

FOR LEASE
CORPORATE PLACE
1101 E. ARAPAHO, RICHARDSON, TX 75081

106,304 SQFT

BUILT 1979



1101 E. ARAPAHO RD, RICHARDSON, TX 75081

EXCLUSIVE LISTING & DISCLAIMER

The property contained herein is exclusively listed for lease by Worldwide Commercial, PLLC, a licensed Texas Real Estate Broker. All questions, property tours, on site visits, and negotiations for the purchase shall be conducted through the listing agents and Worldwide Commercial, PLLC.

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1101 E. ARAPAHO RD, RICHARDSON, TX





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Business Development Manager

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1101 E. ARAPAHO RD, RICHARDSON, TX

LEASING OVERVIEW



ASKING RENT \$11.50 +ELEC



OCCUPANCY 52%



RENTABLE SF 1407 - 50,000 SF



YEAR BUILT 1979



BUILDING 106,304 SF



PARKING RATIO 4.5/1000 SF

PROPERTY DESCRIPTION

1101 E. ARAPAHO RD

This exceptional leasing opportunity in Richardson, TX offers 15 divisible units ranging from 1,407 to 7,719 SF, totaling 56,188 SF of available space. Some units are move-in ready, featuring high-end finishes, while others offer potential for customization to suit your business needs. Located in a strategic North Dallas area, the property sits in a low-competition submarket, offering excellent visibility and ample growth potential. The surrounding area is rich in amenities, including a variety of restaurants and retail, providing convenience for both employees and clients.

Free rent incentives are available, offering businesses the flexibility to settle in comfortably. Whether you're looking to expand your business or establish a new location, this property offers the ideal space to meet your needs. With a base rent of \$11.50 per SF plus electricity, this property presents an outstanding opportunity for businesses seeking a high-quality space in a thriving and well-connected location.



1101 E. ARAPAHO RD, RICHARDSON, TX

LEASING HIGHLIGHTS

- 15 divisible units ranging from 1,407 to 7,719 SF.
- Move-In Ready & Customizable Units
- Close to a variety of restaurants and retail
- Free rent incentives available.
- Base Rent: \$11.50 per SF, plus electricity.
- Positioned in a high-visibility area



