

FOR LEASE OFFICE BUILDING



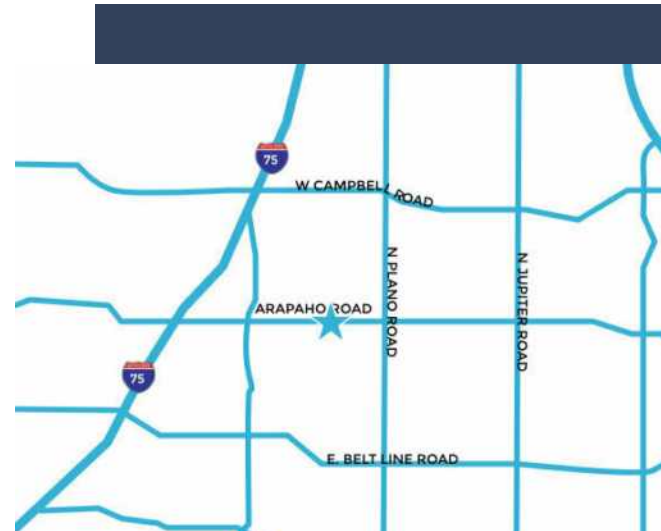
1130 E ARAPAHO RD, RICHARDSON, TX 75081



PROPERTY HIGHLIGHTS

- ±462 - 20,000 SF Class A Office Space
- Move-In Ready Suites
- Newly renovated lobby and common areas
- Access-controlled building entries, elevators, and staircases
- Multiple exterior building signage opportunities
- Onsite management & cafe
- Generous parking (includes an option for covered parking)
- Below market rental rates
- Adjacent to the Richardson Telecom Corridor
- Located near SH 75 and Arapaho Road

LEASE RATE \$15.00 - 17.00 SF/YR | GROSS



CONTACT INFORMATION

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Champions DFW Commercial Realty

