

OFFICE AT EASTSIDE

700 E. CAMPBELL ROAD, SUITE 250 | RICHARDSON, TX 75081



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FOBARE COMMERCIAL, L.P. | 18111 Preston Road, Suite 1000, Dallas, Texas 75252

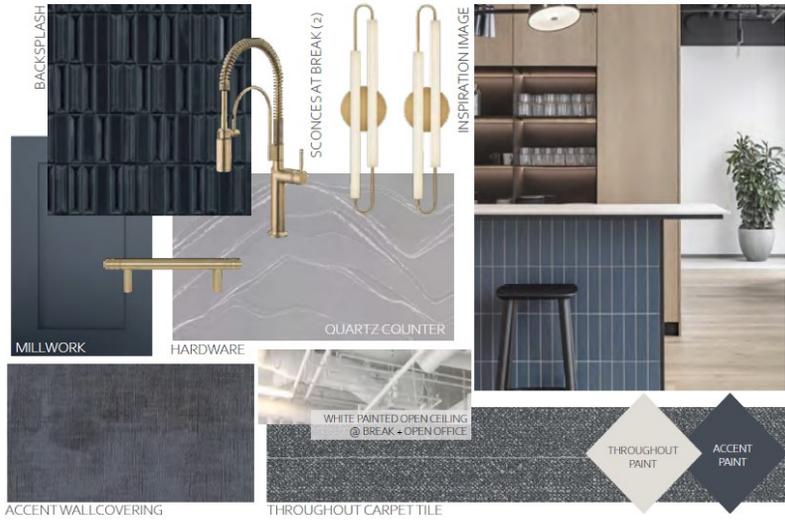
OFFICE SPACE FOR LEASE

RICHARDSON'S INNOVATION QUARTER

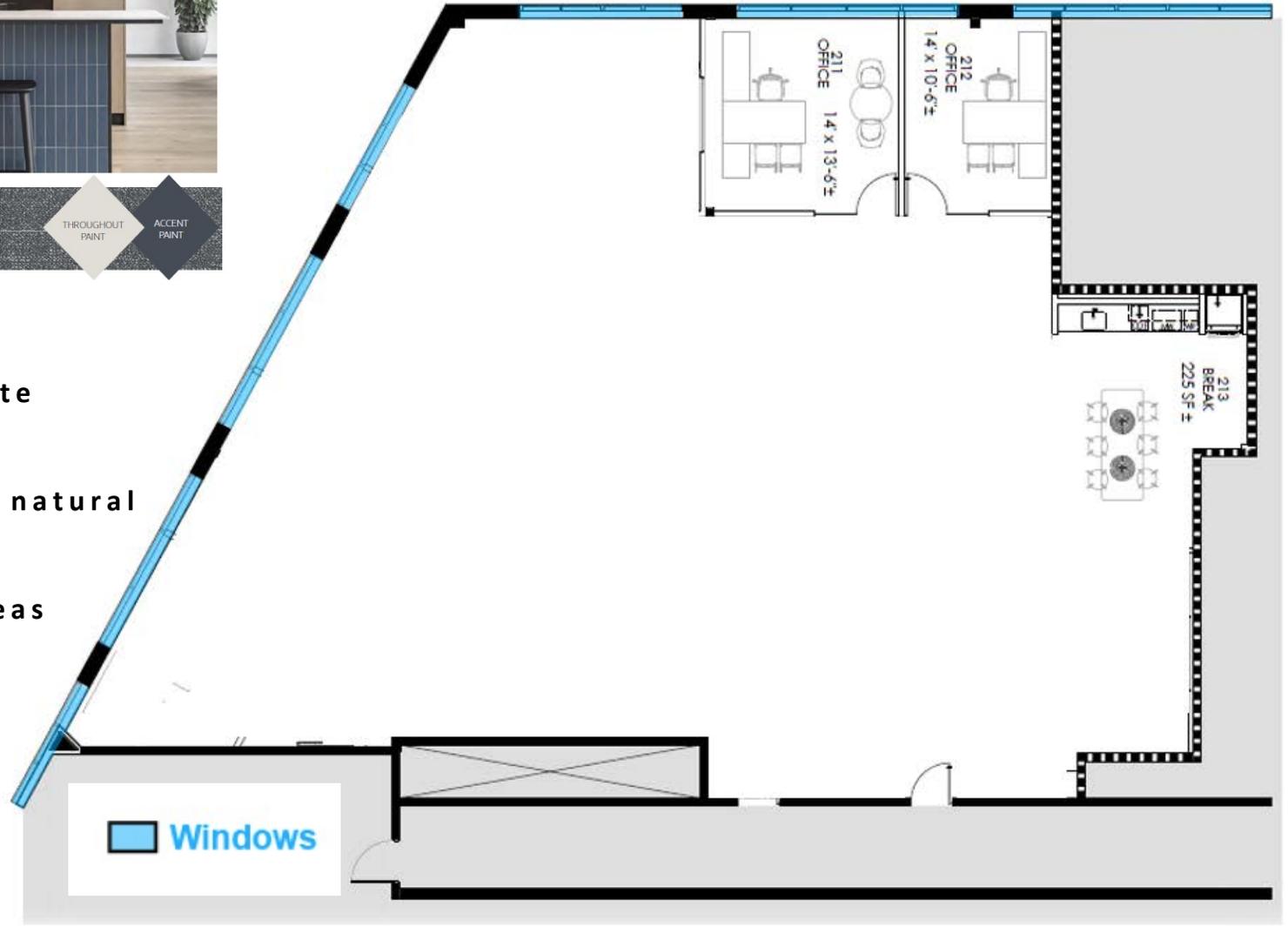
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SPECULATIVE SUITE

