

FOR LEASE  
PROFESSIONAL OFFICE

1130 ARAPAHO ROAD, RICHARDSON, TX

BROKER CONTACTS

**Cory Darden**

Senior Director  
817.917-0789  
cory@championsdfw.com

**Jim Kelley**

Principal/Broker  
817.909.7875  
jim@championsdfw.com







# PROPERTY INFORMATION

## Property Highlights

- ±1,202 - 20,496 SF Class A Office Space
- Move-In Ready Suites
- Newly renovated lobby and common areas
- Access-controlled building entries, elevators, and staircases
- Multiple exterior building signage opportunities
- Onsite Management & Cafe
- Generous parking (includes an option for covered parking)
- Below market rental rates
- Adjacent to the Richardson Telecom Corridor
- Located near SH 75 and Arapaho Road

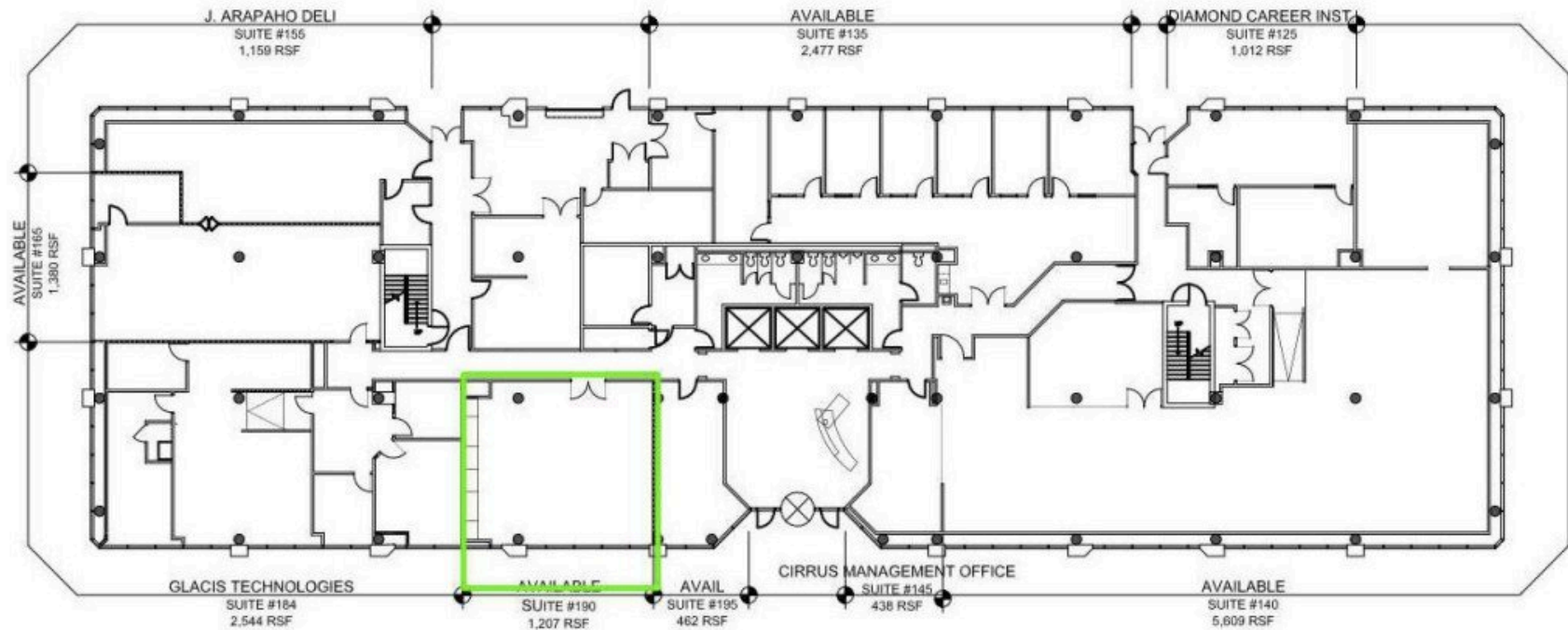
## Lease Spaces

Spaces	Lease Rate	Space Size	Lease Type
Suite 190	\$15/SF/Year	1,207 sqft	Full Service
Suite 250	\$15/SF/Year	9,794 sqft	Full Service
Suite 330	\$13/SF/Year	2,921 sqft	Full Service
Suite 400	\$15/SF/Year	1,399 sqft	Full Service
Suite 435	\$15/SF/Year	7,078 sqft	Full Service
Suite 450	\$15/SF/Year	6,020 sqft	Full Service
Suite 500	\$15/SF/Year	3,473 sqft	Full Service
Suite 510	\$15/SF/Year	1,185 sqft	Full Service
Suite 535	\$15/SF/Year	1,752 sqft	Full Service
Suite 565	\$15/SF/Year	4,037 sqft	Full Service
Suite 600	\$15/SF/Year	20,496 sqft	Full Service

