

2350 LAKESIDE BOULEVARD | RICHARDSON, TX 75082



FOR LEASE OR SALE

2350 | Lakeside
Tower

PLUG & PLAY OPPORTUNITY
UP TO 203,817 SF AVAILABLE



CUSHMAN &
WAKEFIELD

CLASS A BUILDING Features

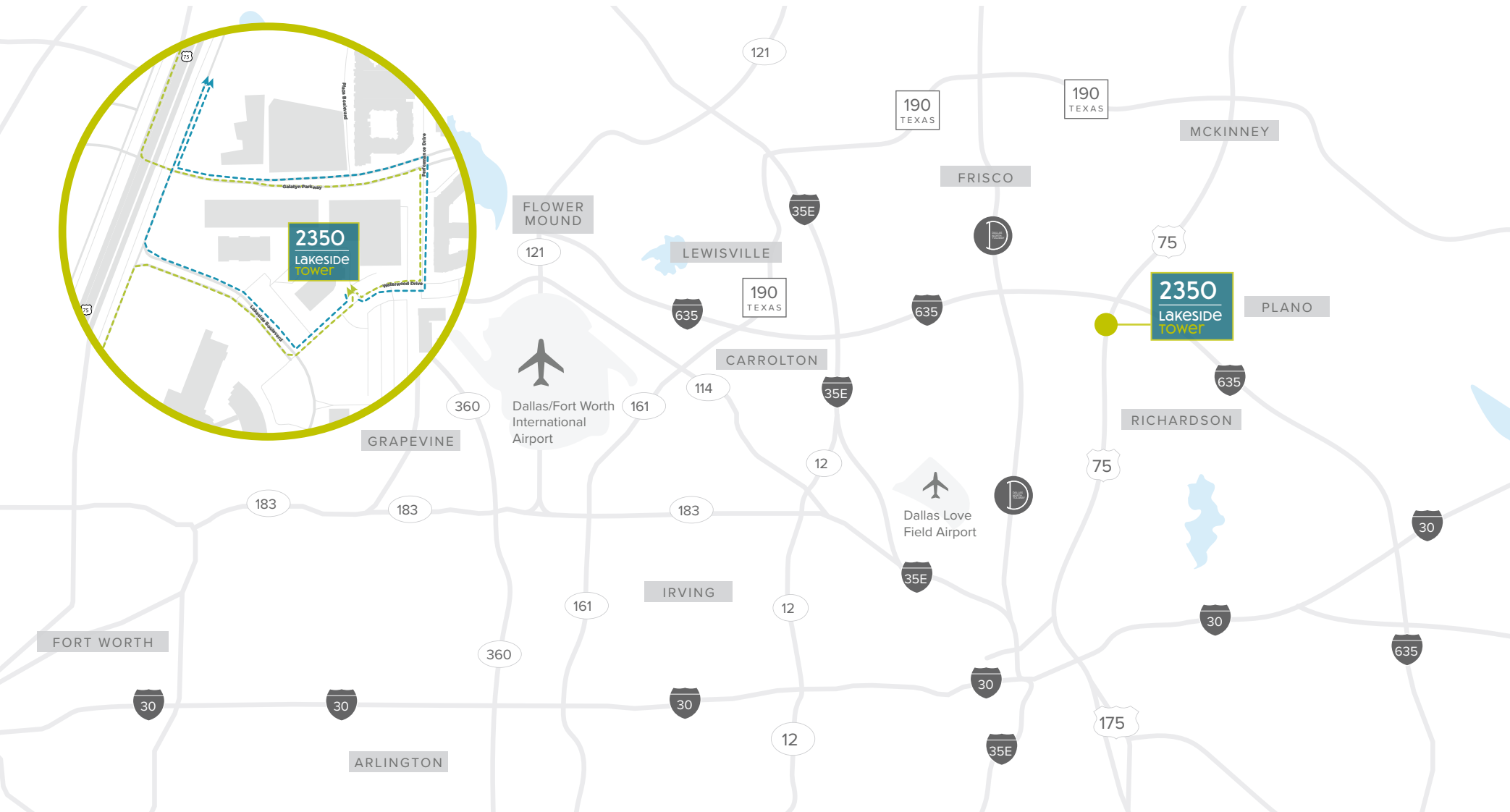


HIGHLIGHTS & Amenities

- Up to 203,817 SF Available
- Fully furnished plug & play floors
- Eight story, mid-rise office tower
- 4.50:1,000 parking ratio
- Expansive 4-story parking garage
- Ample surface parking
- Building and monument signage available
- On-site security with card-key access system
- First-class fitness center
- Full-service cafe
- Large Conference Center

SITE PLAN





Location & Access

 **10 min**
TO DFW INTERNATIONAL AIRPORT

 **15 min**
TO DALLAS LOVE FIELD AIRPORT

 **24 min**
TO DALLAS CBD

 **25 min**
TO FT. WORTH CBD

AREA SNAPSHOT



23 RESTAURANTS
70 RETAIL OPTIONS
14 HOTELS

WITHIN 1 MILE



MCKINNEY

ALLEN

PLANO



PLANO INDUSTRIAL PARK
Over 7.5 Million SF of Industrial Space

President George Bush Turnpike
TOLL

TEXAS INSTRUMENTS

President George Bush Turnpike
TOLL

State Farm

BlueCross BlueShield

SPRING CREEK NATURE AREA

Goldman Sachs
Steward
Raytheon

COLLIN CREEK MALL
sears
JCPenney
BED BATH & BEYOND
CHAMPS SPORTS
WE KNOW GAME.
Foot Locker

