

F O B A R E C O M M E R C I A L



ONE HUNDRED

N C X

RICHARDSON · TEXAS · CORE DISTRICT

ONE HUNDRED NCX



OFFICE + RETAIL SPACE FOR LEASE

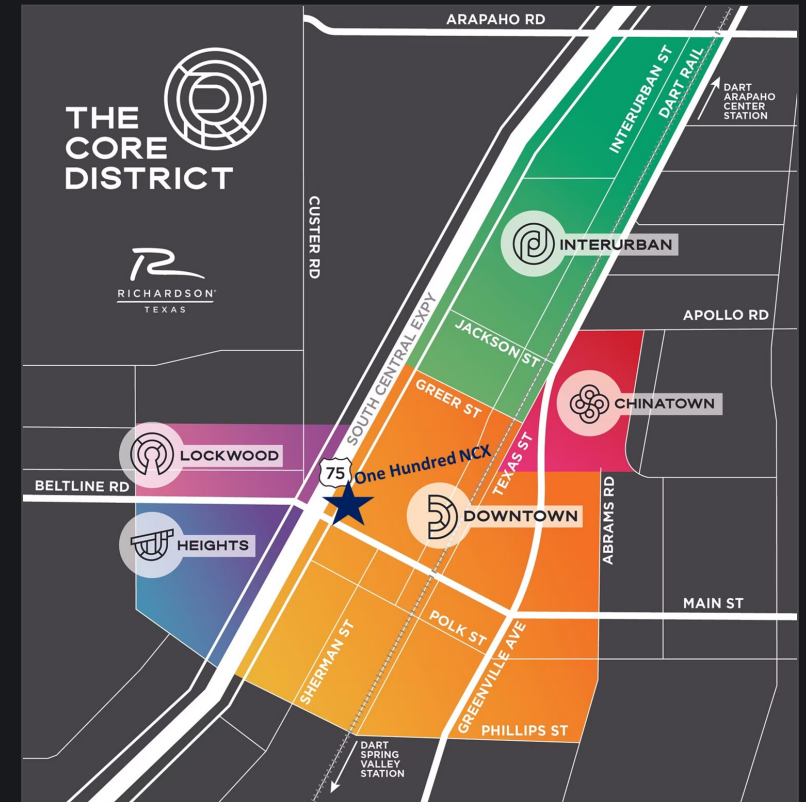
AVAILABLE NOW

100 North Central Expressway, Richardson, Texas 75081

199,428 SF · 13 Stories · Fully Modernized

ONE HUNDRED NCX

A FULLY MODERNIZED
WORKDAY WHERE
ARRIVAL,⁰⁴ FRESH
AIR,⁰⁶ AND A GROWING
DISTRICT⁰⁹ MEET.



THE CORE DISTRICT · RICHARDSON, TEXAS

100 NORTH CENTRAL EXPRESSWAY · RICHARDSON, TEXAS

01 — THE BUILDING

RICHARDSON'S CORE DISTRICT, REBUILT AROUND YOU.

One Hundred NCX is a 13-story, 199,428-square-foot Class A office and retail tower at the center of Richardson's Core District redevelopment — and it has just come through a complete building modernization.

New corridors. New restrooms. A reimagined lobby with a media wall and hospitality-grade finishes. An exterior courtyard built for lunch meetings, happy hours, and everything between. The bones of a proven building, finished like a brand-new one.

With instant access to US 75, Greenville Avenue, Belt Line Road, and DART Light Rail, your team and your clients get here fast — and covered garage parking means they arrive out of the weather.



MODERN RENOVATED LOBBY



199,428

SQUARE FEET

13

STORIES

3.5/1,000

COVERED PARKING

AVAILABLE NOW

OFFICE & RETAIL

75

US 75 ACCESS



COMMON AREA



LOBBY MEDIA WALL

02 — THE ARRIVAL

A FIRST IMPRESSION THAT WORKS FOR YOU.

Every client walks through a lobby that feels curated, not corporate — commissioned art walls, warm wood, soft seating, and a media wall that sets the tone before the elevator doors open.

Designed to Stand Out.



03 — THE COURTYARD

TAKE THE MEETING OUTSIDE.