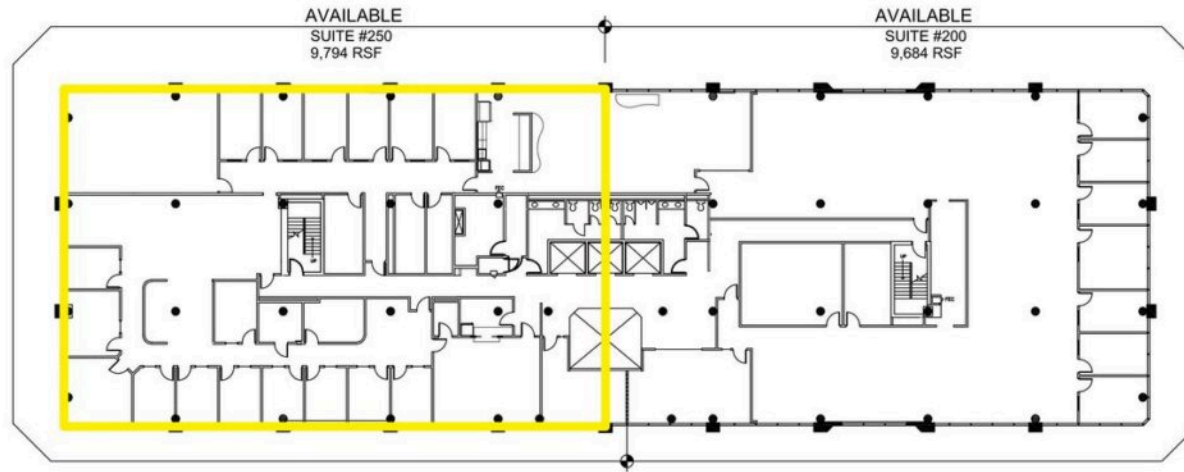
Champions DFW Commercial Realty  
880 S Village Center Dr., Suite 200, Southlake, TX 76092

