

Lakeside Centre II

2250 LAKESIDE BOULEVARD | RICHARDSON, TX 75082



Lakeside Centre II

is conveniently situated in Richardson between Lakeside Boulevard and Greenville Avenue, near the North Central Expressway. The Building is within a few blocks of the amenity concentration along Campbell Road, and the Dart Rail Line.

The location, full building availability, and on-site 5.0:1,000 structured parking garage afford companies a unique opportunity to provide a superb work experience for their employees.



TIM TERRELL

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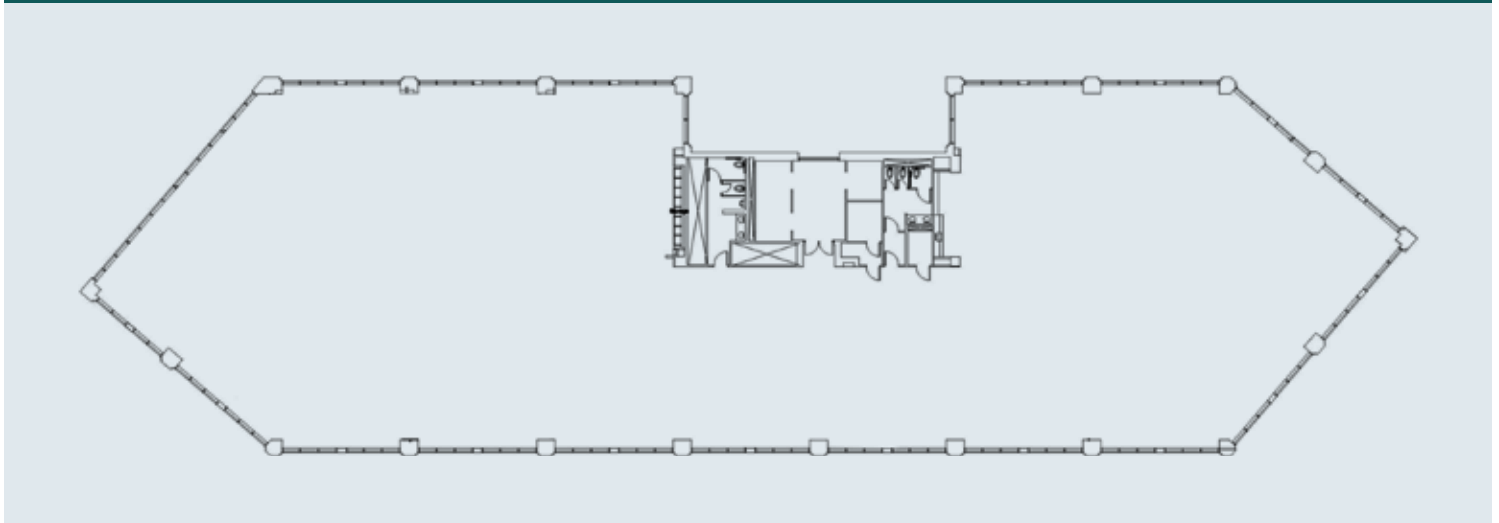
214.267.0465