1725 E Southlake Blvd, Suite 100, Southlake, TX 76092

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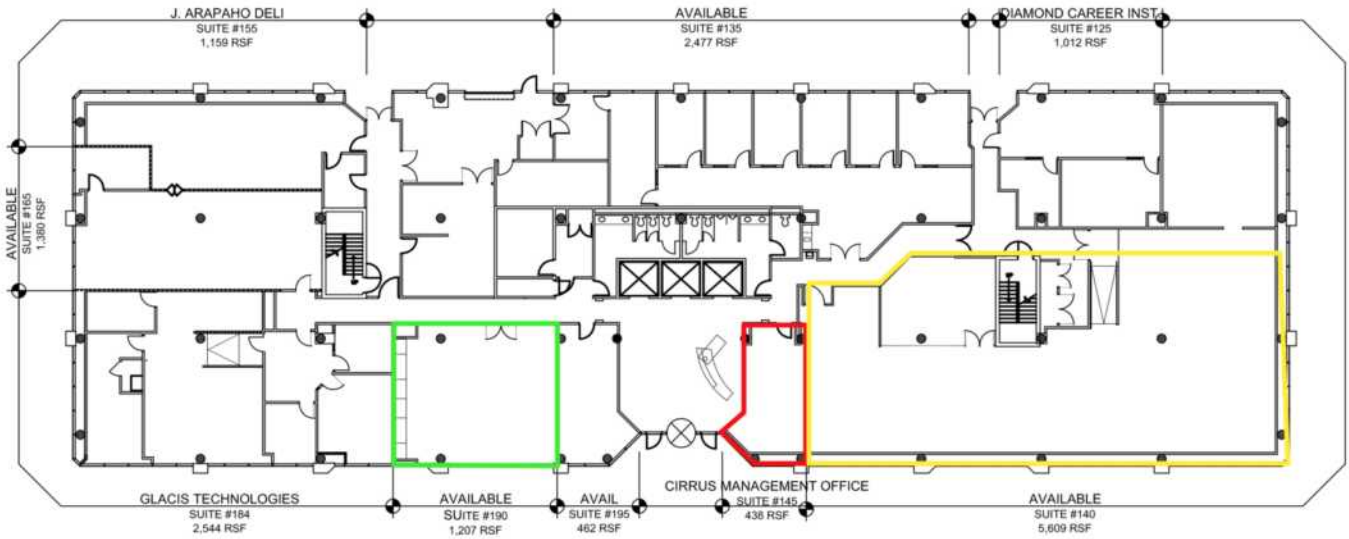
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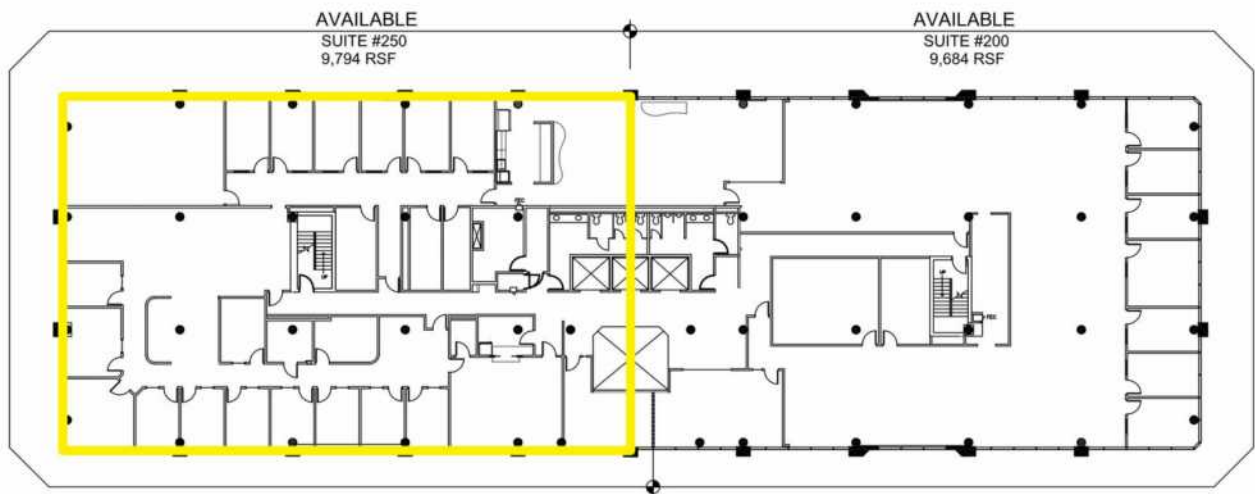