A brand-new exterior courtyard with shaded tables, lounge seating, and open-air room to think — steps from the lobby and shared by no one but the building.

04 — MOVE-IN READY

TOUR TODAY. MOVE IN WITHOUT THE WAIT.

Move-in-ready suites from 500 to 1,000 square feet, finished with all-new modern interiors — walk in, plug in, and get to work. Larger office and retail configurations are available now for teams that need room to grow.

SPEC SUITES

500 – 1,000 SF with brand-new finishes, ready for immediate occupancy

EXECUTIVE SUITES + STORAGE

Flexible options for satellite teams and expanding tenants

OFFICE + RETAIL

Ground-floor visibility on Central Expressway or tower views from above



NEW CORRIDORS



COMMON SEATING

YOUR WHOLE DAY, WITHOUT LEAVING THE PROPERTY.

◆ DINING WITHIN REACH

Neapolitan pizza, Texas barbecue, Mediterranean, coffee shops and more — just steps away

◆ ON-SITE BANK + DENTAL

Chase branch and dental office in the building

◆ COVERED GARAGE PARKING

Secure structured parking at 3.5 per 1,000 SF

◆ OPEN COMMON SEATING

Lounge areas throughout the building and courtyard

◆ ON-SITE SECURITY

24/7 security presence

◆ L'ABRI SALON + WELLNESS

Full salon and wellness center on the property

◆ TWO CONFERENCE ROOMS

Building conference facilities for tenant use

◆ VISITOR + CLIENT PARKING

Ample convenient surface spaces

◆ MAIL + PACKAGE DELIVERY

Drop-off and secure delivery boxes on-site

◆ MANAGEMENT ON-SITE

Management, maintenance, and ownership in the building — decisions get made same-day



RENOVATED RESTROOMS



INTERURBAN COMMONS



BELT + MAIN



NEW MIXED-USE DEVELOPMENT

06 — THE DISTRICT

THE NEIGHBORHOOD IS BEING REBUILT AROUND THIS CORNER.

One Hundred NCX sits inside the mass redevelopment of Richardson's Core District — one of the most active reinvestment stories in the northern corridor.

Adjacent to the office tower, Belt & Main delivered 350 new multifamily units of luxury living. Within walking distance, the Interurban Corridor project brings a fitness park, community garden, dog park and walking trail. Additional redevelopment of the surrounding area is already underway.

Translation for your business: hundreds of new residents, new foot traffic, and new energy arriving at your front door.

COMING ACROSS THE STREET

ASSEMBLY HOUSE

A chef-driven American grill and wine bar from the team behind The Athletic Club and 8020 Hospitality concepts — with a rooftop patio and a large courtyard built for events, live music, and gatherings.



ALWAYS IN GOOD TASTE.

◆ EAT

La Souq

Partenope

Zioal's Pizza & Pasta

Del's Burgers

Birdcall

Industrial Pizza + Brew

Spring Creek BBQ

◆ MORE TO EAT

Communion

Dream Cafe

Chiloso

Ricky's

Haystack

Staycation

& many more

◆ SOCIALIZE

Lockwood Distilling Co.

Four Bullets Brewery

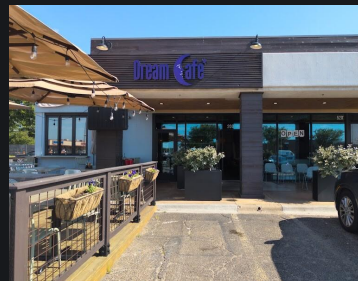
Glass Half Full Taproom

The Fifth

Eiland Coffee Roasters

Assembly House — *coming soon*

All within minutes of the front door.



A DAYTIME POPULATION THAT SHOWS UP.