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# FLOOR PLAN - FIRST FLOOR



# FLOOR PLAN - 2ND FLOR



SCHWABAUER  
DESIGN

1130 EAST ARAPAHO  
RICHARDSON, TEXAS 75081

DATE: 03-13-23  
FLOOR: 2ND

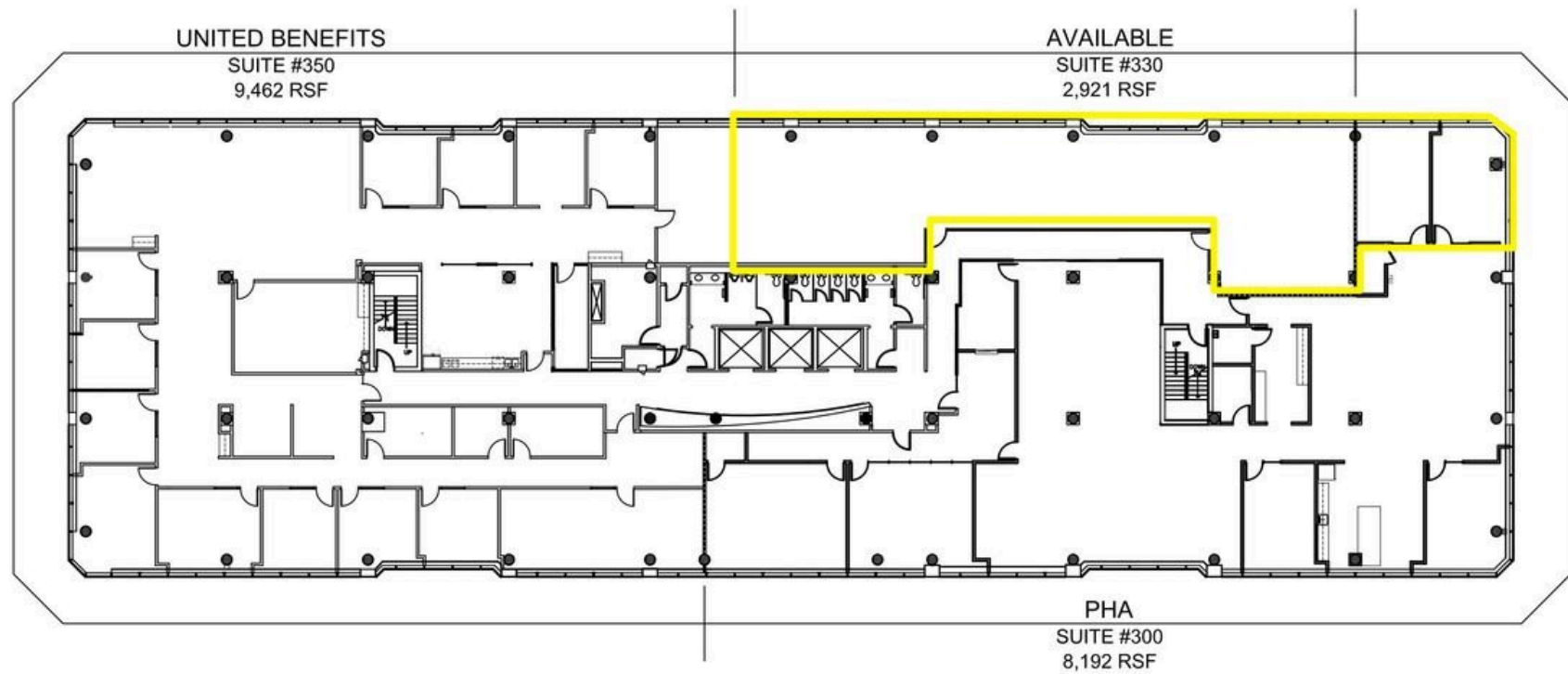
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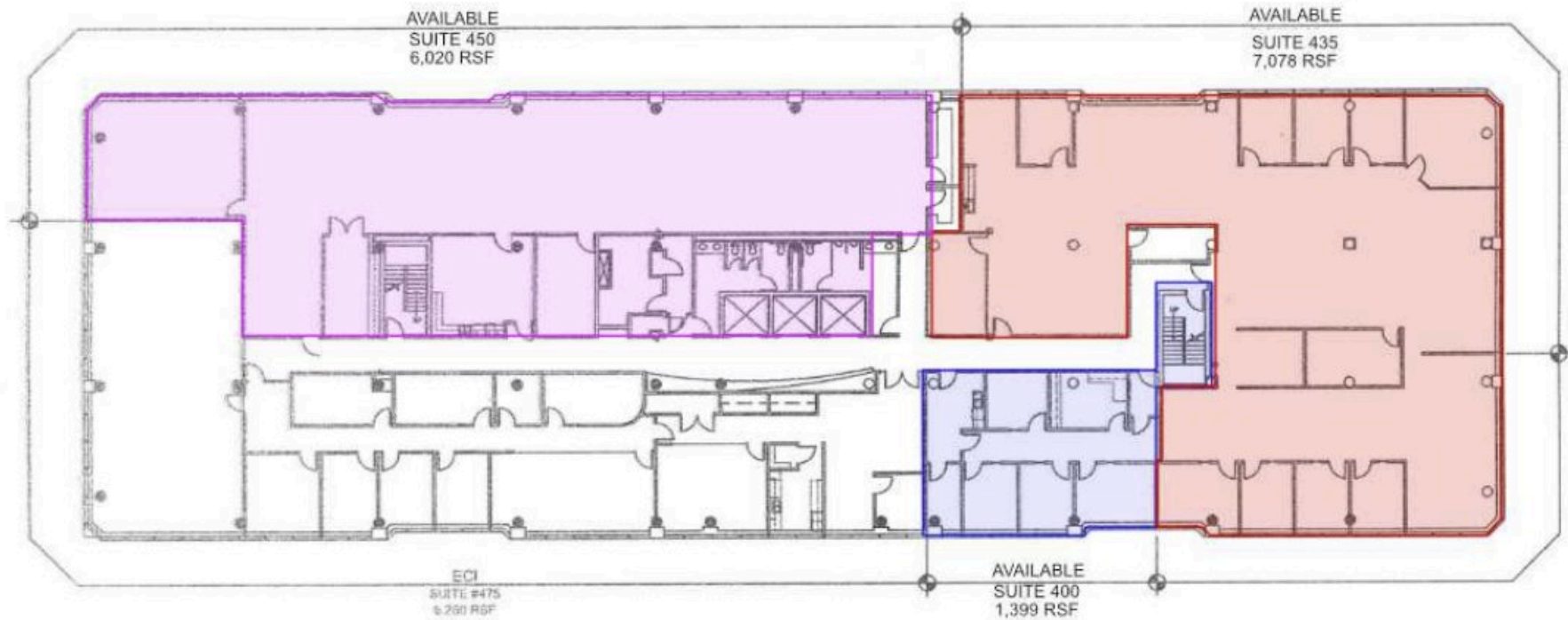
# FLOOR PLAN - THIRD FLOOR