FINISHES



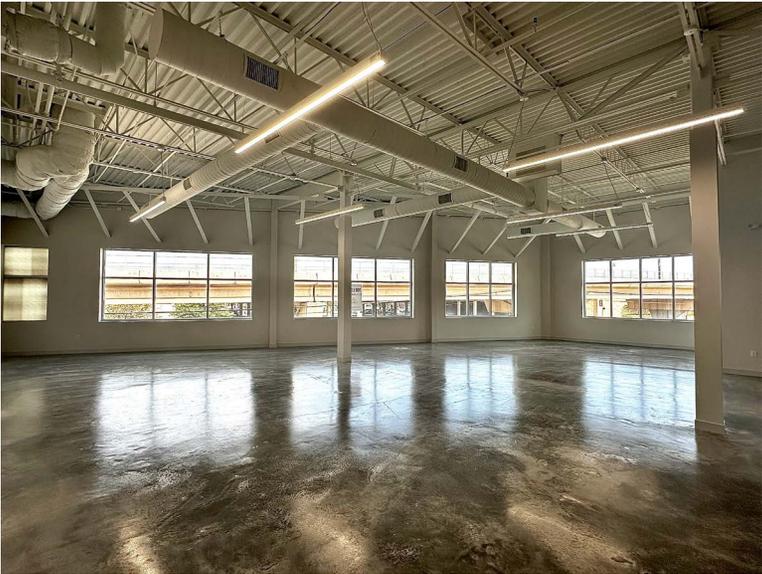
4,081 RSF - DIVISIBLE



HIGHLIGHTS

- 4,081 SF Speculative Suite (divisible)
- Corner Suite with ample natural light
- High ceilings in open areas
- Build to suit options available
- Fiber Internet provided by AT&T
- Sub-metered electric

