



# 1125 E CAMPBELL

A PROPERTY OF



NEWMARK









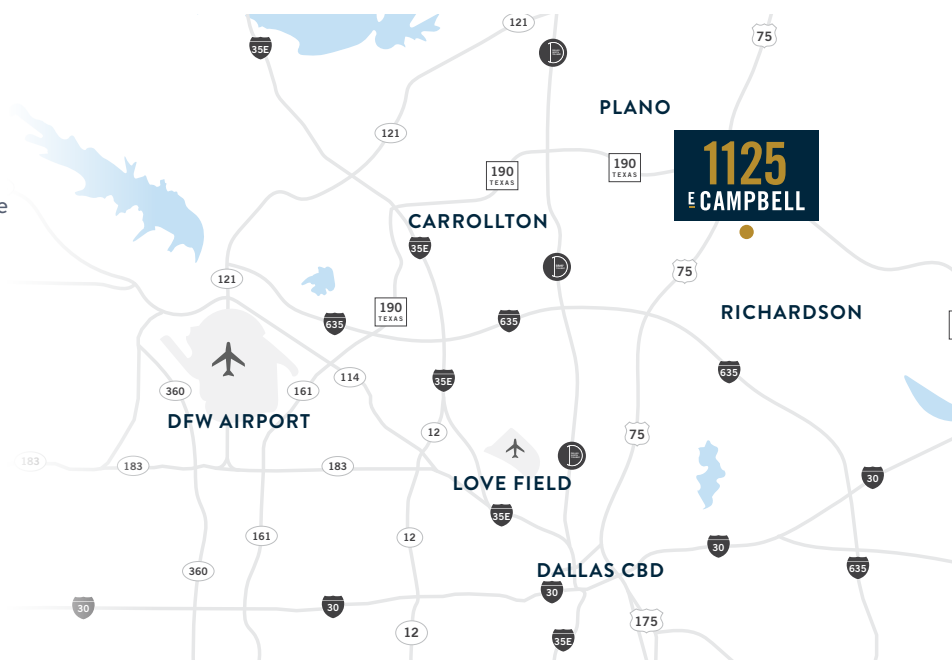
<b>ADDRESS</b>	1125 East Campbell Road Richardson, Texas 75081
<b>SUBMARKET</b>	Richardson / Plano
<b>YEAR BUILT</b>	1996
<b>YEAR RENOVATED</b>	2011-2012; 2020
<b>RENTABLE SQUARE FEET</b>	199,259 SF

# OF FLOORS	4 floors
FLOORPLATE SIZE	54,000 SF Divisible to 27,000 SF (10,000 SF 1st Floor)
SITE ACRE	11.4 acres
PARKING RATIO	Up to 6 per 1,000 SF



Adjacent to Central Expressway, four-minute drive to President George Bush Turnpike, seven-minute drive to LBJ Freeway, and a two-minute drive to Galatyn Park DART Station.

25 MIN TO DFW AIRPORT  
25 MIN TO LOVE FIELD AIRPORT  
20 MIN TO DALLAS CBD  
20 MIN TO MCKINNEY





# 02

## AREA SNAPSHOT







## ABUNDANT FOOD & BEVERAGE, HOSPITALITY & RECREATION AMENITIES

Conveniently located near CityLine with plenty of restaurants that will keep your tenants full and happy. See below for a few of the options.