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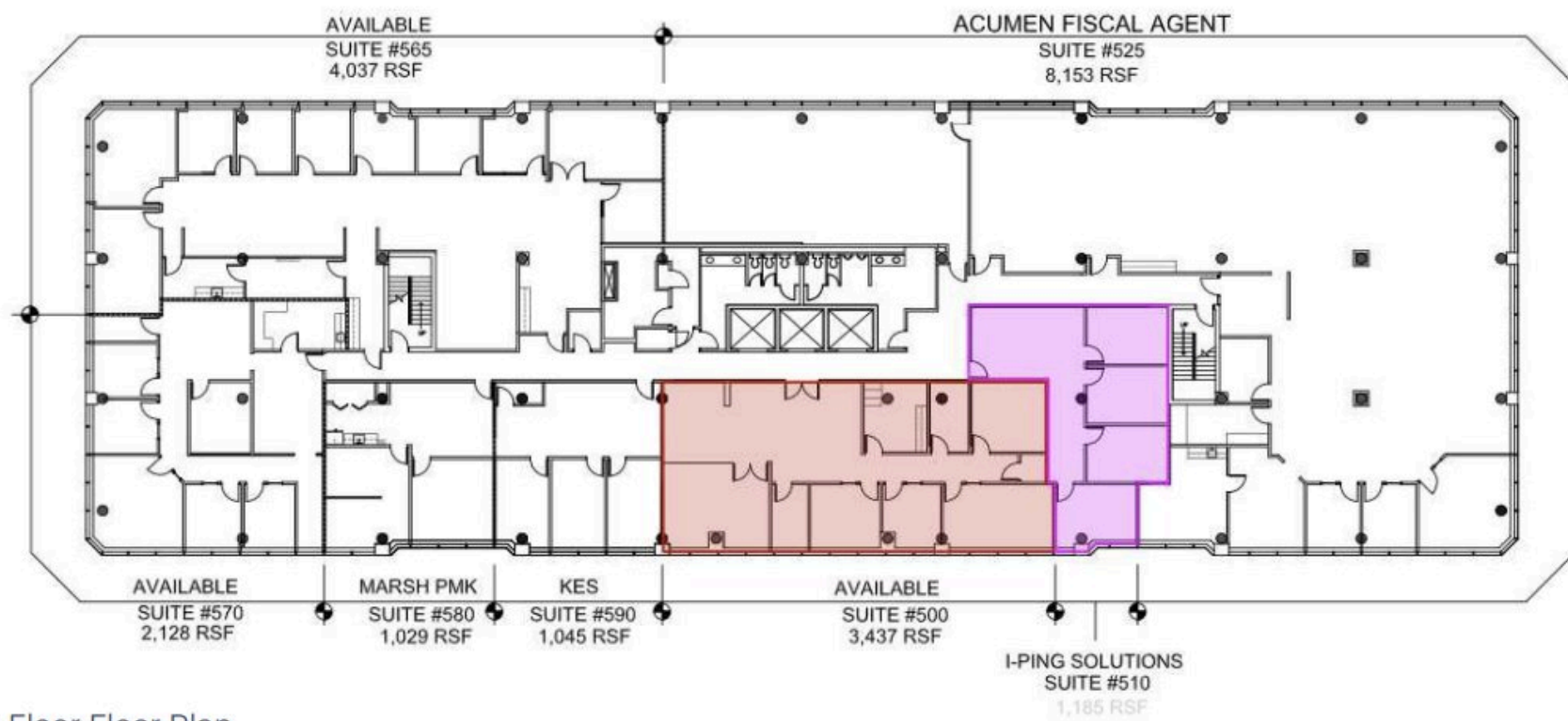
# FLOOR PLAN - FOURTH FLOOR



