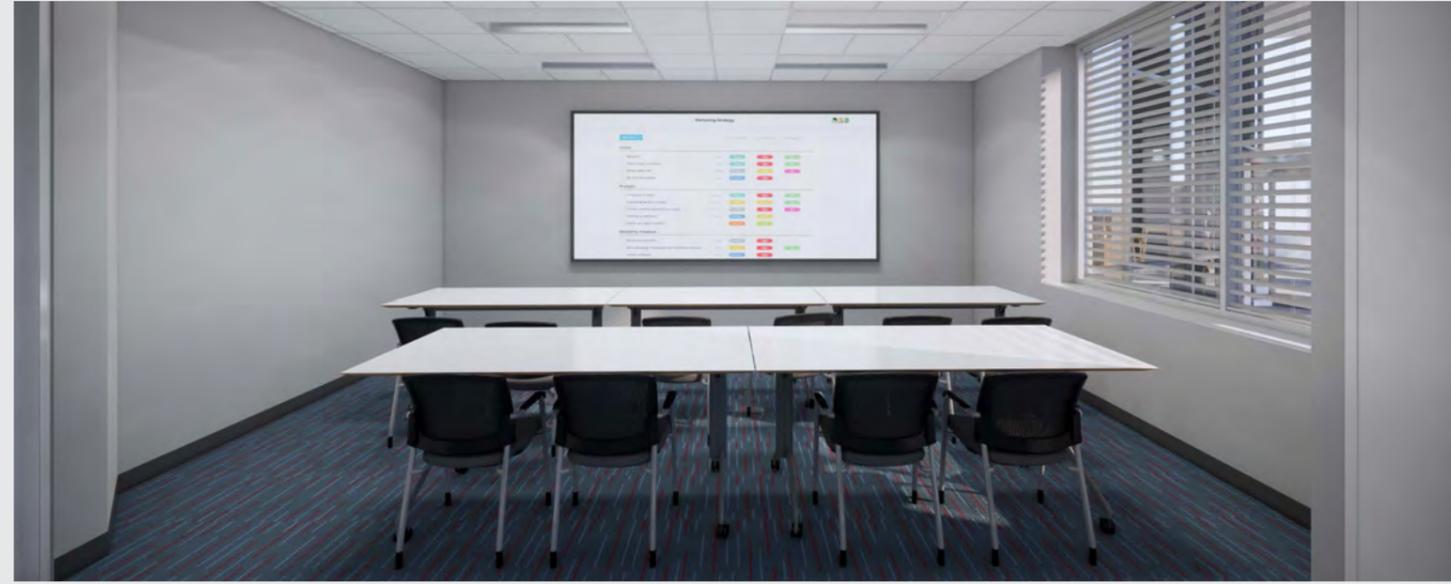
**2200**  
GEORGE BUSH

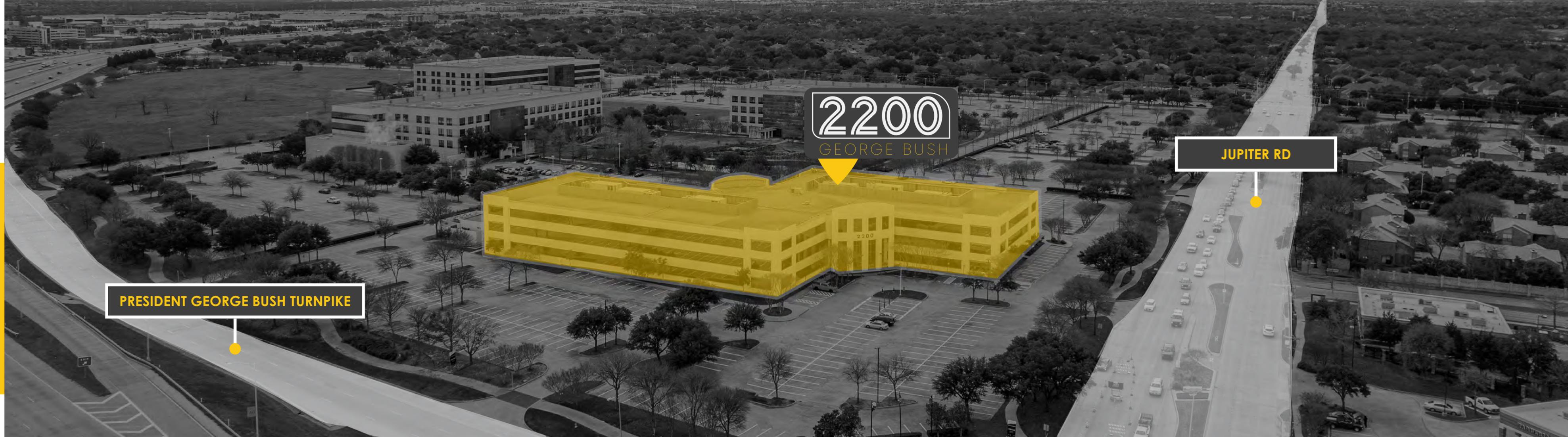


## HIGHLIGHTS.

- Prominent Building Signage
- Fully Renovated Lobby
- Plug & Play Space
- Abundant Parking – 6 per 1,000 Ratio