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FLOOR PLANS



1st Floor Floor Plan



2nd Floor Floor Plan

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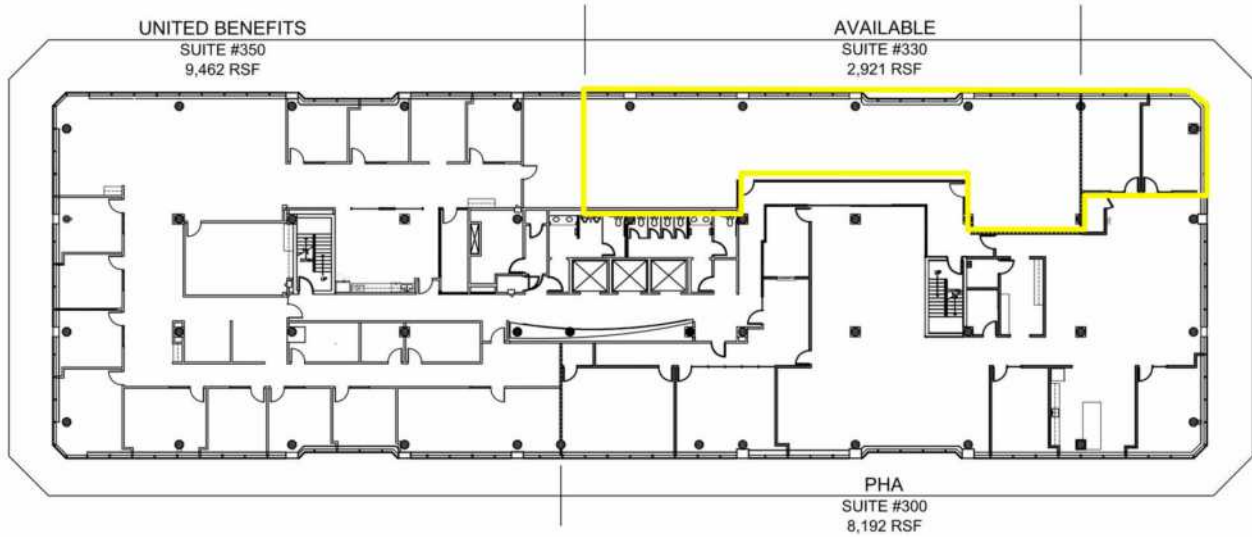
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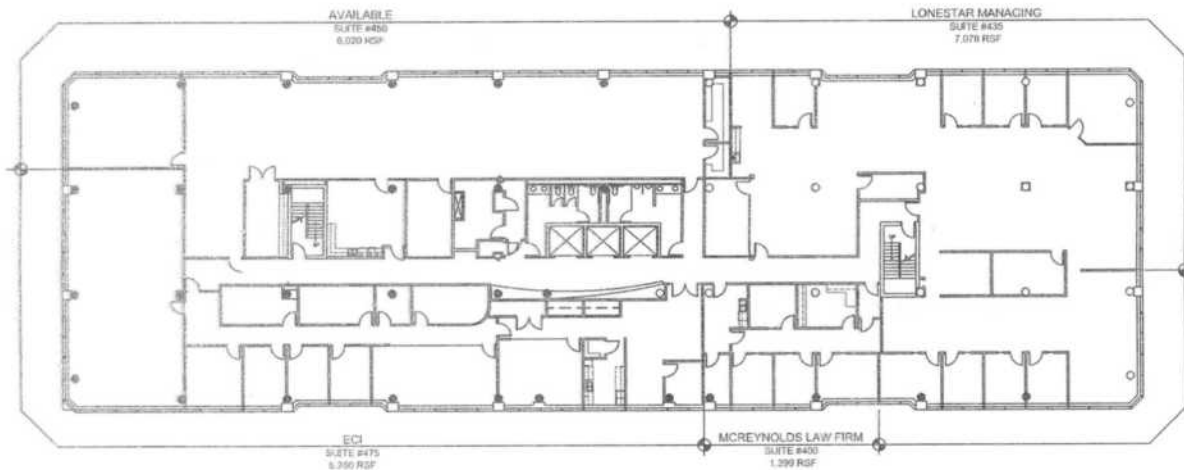


