

901 S. CENTRAL EXPRESSWAY



901 S CENTRAL EXPRESSWAY
RICHARDSON, TEXAS

- **Situated in Richardson Sub-market**
South of George Bush & North of LBJ
- Richardson is considered one of Dallas-Fort Worth's best places to raise a family.
- **Diverse Amenity Base**
Moderate cost of living
Highly acclaimed public & private school systems

Property Highlights

- Well located 5 Story office building situated on 19 acres.
- 155,993 Contiguous RSF
 - 3rd Floor - 98,338
 - 4th Floor - 57,655
- 3rd Floor: Plug and Play option with available furniture.
- Full-service gym ~13K SF
 - Fully furnished with both free weights and machines
 - Cardio machines and bikes
 - Yoga/Spin room
 - Mens and lady's locker room with showers
- Townhall style Auditorium with reception area, ~12K SF
 - Seats 190 with ability to increase to 500
- Corporate café operating Starbucks franchise.
- Ample Parking
 - Includes covered structured garage.
- Fully modernized elevators and escalators, completed 2022.
- Chillers replaced, completed 2022.





CAFETERIA



COURTYARD



AUDITORIUM



TENANT FLOOR

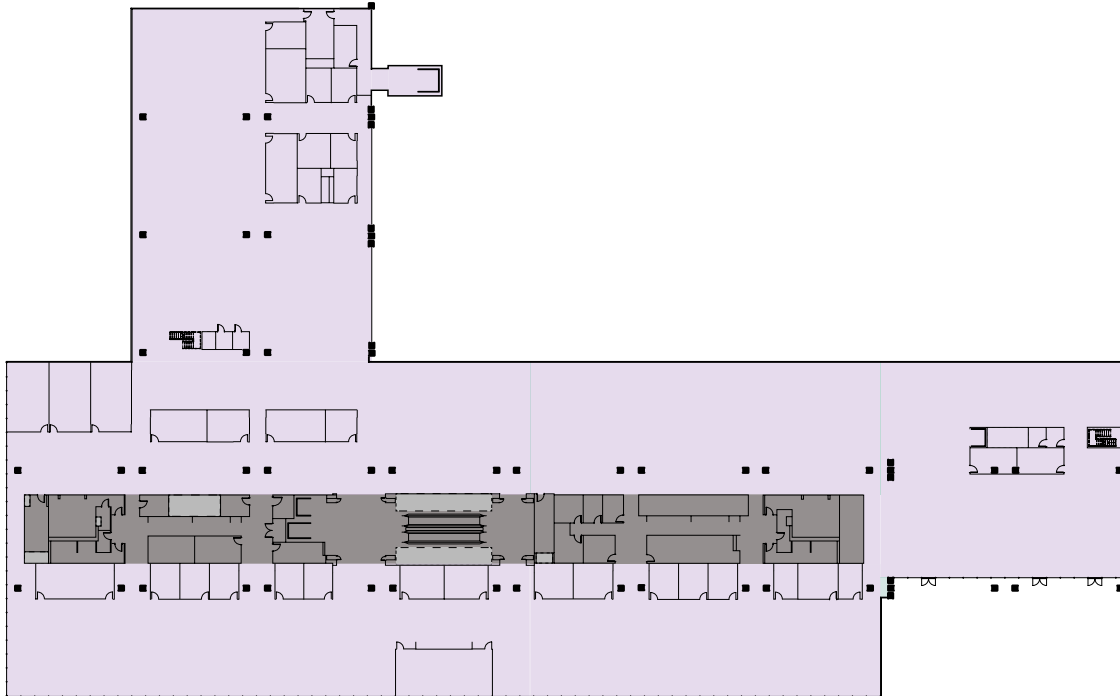


PRIVATE GYM

Building Luxuries

HOEFER WELKER





FLOOR 3

98,338 RSF

376 OPEN OFFICE SEATING

19 PRIVATE OFFICES

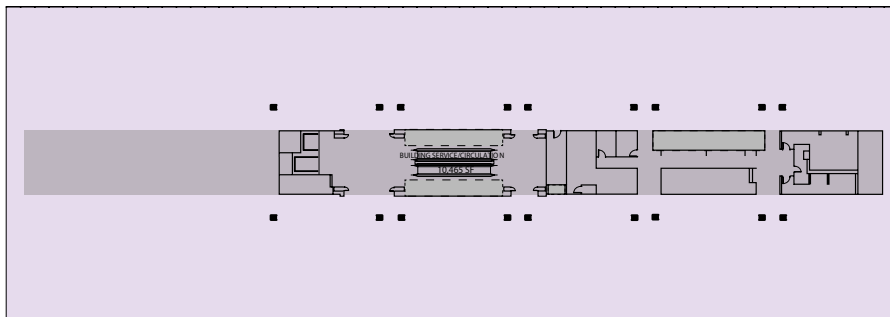
PLUG + PLAY WITH CURRENT FURNITURE

MULTIPLE CONFERENCE ROOMS & TRAINING ROOM

EASILY DEMISABLE

HIGH COLLABORATIVE COMMUNITY SPACE

ABILITY TO ACTIVATE EXTERIOR PATIO



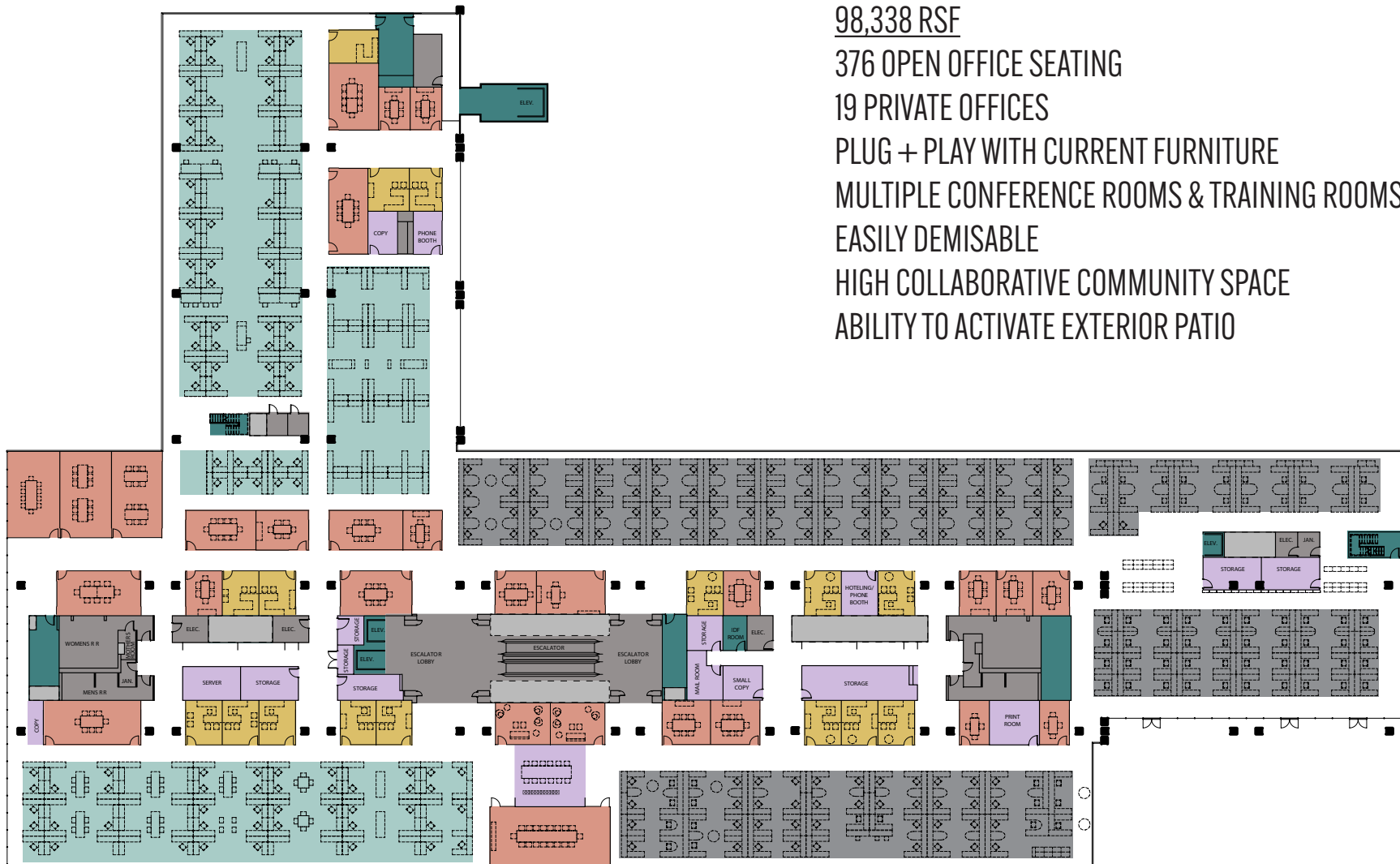
FLOOR 4

57,655 RSF

EASILY DEMISABLE

HIGHLY FUNCTIONAL AND CREATIVE

155,000 RSF CONTIGUOUS FLOOR PLANS



98,338 RSF

376 OPEN OFFICE SEATING

19 PRIVATE OFFICES

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3rd Floor - Furniture Plan

HOEFER WELKER