- Large Rectangular Floor Plates
- Close Proximity to Retail and Dining
- Minutes from Richardson's Premier CityLine Development

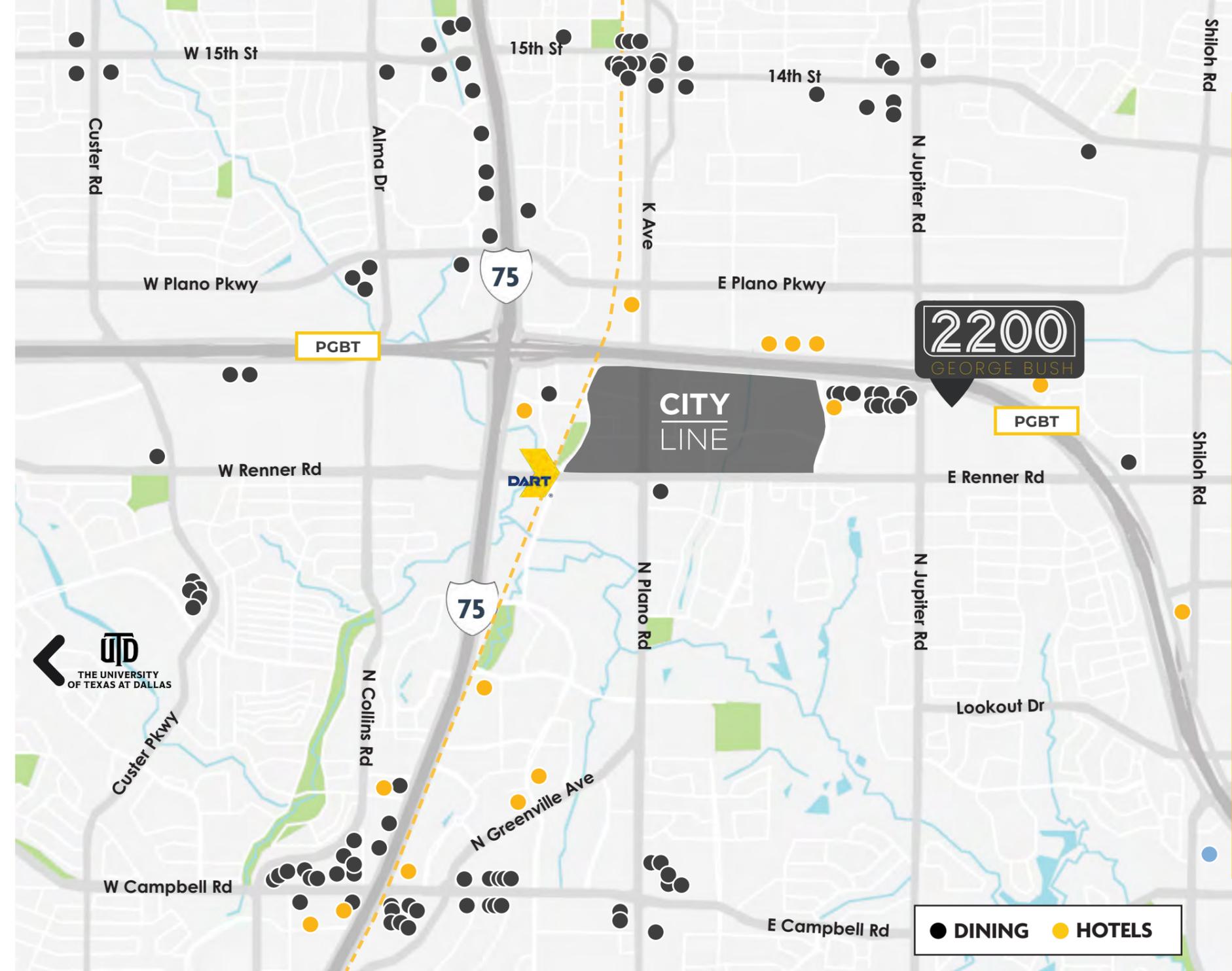
# ONGOING CAPITAL IMPROVEMENTS.