**23 RESTAURANTS**  
**70 RETAIL OPTIONS**  
**14 HOTELS**



**WITHIN 1 MILE**









# 03

## ON-SITE AMENITIES

---



**ON-SITE CAFÉ**

---



**CONFERENCE CENTER**

---



**TENANT LOUNGE**

---

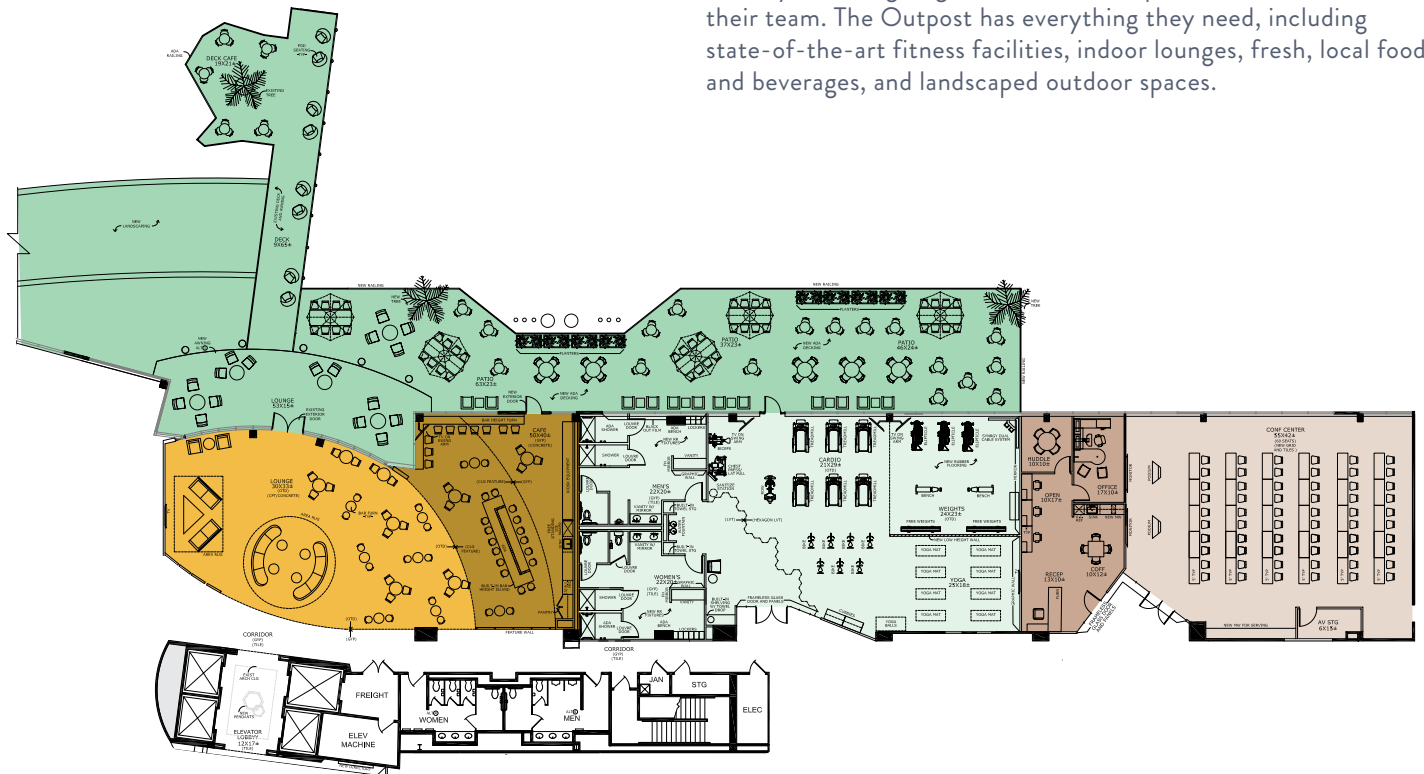


# 04

## CAPITAL AMENITIES

### — THE — OUTPOST

Employees are at their best when they can enjoy a change of scenery, an energizing refreshment or a place to reconnect with their team. The Outpost has everything they need, including state-of-the-art fitness facilities, indoor lounges, fresh, local food and beverages, and landscaped outdoor spaces.



