

Campbell Forum II

2050 N. Greenville

Richardson, Tx 75082



Property Details:

54,752 RSF / 3 Floors

Surface Parking: 4/1,000 sf

Owned, managed and leased by Beltway Commercial Real Estate

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Beltway Commercial Real Estate

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Three-story property (approximately 18,000 sf per floor);
Two passenger elevators;
13' ceilings;
High performance windows, tinted and double paned;
Indirect lighting throughout;
Double metal doors at back with grade-level dock;



Three separate telco chases;
Large break rooms on each floor;
Fitness room on the 1st floor, including restroom, shower and lockers;
Current layout includes two large training rooms located on the 1st and 3rd floors, numerous phone rooms for private calls, team meeting rooms, conference rooms, offices on the interior with sidelights; workstations in open areas on windows;
Two large training rooms (on 1st and 3rd floors);
Conference room and team meeting rooms on each floor;
Open staircase between the 2nd and 3rd floors;
Two diesel generators (600 kv each) with redundancy in secure enclosure;

Approximate 4,000-sf N+1 Data Center:

- ◆ 18" raised flooring;
- ◆ Man trap for additional security;
- ◆ 164 tons of air (four 30-ton units & two 22-ton units);
- ◆ 750 amps; and
- ◆ Independent pre-action fire system;

Two UPS Systems rated at 500 KVA each;



Server/Electrical room (approximately 400 sf) on the 1st floor includes one 10-ton Liebert crac unit. 200-amp panel dedicated to this room;

Two UPS systems (500 kva each);

Server/Electrical Room with a 1-ton Liebert unit; and