# ACCESSIBILITY.

2200 George Bush has easy ingress and egress along **President George Bush Turnpike**, and the entrance to **Central Expressway (US 75)** is just two miles away.



# AREA AMENITIES.

## DINING

- Chick-fil-A
- Modern Market Eatery
- Luna Grill
- Pei Wei
- Smashburger
- Fernando's Mexican Cuisine
- Jimmy John's
- Subway
- Panda Express
- Starbucks
- MOOYAH Burgers & Shakes
- Nestlé Toll House Café
- Edoko Sushi and Robata
- Edith's French Bistro
- Red Mango
- Tricky Fish
- Coolgreens
- Jasper's
- LA Burger
- Pho Tay Do

## HOTELS

- Hat Creek Burger Company
- Ali Baba Mediterranean Grill
- Cafe Brazil
- Mena's Tex Mex
- Urban Eatz
- Anaya Seafood
- Appolonias Italian Kitchen
- Ticky Fish
- Luna Grill
- Modern Market Eatery
- Liberty Burger
- Piada Italian Street Food
- Fish City Grill
- Apollonia's Italian Kitchen
- Freshii
- Good Union Urban BBQ
- Taco Ocho
- First Watch
- Zalat Pizza
- Fernandos Mexican Cuisine

## HOTELS

- + Aloft Richardson
- + Standard At Cityline
- + Hyatt House
- + Double Tree
- + Drury Plaza
- + Courtyard by Marriott
- + Hilton Richardson
- + Renaissance Richardson
- + Hyatt Place
- + Element
- + Sonesta Select
- + TownePlace Suites