TENANT LOUNGE

CAFÉ

OUTDOOR AREA

FITNESS CENTER

MANAGEMENT OFFICE

TRAINING CENTER













# 05

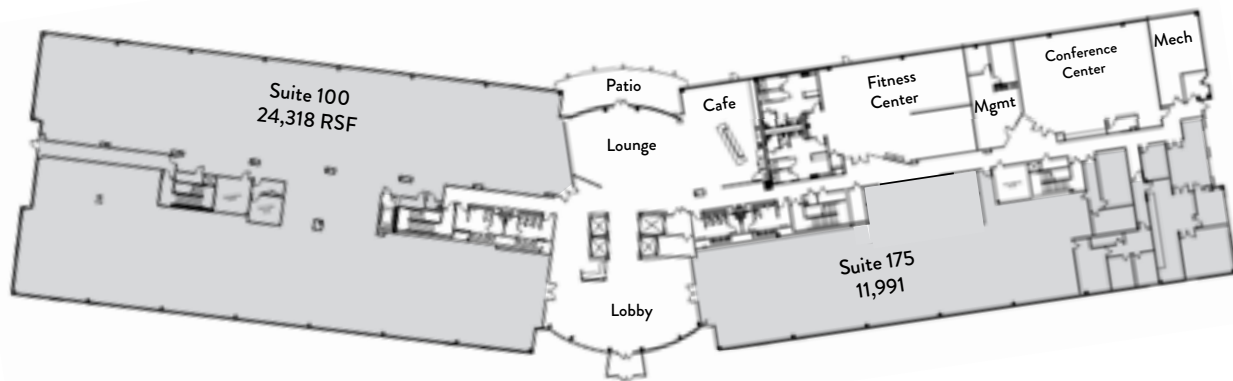
## FLOORPLATES

SECOND FLOOR | 53,677 RSF (23,386 SF Remaining)