2350 LAKESIDE TOWER

Infosys
Hamilton Sun & Sails
WATER WALK

GEICO

DART

N. GREENVILLE AVE

qorvo

UT DALLAS
ENROLLMENT OF 26,700

HYATT REGENCY

CAMPBELL RD

FIRST WATCH
THE DAYTIME PLACE

RICHARDSON IQ



freshii

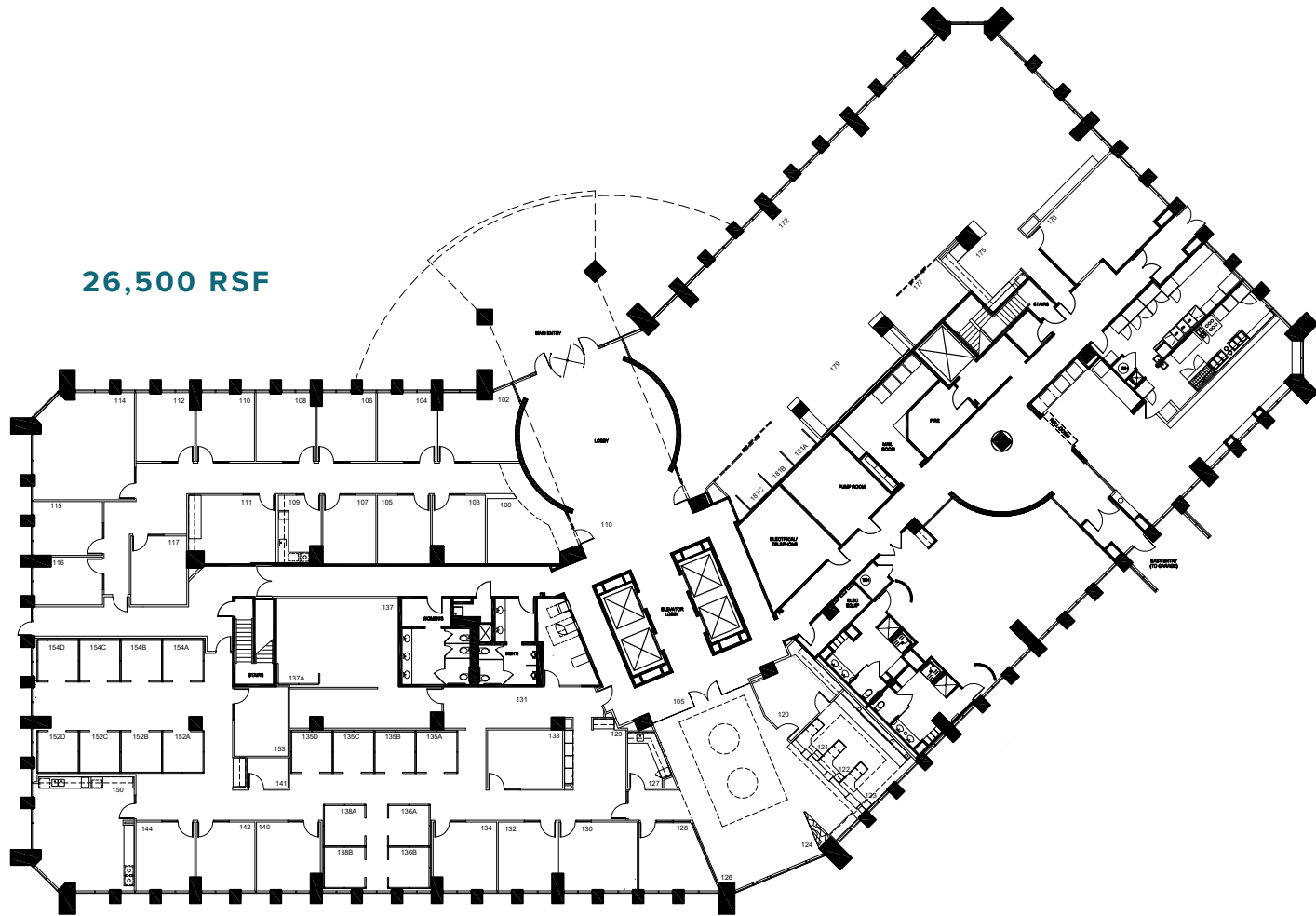
TELECOM CORRIDOR



ZOË'S KITCHEN
MORCHITA TACOS
FOX & HOUND BAR-GRILL
FREEBIRDS WORLD BURRITO
THE GREAT OUTDOORS

TWISTED ROOT BURGER CO.
Joey Miko'S SUBS
CHILOSO MEXICAN BISTRO
Panera BREAD
PHO BOWL
RUSSO'S COAL-FIRED ITALIAN KITCHEN

More Than 130,000 Jobs
Over 25 Million SF of Office Space
600+ High-Tech Telecom Firms
Over 50 HQ's or Regional Hubs in DFW
More Than 1.3 Million Residents Within a 10-Mile Radius
824,656 Professionals Surrounded by a Deep Talent Pool
12,356 STEM Degrees Awarded Per Year
13th year in a row Richardson has been given "Triple A" status by S&P and Moody's credit rating agencies
Top 5 nationally for Computer & Mathematical Talent with 170,440 Employees
#2 Ranked Location for High Tech Employment (After California)
The 5th Largest Concentration of High-Tech Jobs in the U.S