RENTABLE SPACE 1407 - 50,000 SF



YEAR BUILT 1979

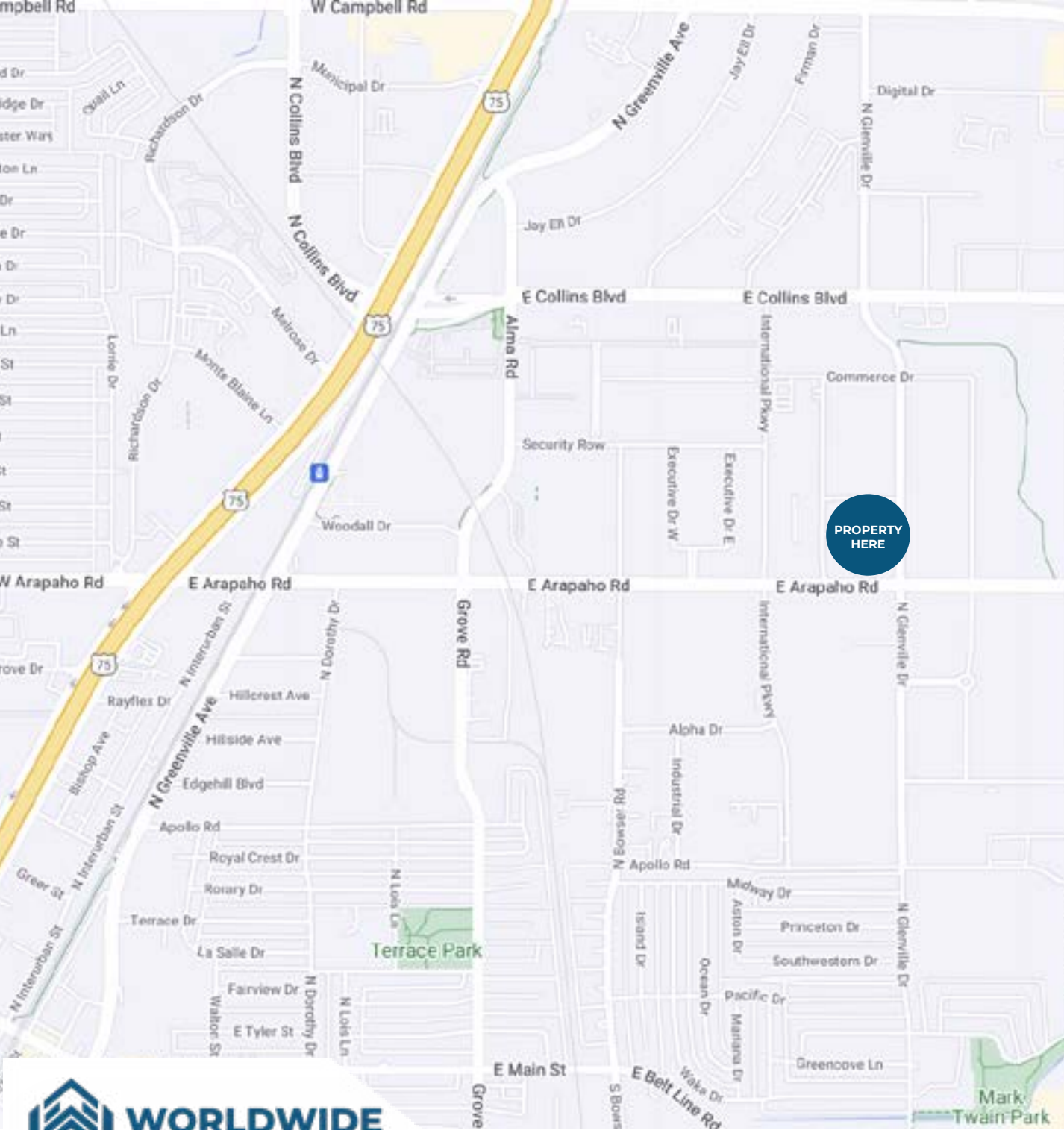


PARKING RATIO 4.5/1000 SF



1101 E. ARAPAHO RD, RICHARDSON, TX





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An aerial photograph of Richardson, Texas, taken during the "golden hour" of sunset. The sky is a mix of orange, yellow, and blue. In the foreground, a large, modern, multi-story office building with a glass and brick facade is visible. To its left is a parking lot with several cars. In the background, a multi-lane highway (US-75) stretches into the distance, with other buildings and greenery visible along the way.

RICHARDSON, TX

Richardson, Texas, is a thriving business hub in the heart of the Dallas-Fort Worth metroplex, offering unparalleled advantages for companies seeking office space. Known as the “Telecom Corridor”, Richardson is home to a concentration of tech, telecom, and innovation-driven industries, making it a vibrant ecosystem for businesses of all sizes.

The city boasts excellent connectivity, with direct access to major highways such as US-75 and President George Bush Turnpike, as well as the DART light rail system, providing convenient transportation options for employees and clients. Its proximity to Dallas Love Field and DFW International Airport enhances accessibility, making Richardson an attractive location for companies with regional or global operations.

The area’s commitment to fostering a business-friendly environment is evident through its economic development initiatives and access to a highly educated workforce, fueled by nearby institutions like The University of Texas at Dallas. With its strategic location, robust infrastructure, and vibrant business community, Richardson provides an ideal setting for companies looking to grow, innovate, and thrive in a dynamic commercial environment.



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ABOUT WWC PARTNERS

WWC is a boutique commercial real estate brokerage and investment services firm headquartered in Frisco, Texas with a satellite locations in Fort Worth, and Austin Texas. Our agents are assertive and motivated to focus on achieving the highest level of results for our clients by giving each project careful and thoughtful consideration with a partnership approach. Over the past ten years, we've served a wide range of clients from local businesses to Fortune 1,000 companies to institutional investment firms with significant experience advising on and closing multi-family, office, and retail transactions.



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