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# FLOOR PLAN - FIFTH FLOOR



h Floor Floor Plan



# PROPERTY PHOTOS



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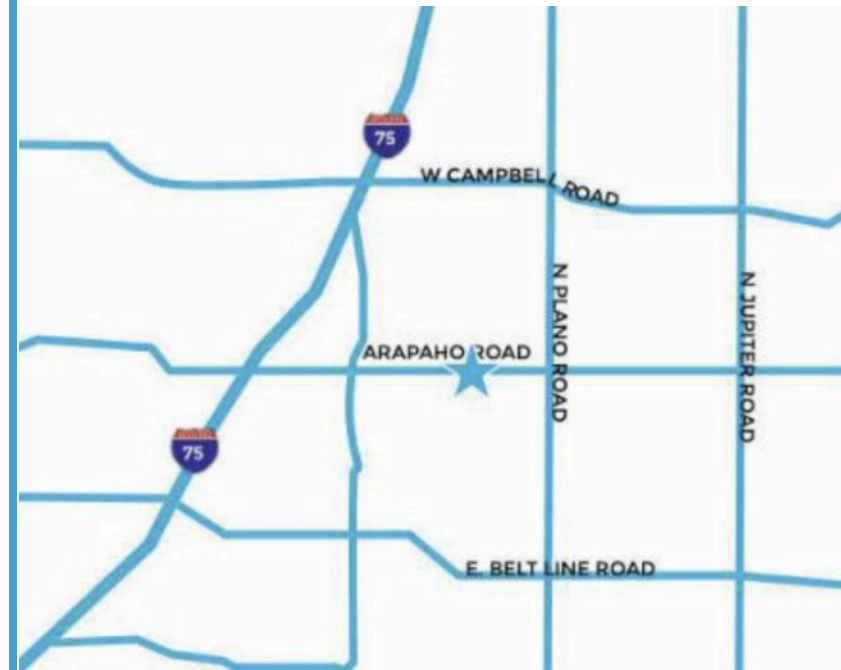


# DEMOGRAPHICS

## Population

	2 miles	5 miles	10 miles
2020 Population	45,890	375,247	1,315,497
2024 Population	43,980	378,553	1,343,153
2029 Population Projection	43,571	397,062	1,446,866
Annual Growth 2020-2024	-1.0%	0.2%	0.5%
Annual Growth 2024-2029	-0.2%	1.0%	1.5%
Median Age	38.3	35.3	37.2
Bachelor's Degree or Higher	43%	39%	45%
U.S. Armed Forces	57	133	590

Avg Household Income	\$109,988	\$93,188	\$109,522
Median Household Income	\$88,302	\$66,609	\$77,731
< \$25,000	1,683	25,491	70,574
\$25,000 - 50,000	2,659	28,905	93,767
\$50,000 - 75,000	3,008	27,552	91,945
\$75,000 - 100,000	2,258	17,694	62,831
\$100,000 - 125,000	2,136	11,951	47,872
\$125,000 - 150,000	1,479	9,676	38,522
\$150,000 - 200,000	2,010	11,112	46,072
\$200,000+	1,870	13,905	74,716



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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.

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Champions DFW Commercial Realty, LLC	584733	jim@championsdfw.com	817.488.4333
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Kelley	545842	jim@championsdfw.com	817.488.4333
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/ Associate Name	License No.	Email	Phone

## ABOUT CHAMPIONS DFW COMMERCIAL REALTY

Champions DFW Commercial Realty, LLC is a full service brokerage commercial real estate company providing the highest level of strategy, services and solutions to our clients.

At Champions DFW Commercial Realty, LLC, we pride ourselves in championing your Dallas/Fort Worth commercial real estate cause. Headquartered in Southlake, Texas, we are a team of knowledgeable and highly motivated professionals whose objective is to help you succeed in all your commercial real estate endeavors.

## OUR SERVICES

- Commercial Leasing
- Commercial Sales
- Investment Sales
- Tenant/Buyer Representation
- Development/Advisory Services
- Commercial Property Management

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