

Campbell Forum I

801 E. Campbell Rd.

Richardson, Tx



Property Details:

151,345 RSF / 6 Floors

Surface Parking: 3.64/1,000 sf

Covered Parking: 1/1,800 sf

Energy Star Rated

Owned, managed and leased by original developer

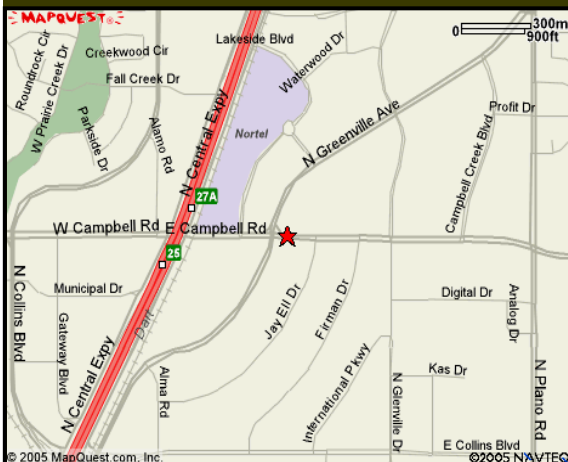
Contact: Deborah Borum

dborum@beltwayco.com

972.231.6693 (D)

214.208.2878 (M)

dborum@beltwayco.com



Beltway Commercial Real Estate

www.beltwayco.com



Building

801 E. Campbell Road
Richardson, Texas 75081
(Northeast corner of Campbell and
Greenville Roads)

Landlord

Beltway Commercial Real Estate owns,
manages and leases Campbell Forum I

Construction

Built in 1986

Rentable Square Feet

151,340 RSF

Common Area Factor

14%

Parking

3:1000 (Surface)
1:1800 (Covered)

Elevators

Three passenger

Amenities

Onsite property management/leasing
Deli
Bank (BB&T)
Building training/conference room
24/7 access
Day porter
Covered parking
Executive Suites
Three building engineers
Telephone entry system for visitors

Security

Courtesy patrol checks exterior and interior locks three times per night. After-hours card key access system is utilized at both lobby entrances.

Ceiling Height

9'

Normal Building Hours

Monday-Friday (7am-6pm)
Saturday (8am-1pm)
(Excluding Holidays)

Equipment

The building is equipped with two 265-ton centrifugal chillers with a 600-ton cooling tower and two flakt fans. The HVAC system utilizes fan-powered VAV boxes with electric heat strips. There are approximately 22 zones per floor. The HVAC system is controlled by LSI Energy Management System.

Telecom Providers

Spectrum, Logix, AT&T, Sprint, Direct TV, Dish, One Ring Networks, XO Communications, Level 3 Communications.

Fire/Life Safety

The building is equipped with a fully-automatic fire sprinkler system with automatic fire detection. It is a wet sprinkler system with a voice evacuation system that is monitored 24/7 with automatic fire department dispatch. The system is equipped with horns/strobe devices, smoke detectors and fire extinguishers.

Emergency System

125 KW CAT Emergency Generator with an automatic transfer switch that supplies emergency power to the emergency lighting throughout the building and elevator recall.

Building Conference Room
capacity: Approximately
35-40