FINISHED SPEC SUITE



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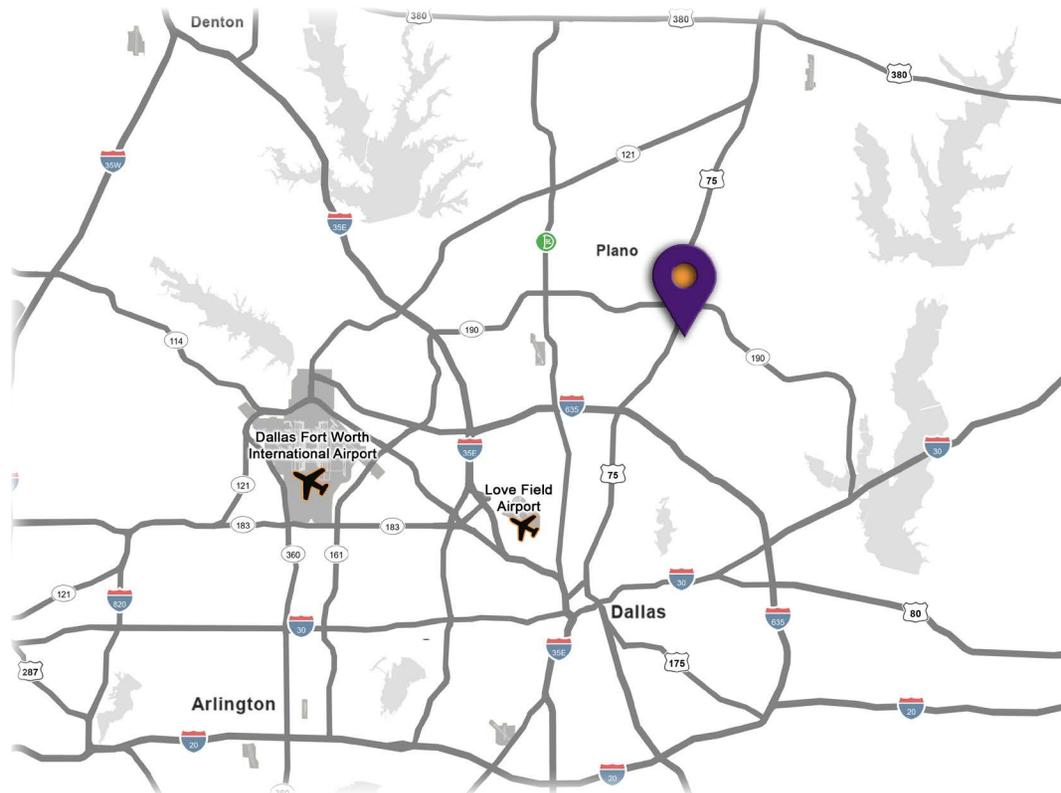
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AMENITIES & HIGHLIGHTS

HIGH-TRAFFIC MIXED-USE PROPERTY

- 4,081 SF 2nd floor office space available now (divisible)
- Partial spec suite, will build to suit
- Ample parking available, including reserved spaces in dedicated parking garage
- Located in Richardson's Innovation Quarter known as "The IQ"
- Eastside contains 15+ restaurants, retail shopping, banking, fitness options, convenience stores, cosmetic/medical providers as well as a 2-Acre park and upscale apartments
- Instant access to Campbell Rd, Central Expressway (75) & Greenville Ave with on-site DART Bus stop and minutes from a DART rail station
- Signage available facing Campbell Road (43,055 cars per day)

Traffic Data Source: TXDOT 2019



DYNAMIC NEIGHBORHOOD

NEARBY HOTELS



element
INSPIRED BY WESTIN



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MIN DT
2023 POPULATION	7,738	117,428	386,659	278,028
2028 PROJ. POP.	8,847	120,616	389,728	283,205
DAYTIME POP.	40,218	167,841	441,375	370,283
WORKERS	37,330	111,749	255,208	239,847
HOUSEHOLDS	3,710	46,472	149,012	109,912
AVG HH INCOME	\$134,668	\$117,978	\$106,674	\$109,273

SOURCE: ESRI 2023

NEARBY RESTAURANTS (WITH MORE COMING SOON)



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NEARBY RETAIL



Eastside

- YOSHI SHABU SHABU
- Panera BREAD
- Urban EatZ AMERICAN FARE
- BlueCross BlueShield
- RENAISSANCE HOTELS & RESORTS
- Hampton Inn & Suites
- SONESTA ES
- extended STAY AMERICA
- 24 FITNESS
- LA Burger
- BULLDOG KATSU

- AMF BOWLING
- TORCHYS
- WHICH WICHES
- McDonald's
- POTBELLY SANDWICH SHOP
- Starbucks
- CHIPOTLE MEXICAN BURGERS
- CHICK-FIL-EE
- SNAPPY SALADS
- WINGATE BY WYNDHAM
- SNUFFER'S RESTAURANT & BAR
- FIRST WATCH THE DAYTIME CAFE
- CAVA
- TACO CABANA
- LaBaland