STREAM
www.streamrealty.com

115,583 RSF Available



Typical Floor Plate – 19,550 RSF



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STORIES

6

BUILDING SIZE

115,583 RSF

TYPICAL
FLOOR SIZE

19,550 RSF

PARKING

5.0:1,000
garage

MAX CONTIGUOUS
AVAILABLE

115,583 RSF



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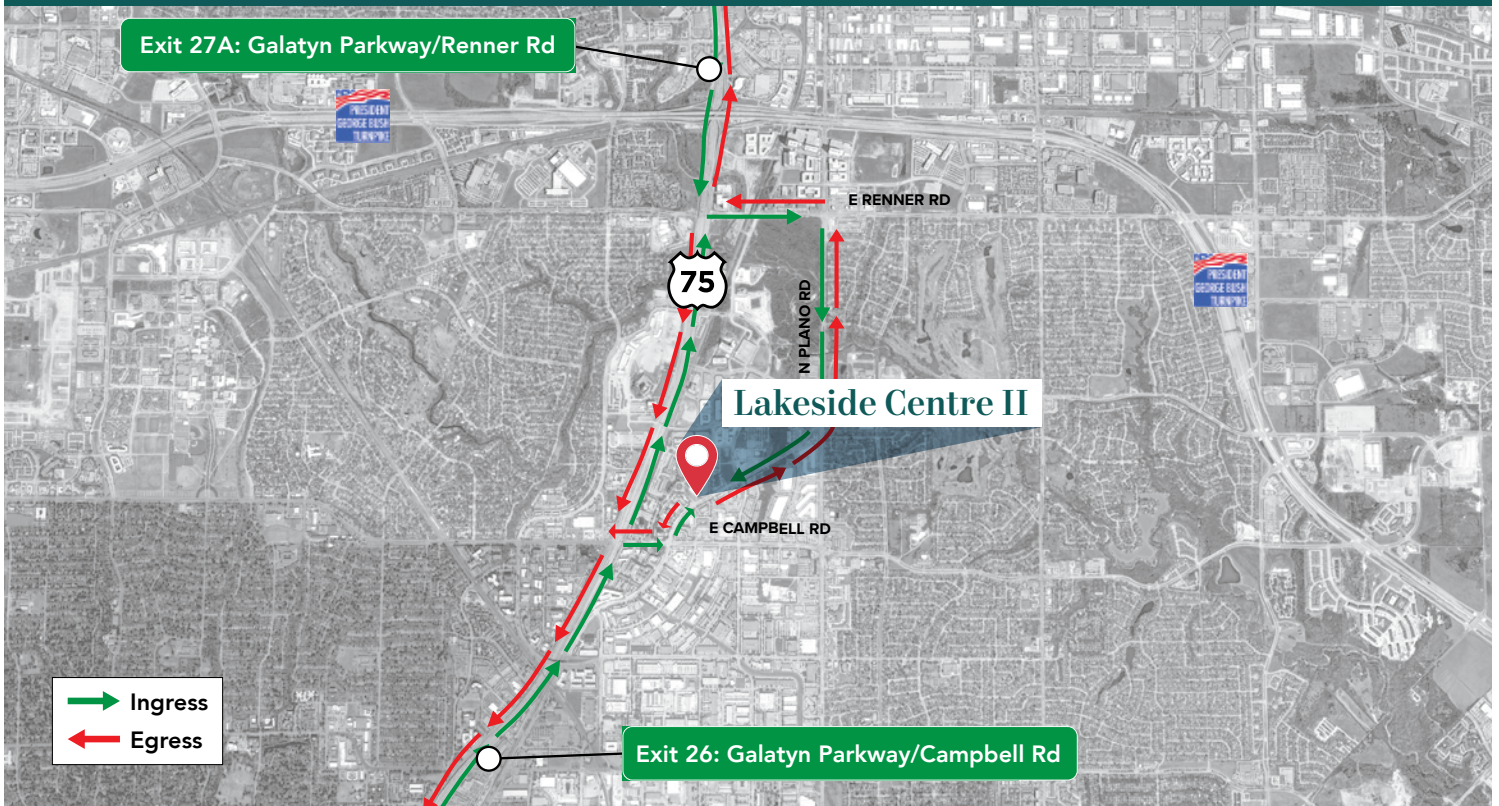
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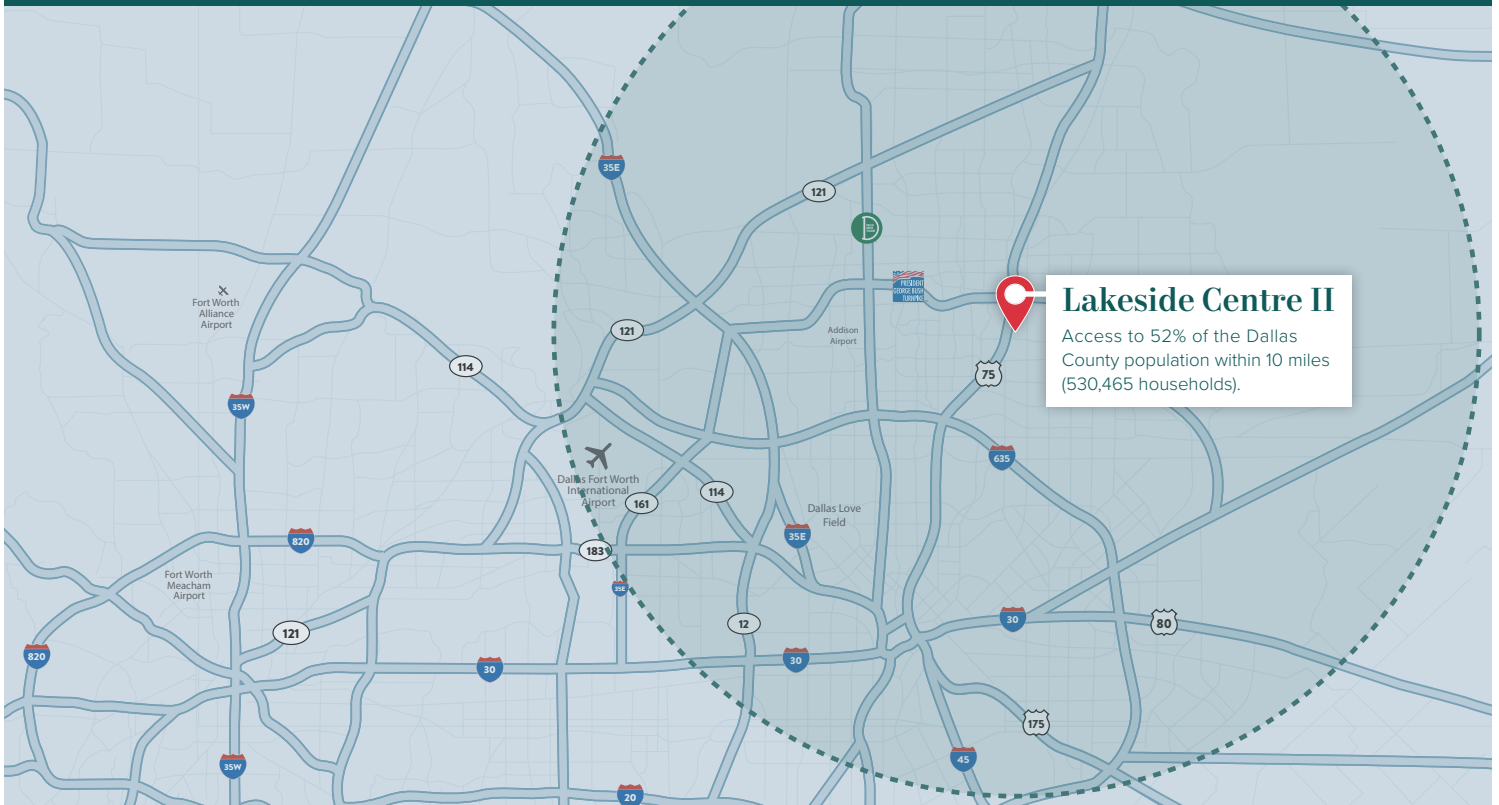
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Ingress / Egress