# INFRASTRUCTURE.

**Number of Floors:** 3

**Size:** 176,831 RSF

**Floor Plate:** 59,199 RSF

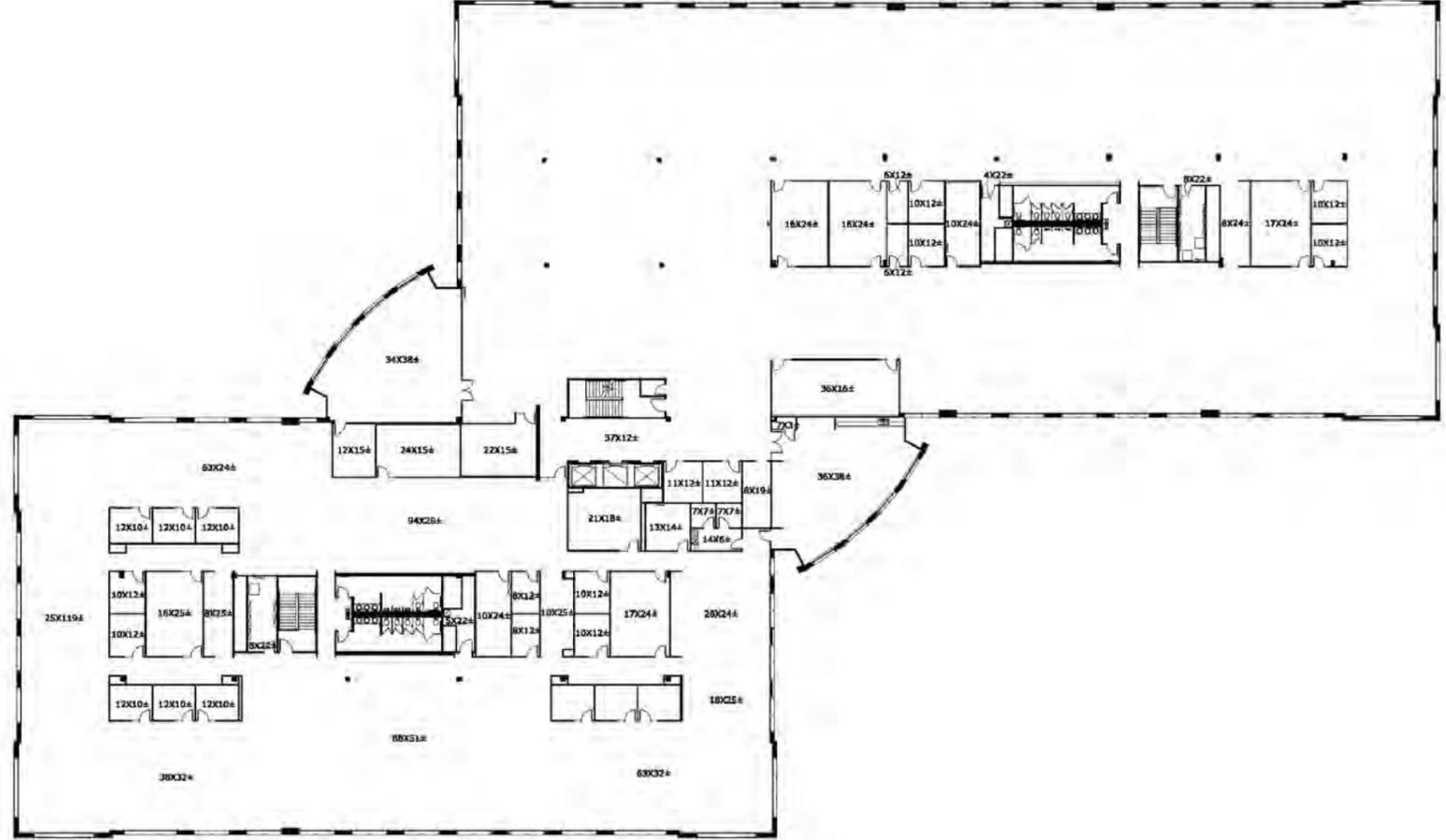
**Lot:** 8.75 AC

**Generators:** Diesel-powered Caterpillar Model 3412 750-kW generator, installed in 2000. The generator has a 750-gallon above ground (Belly-Tank) fuel-storage tank and is maintained by Holt/CAT.

**Power:** Electrical service is provided via underground feed from a pad-mounted transformer near Jupiter Road. Incoming service feeds a 4000-amp distribution panel rated at 480/277v, 3 phase, 4wire located in the main electrical room in the west wing of the building. Service is dual feed from an Automatic Transfer System (ATO).