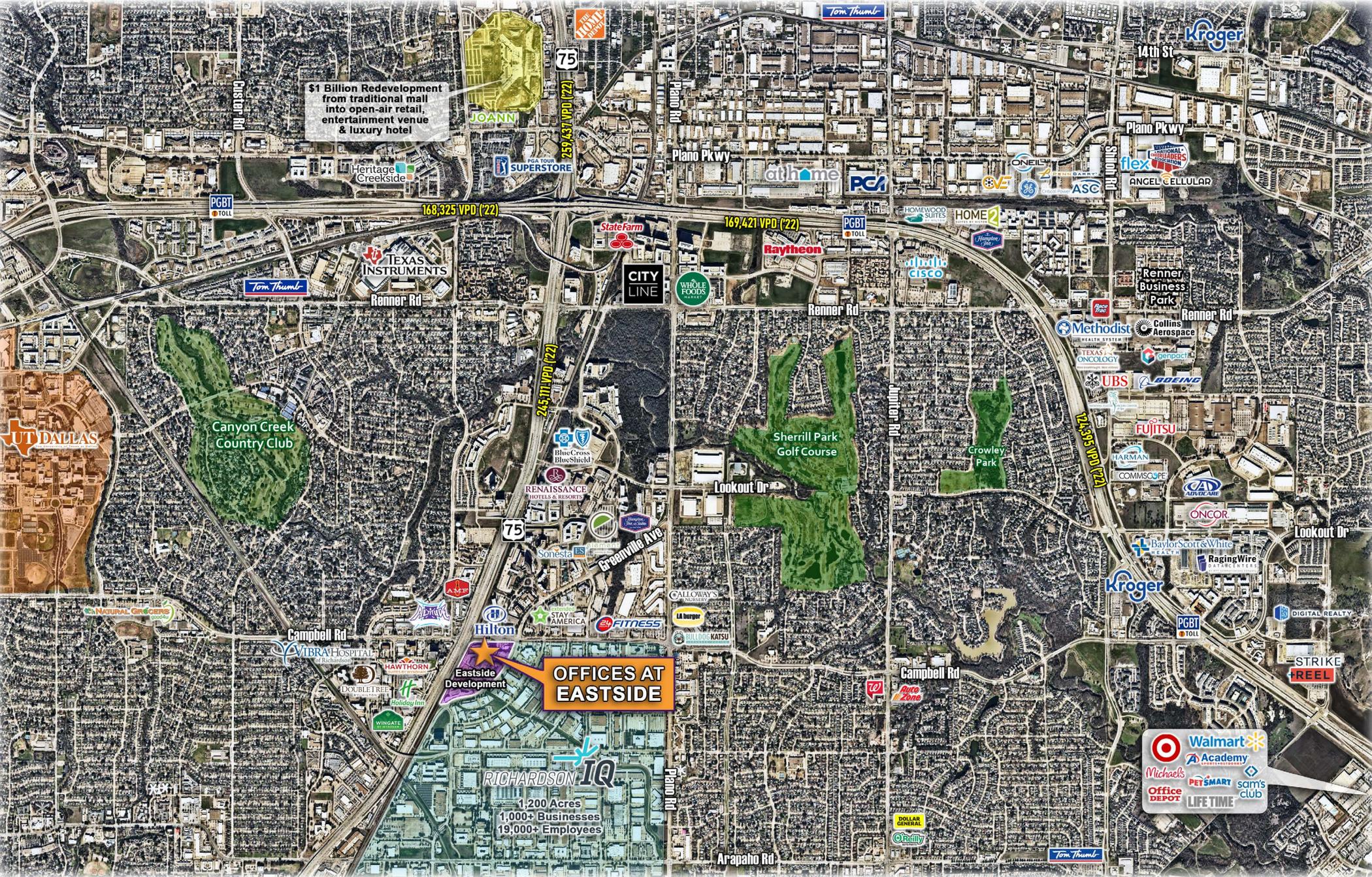
OFFICES AT EASTSIDE

TEN FIFTY PRIME BBQ MEATS

RICHARDSON IQ

1,200 Acres
1,000+ Businesses
19,000+ Employees

CENTRAL LOCATION



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EASTSIDE SITE PLAN



edge
 FOR RETAIL LEASING
 CALL 214.545.6900

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