	1 MILE	3 MILES	5 MILES
2024 POPULATION	10,346	143,633	400,943
DAYTIME POPULATION	18,067	195,081	491,836
WORKERS	13,769	126,182	309,309
HOUSEHOLDS	4,384	53,045	165,788
AVG HH INCOME	\$126,697	\$113,205	\$113,769

◆ 309,309 WORKERS WITHIN 5 MILES

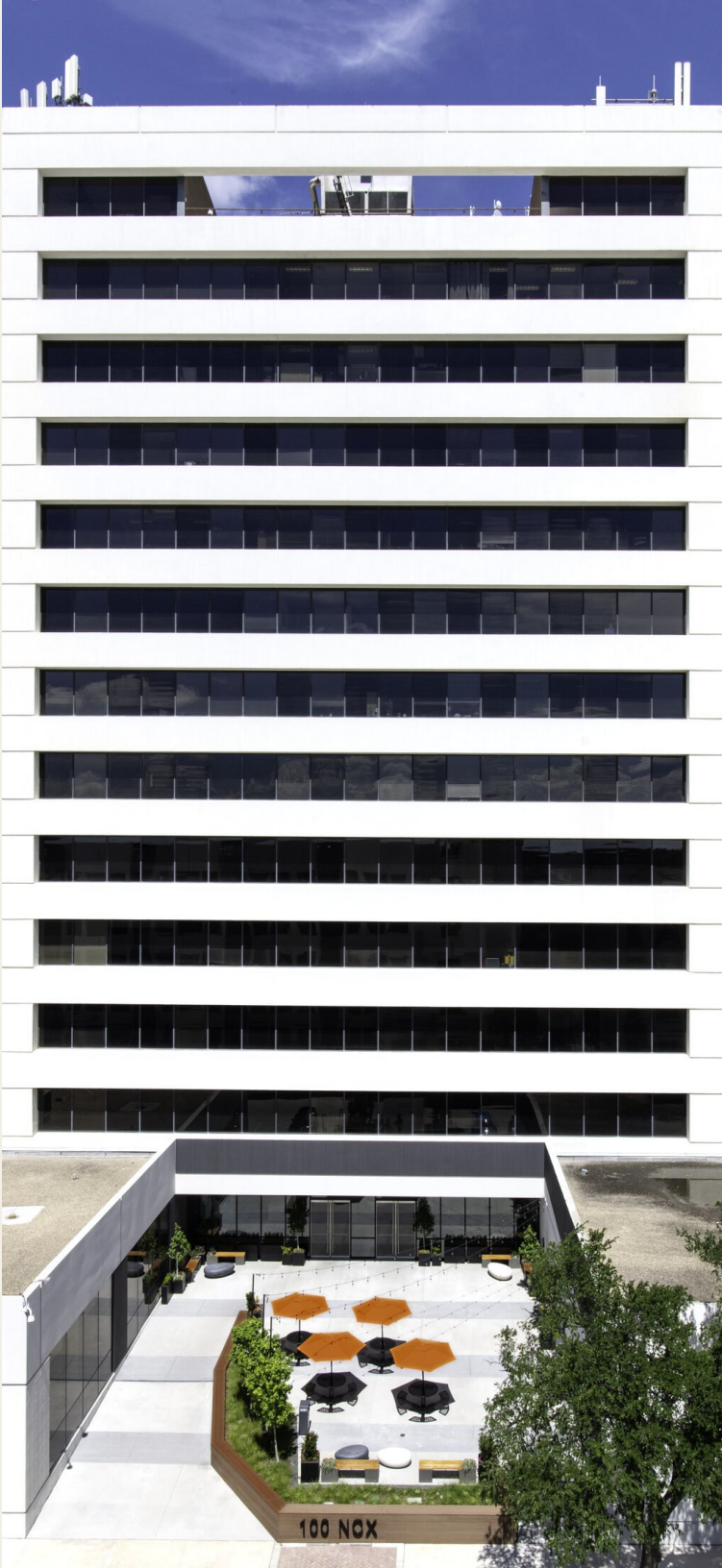
A deep, educated labor pool on your doorstep

◆ THE RICHARDSON IQ NEXT DOOR

1,200-acre innovation district with 1,000+ businesses and 19,000+ workers

◆ TWO DART RED LINE STATIONS

Arapaho Center and Spring Valley serve the Core District



ONE HUNDRED NCX

Experience a new workplace.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Fobare Commercial, L.P.

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Frederick G Currey, JR

Designated Broker of Firm

Robert Patrick Hanahan

Sales Agent/Associate's Name

Jerrod Walla

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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