



PROMENADE

TOWER

300 N COIT ROAD | RICHARDSON, TX 75080

LOWEST RENTAL RATES IN

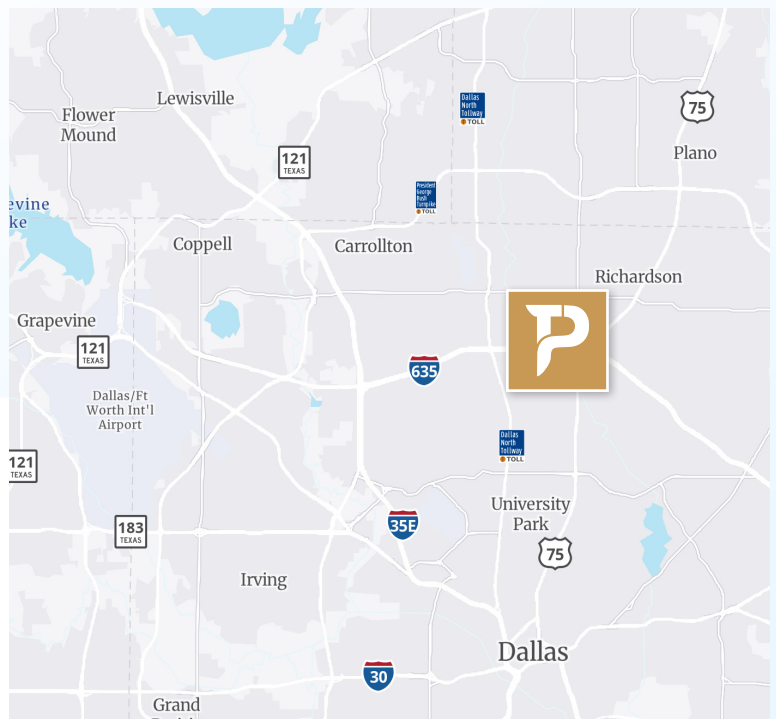
NORTH DALLAS/RICHARDSON



Colliers

BUILDING FEATURES

- + Central Location in the Heart of Richardson with Great Access to Central Expressway & LBJ Freeway
- + Recent Renovations include: Lobby, Corridors, Elevators & HVAC Systems
- + Move-In Ready Spec Suites Available in Various Sizes
- + Building Highlights include: Conference Center, Tenant Lounge, Structured Parking Garage, Prominent Signage Opportunities On-Site Security & On-Site Property Management



OFFICE RENTABLE BUILDING AREA	142,219 SF
STORIES	15
TYPICAL FLOOR SIZE	9,052 SF
BUILDING CLASS	B
PARKING RATIO	4.00/1,000 RSF
YEARS RENOVATED	2019 - 2021

NEARBY AMENITIES







PROMENADE TOWER

300 N COIT ROAD | RICHARDSON, TX 75080

FACT SHEET

ADDRESS

300 N Coit Rd
Richardson, TX 75080

LANDLORD

EY Ventures

LEASING COMPANY

Colliers

PROPERTY MANAGEMENT

Younger Partners

YEARS RENOVATED

2019 - 2021

PARKING RATIO

4.00/1,000 RSF

STORIES

15

STANDARD FLOORPLATE

9,052 SF

OFFICE RENTABLE BUILDING AREA

142,219 SF

BUILDING HOURS

Monday - Friday:
7:00am - 6:00pm
Saturday:
8:00am - 1:00pm

SECURITY

Monday - Friday:
8:00am - 9:00pm

HVAC

Monday - Friday:
7:00am - 6:00pm
Saturday:
8:00am - 1:00pm

After-hours HVAC is available with prior written notice for \$50.00/hour with a 2-hour minimum

FIBER

AT&T, SimplerFiber & OneRing Networks

ELECTRICAL EXPENSE

\$1.55

CONTACTS

JACK BEARE

Vice President

+1 214 217 4861

jack.beare@colliers.com

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