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FLOOR PLANS



3rd Floor Floor Plan



4th Floor Floor Plan

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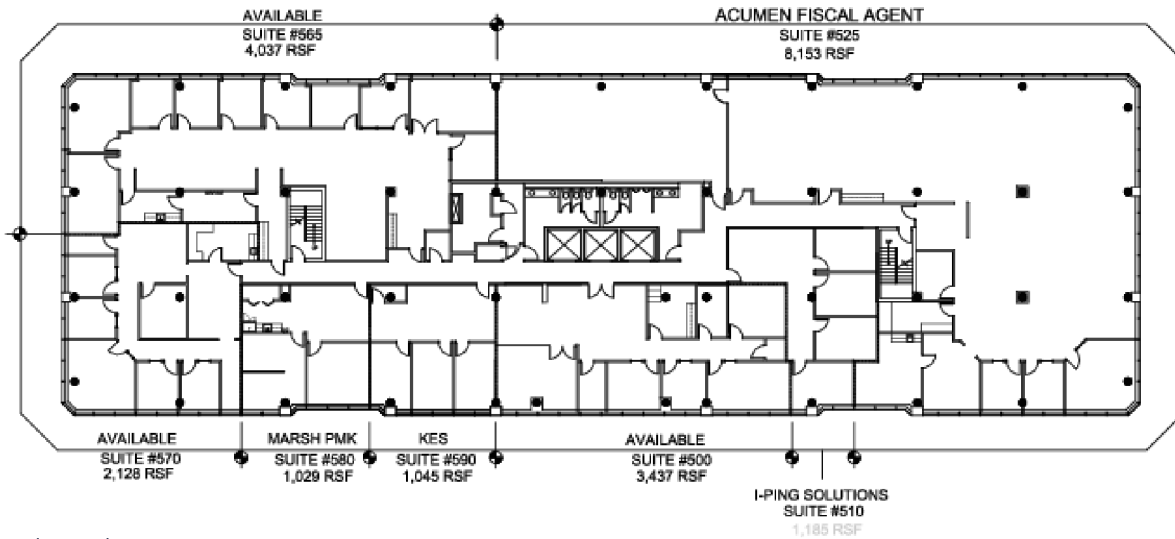
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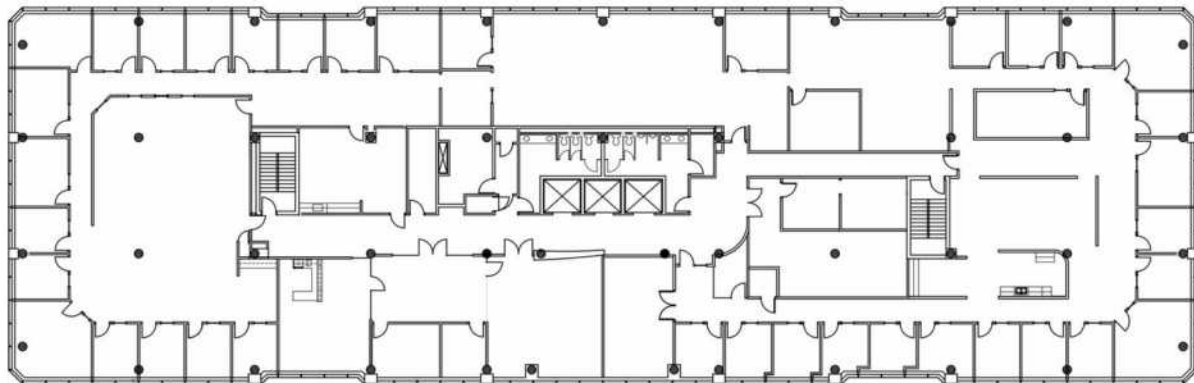


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FLOOR PLAN



5th Floor Floor Plan



6th Floor Floor Plan - (Entire Floor Suite 600)

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LEASE SPACES

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,380 - 20,721 SF	Lease Rate:	\$15.00 - \$17.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	
Suite 140	Available	5,565 SF	Gross	\$15.00 - 17.00 SF/yr	-
Suite 145	-	462 SF	Gross	\$15.00 - 17.00 SF/yr	-
Suite 160	-	547 SF	Gross	\$15.00 - 17.00 SF/yr	-
Suite 165	Available	1,380 SF	Gross	\$15.00 - 17.00 SF/yr	-
Suite 250	Available	9,794 SF	Gross	\$15.00 - 17.00 SF/yr	-
Suite 330	Available	2,921 SF	Gross	\$15.00 - 17.00 SF/yr	-
Suite 600	Available	20,721 SF	Gross	\$15.00 - 17.00 SF/yr	-

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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS CONTINUED