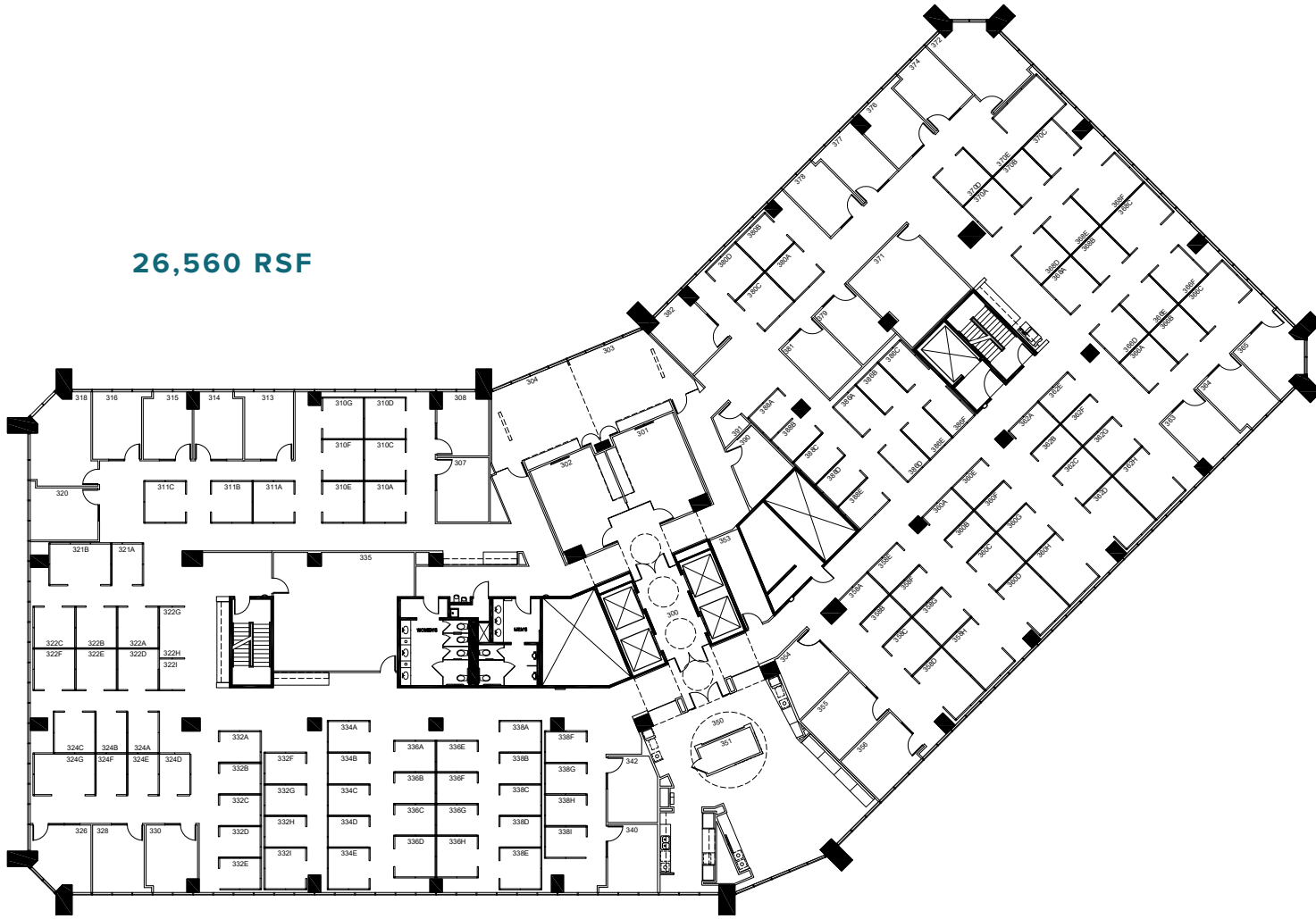


26,500 RSF

26,500 RSF

TYPICAL
FLOOR PLATE

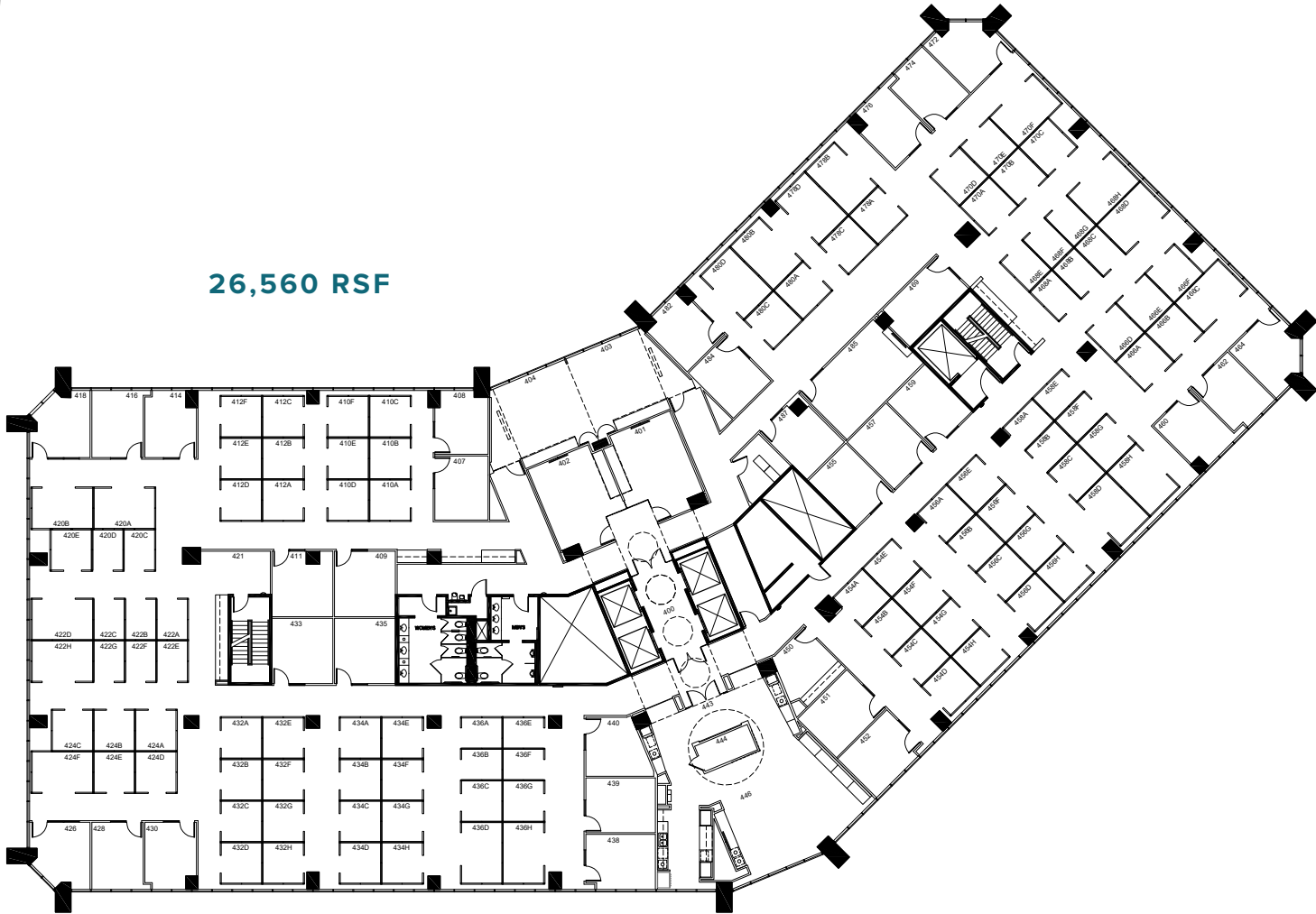
26,560 RSF



26,560 RSF

THIRD
FLOOR

26,560 RSF



26,560 RSF

FOURTH
FLOOR

BUILDING FACT SHEET

2350 | Lakeside
Tower



PROJECT DESCRIPTION	Class A Building 8 Stories: 203,817 RSF
BUILDING DESIGN	Classic Brick Exterior 26,560 RSF Floor Plates
HVAC	Energy Efficient HVAC System (2) Carrier Chillers 300 Ton each
ELEVATORS	(4) Passenger Elevators (1) Freight
LOBBY FINISHES	Class A Finishes Marble Limestone and Wood Finishes Seating Area
AMENITIES	Fitness Center Conference Center Full Service Cafe
TO CEILING HEIGHT	9'6" to Finished Ceiling
PARKING	4-Level Parking Garage 4.5 per 1,000 Parking Ratio Covered Walkway to Building
SECURITY / LIFE SAFETY	On-Site 24-Hour Security with Camera Surveillance Proximity card access control
COMMUNICATIONS	Fiber, Cable and Satellite Service Available / AT&T, Time Warner Cable, TW Telecom

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FOR MORE INFORMATION,
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