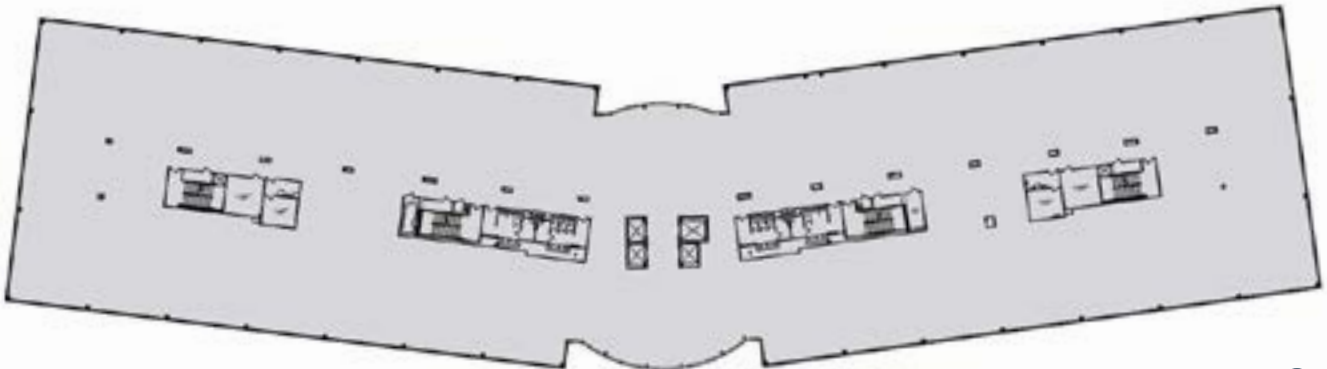
THIRD FLOOR | 54,640 RSF

FOURTH FLOOR | 54,633 RSF

FIRST FLOOR | 36,309 RSF



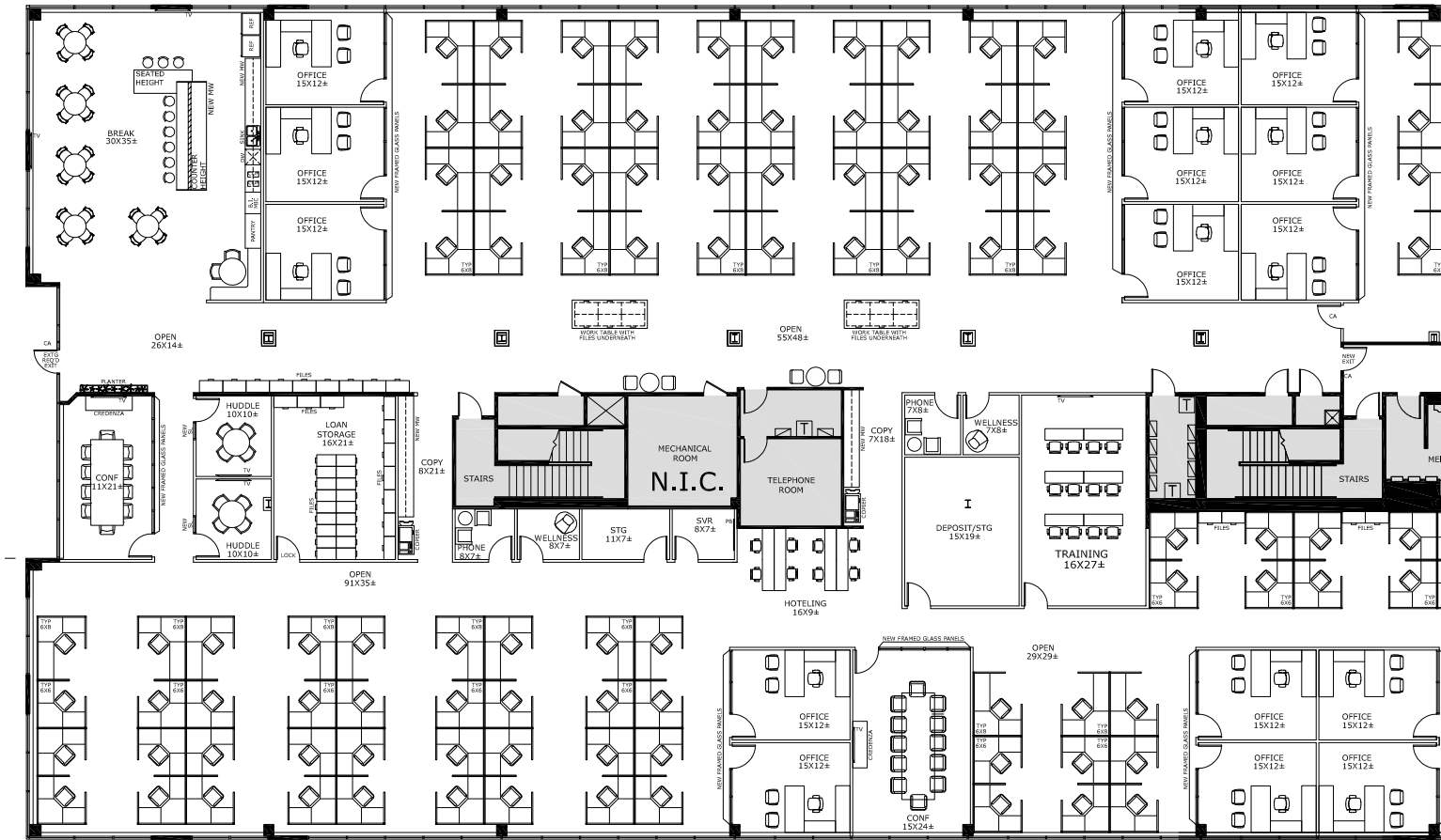
TYPICAL FLOOR





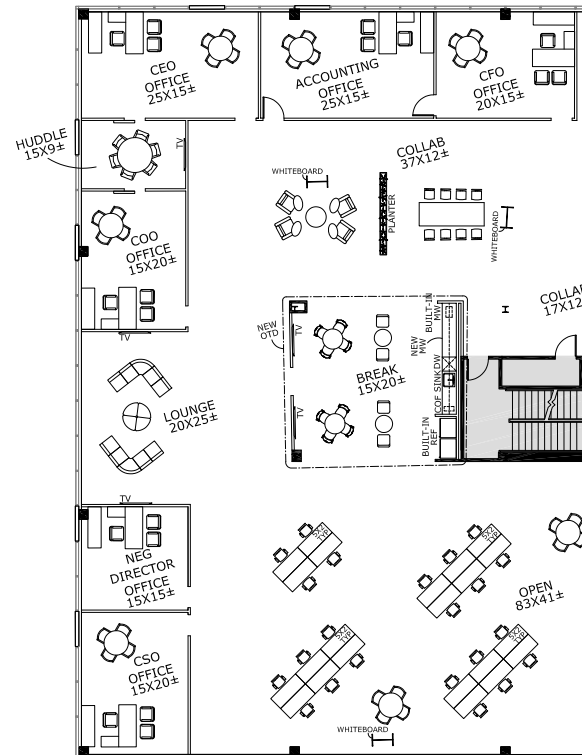






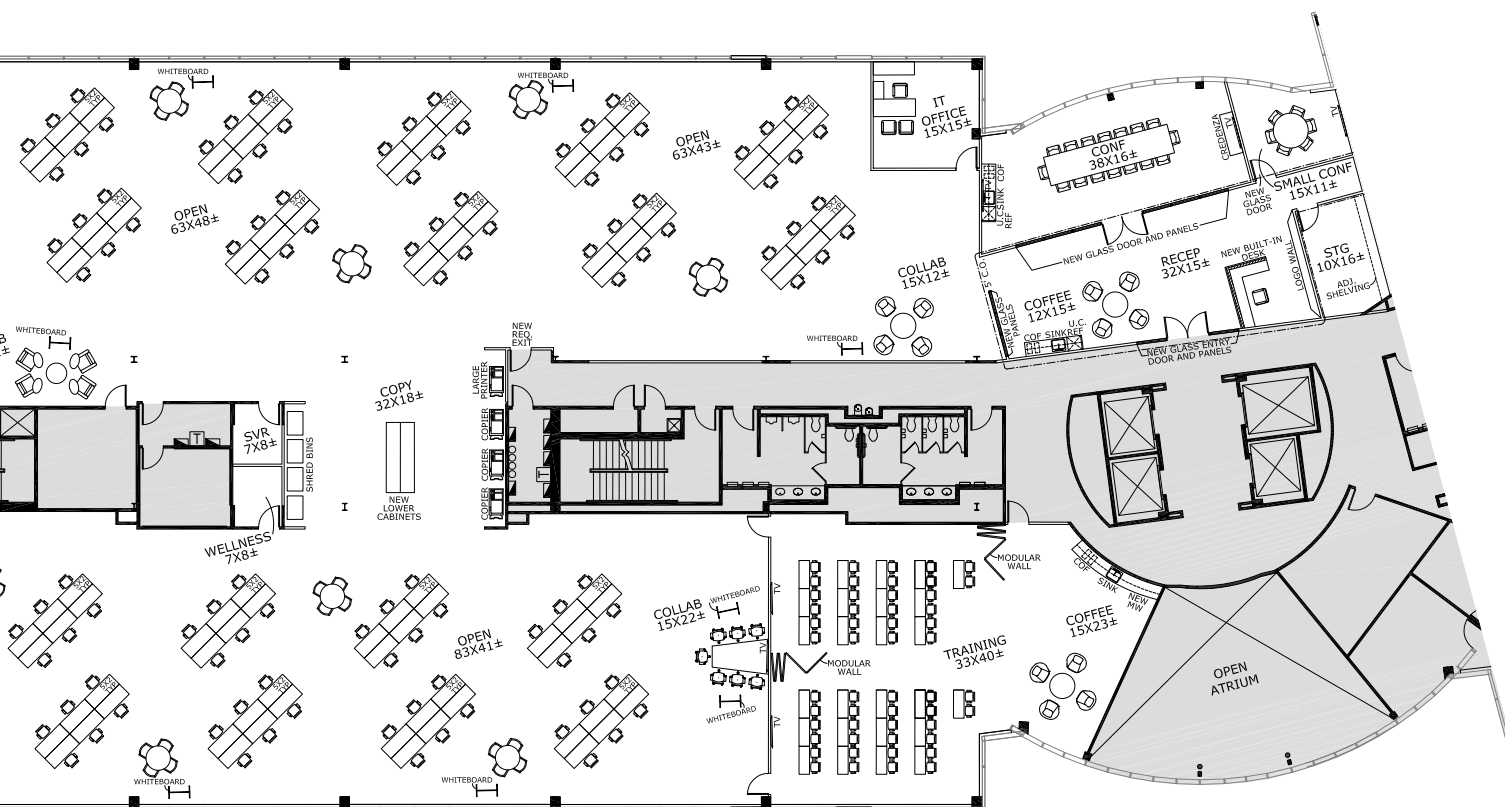
# HYPOTHETICAL

## 30,291 RSF





The floor plan illustrates the layout of the first floor. The central 'OPEN 33X41' area is a large rectangular space with a grid of tables and chairs. To the left of this area is a 'MEN'S' restroom, and to the right is a 'WOMEN'S' restroom. At the top of the plan is a 'FILES' area with a person standing. At the bottom is an 'EXIT' marked 'EXIT 8207'. The plan also shows a 'CA' (cafeteria) area and a 'FILES' area on the right side.



# 1125 E CAMPBELL

**CLINT MADISON**

214 995 6328  
clint.madison@nmrk.com

**JOHN FANCHER**

214 616 4748  
john.fancher@nmrk.com

**ZACH BEAN**

972 663 9886  
zach.bean@cushwake.com



**NEWMARK**

A PROPERTY OF