Central Location



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Fact Sheet

BUILDING

2250 Lakeside Blvd
Richardson, TX 75082

OWNER/ LANDLORD

CLF Lakeside Richardson, LLC

LEASING COMPANY

Stream Realty

Tim Terrell
214-267-0406
tterrell@streamrealty.com

Chase Lopez
214-267-0465
clopez@streamrealty.com

MANAGEMENT COMPANY

VEREIT

BUILDING AREA

115,583 RSF

YEAR BUILT

1986 (Renovated in 2008)

FLOOR SIZES

19,550 RSF

CEILING HEIGHT

9' (Floor-to-Ceiling Height)

FLOOR LOADS

120 lbs per RSF

SECURITY

Monday to Friday: 11:00 AM - 11:00 PM
Saturday: 8:00 AM - 1:00 PM

ELECTRICAL

480 Volts / 2000 Amps (3 phase)

ELEVATORS

3 Passenger Elevators
1 Freight Elevator

PARKING

5.0:1,000 Structured Parking Ratio

BUILDING HOURS

Monday to Friday: 7:00 AM - 7:00 PM
Saturday: 8:00 AM - 1:00 PM

AFTER HOURS HVAC

\$75.00/hour with a two-hour minimum

ELECTRICITY ESTIMATES

\$2.15 RSF

OPERATING EXPENSE ESTIMATES

\$8.50 RSF

TELECOM

AT&T / Time Warner Cable

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