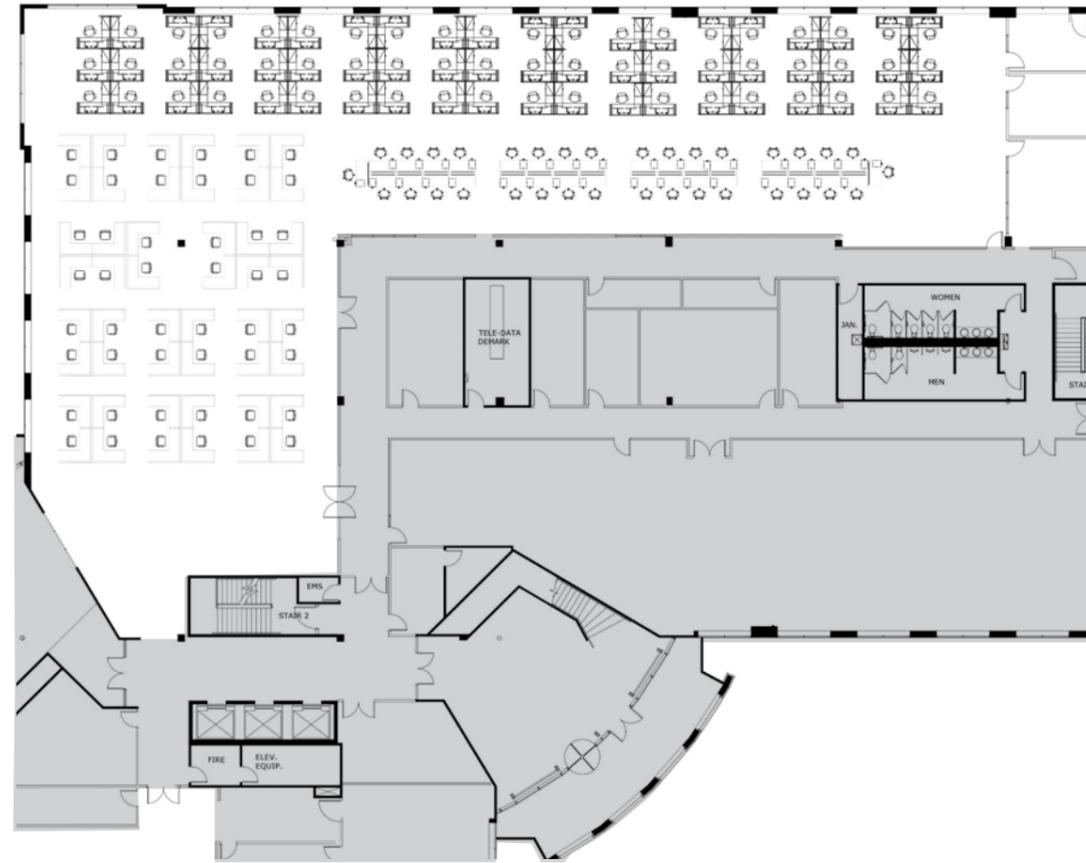
**HVAC:** The building has a total of seven Trane rooftop air conditioning units with VAV and fan powered VAV terminals: one, 75-ton and two, 70-ton rooftop units supporting the west wing; three, 90-ton units support the east wing; and one, 12.5-ton unit supports the elevator lobbies on all three floors. The Central Utility Plant houses two, 250-ton Trane Helical Rotary Water-Cooled Chillers configured in lead lag to support the chilled water needs of the chilled water units and Liebert CRAH units that support the first floor lab spaces and 2nd & 3rd Floor Network closets. The chilled water system comprises of two, 250-ton chillers, two 15HP condenser water pumps configured in a lead lag operation, two 10HP chilled water pumps configured in lead lag and two stainless steel Marley cooling towers.

# TYPICAL FLOOR PLATE.



**±60,000 RSF**

# PLUG-N-PLAY OPPORTUNITY.



# FURNITURE OPTIONS.



Furniture & Layout Replicated To Specifications



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