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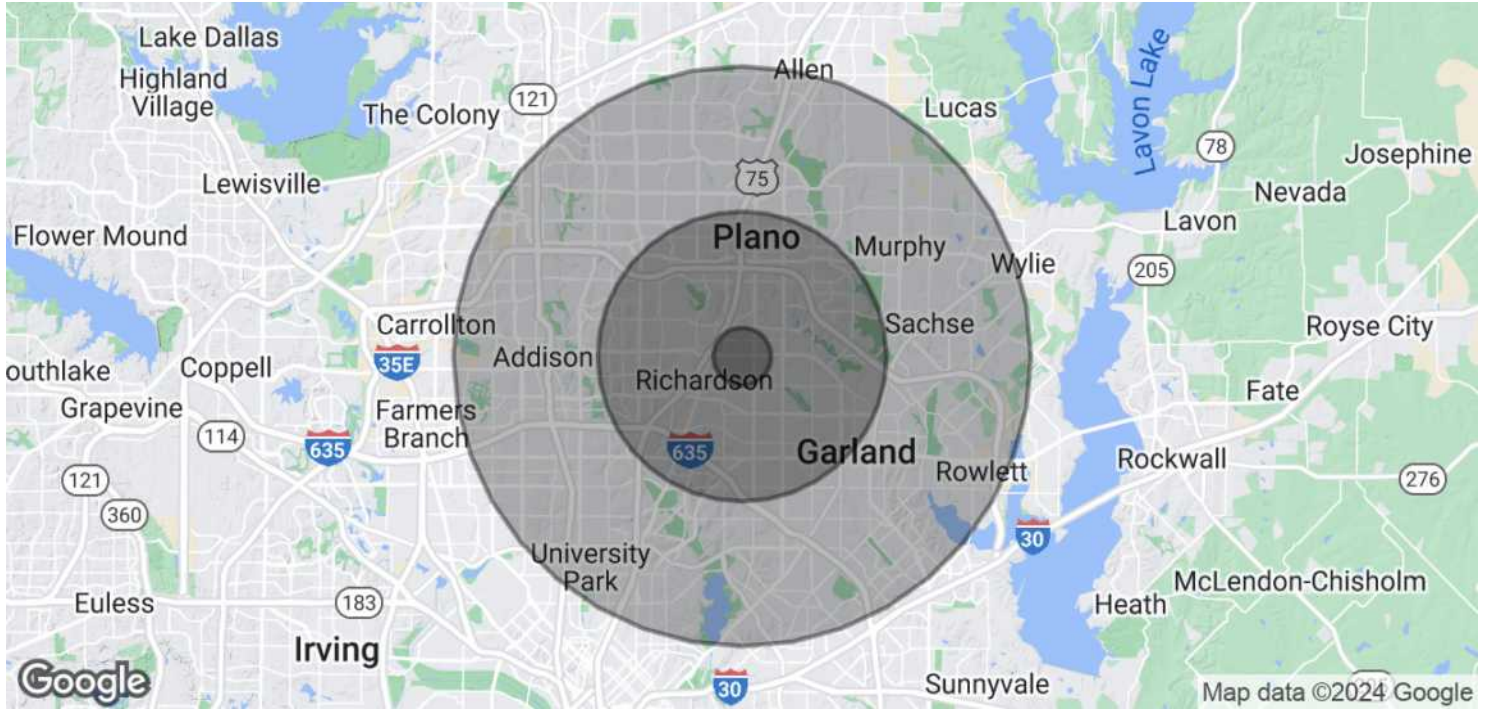
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,307	373,549	1,316,457
Average Age	40.5	36.5	37.8
Average Age (Male)	38.8	35.8	37.1
Average Age (Female)	41.0	37.4	38.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,272	149,845	545,723
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$92,841	\$82,492	\$104,366
Average House Value	\$174,308	\$205,024	\$285,794

2020 American Community Survey (ACS)

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BROKER CONTACTS



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BROKER CONTACTS



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