



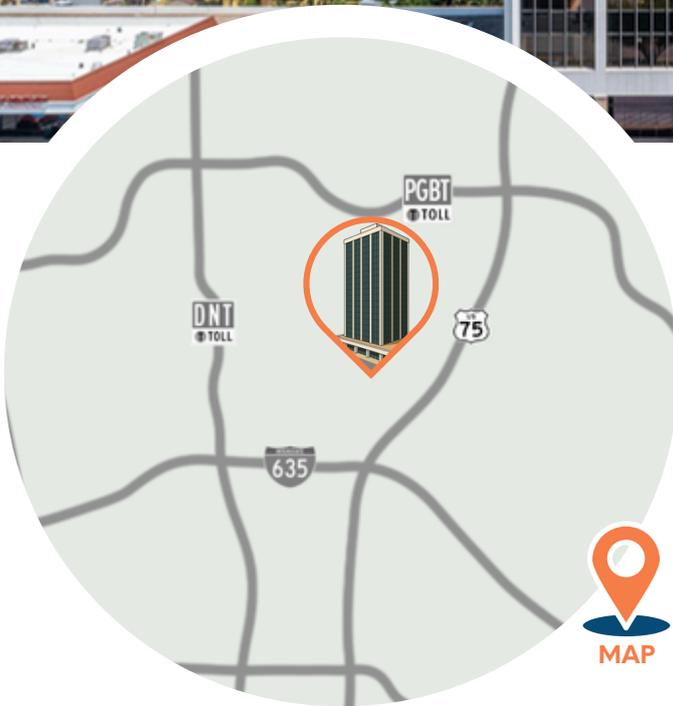
TENANT SERVICES GROUP

# 9,052 SF

## SUBLEASE

FULL FLOOR

300 N COIT RD  
RICHARDSON, TX  
PROMENADE TOWER



### SUBLEASE OVERVIEW

- **Rate:** \$13.50 + E
- **Size:** 9,052 SF
- **Term Expiration:** August 14, 2030
- **Condition:** Excellent
- **Furniture:** Negotiable
- **Parking Ratio:** 4.00 / 1,000 RSF
- **Floor:** Entire 14<sup>th</sup> floor panoramic views
- **Layout:** Mix of open areas and private offices

### CONTACT

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# Building Features



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Promenade Tower is a centrally located Class B office building offering over 140,000 RSF of professionally managed workspace. Recently renovated, it provides a flexible, efficient environment in Richardson's vibrant business corridor with excellent walkability (Walk Score: 87) to great shops and dining just steps away.

- Tenant lounge
- On-site security
- Conference center
- Structured parking garage
- On-site property management
- Prominent signage opportunities
- Recent renovations to lobby, corridors, elevators, and HVAC systems
- Central Richardson location with excellent access to Central Expressway (US-75) and LBJ Freeway (I-635)



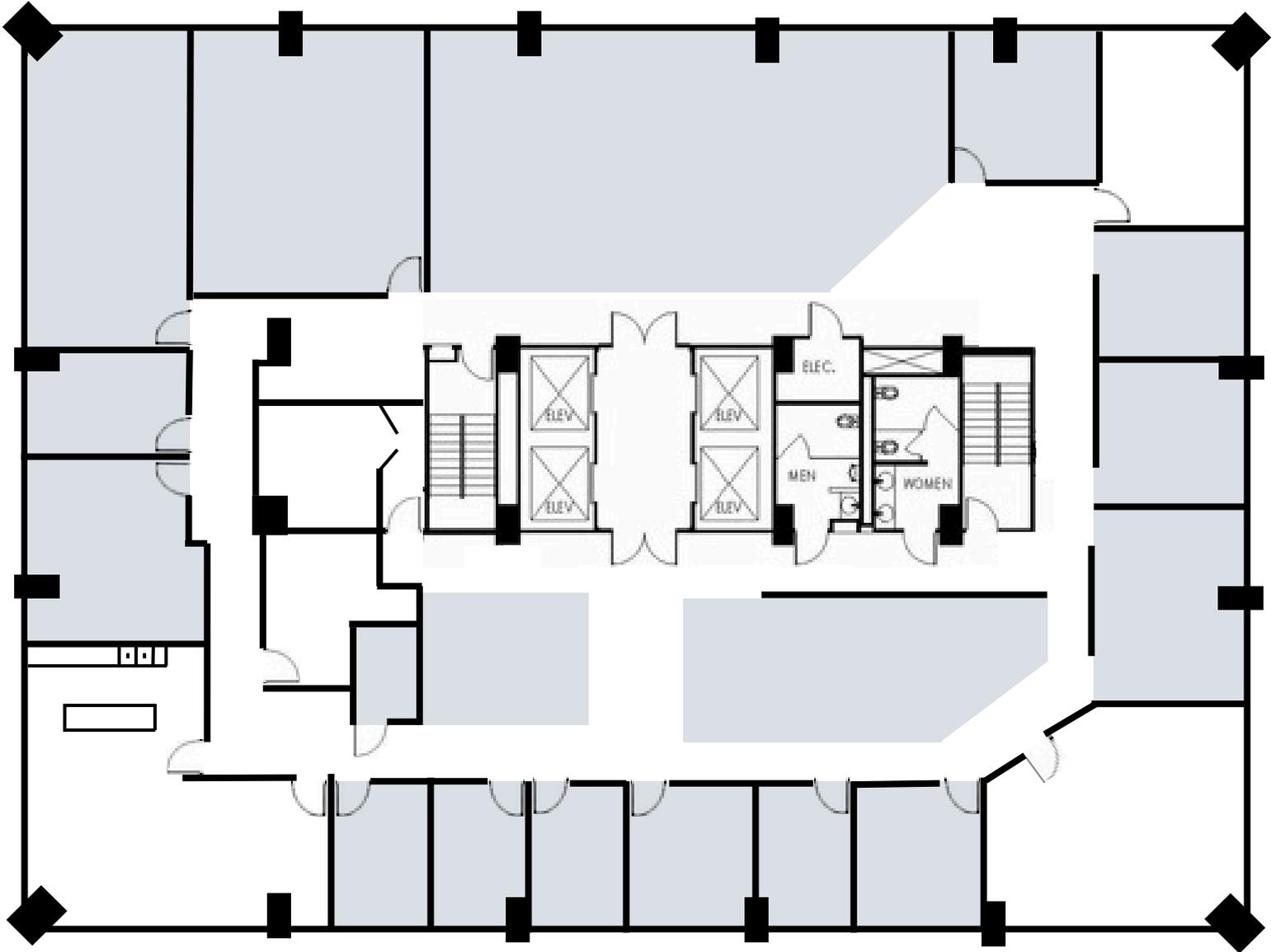
# Additional Photos



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**Full Floor | 9,052 RSF**



\* Grey = Recently Installed Carpet



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