

DSP INNOVATION CAMPUS

2821 Telecom Parkway | Richardson, Texas 75082



**NEW ENTRANCE
UNDER CONSTRUCTION**



**NEWLY
RENOVATED**

**WAREHOUSE & LITE
MANUFACTURING SPACE**

WITH HEAVY POWER

± 51,979 Square Feet
Available for Lease


TRANSWESTERN
REAL ESTATE
SERVICES

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DSP INNOVATION CAMPUS

Total Size	± 86,806 SF
Remaining Space	± 51,979 SF Non Divisible
Office Area	Build-to-Suit
Building Dimension	West side - 266' L x 160' D
Typical Bay Size	West side 40' X 32'6"
Security	Campus wide security
Clear Height	West side 19'10" - 23.5"
Dock Doors	4
Signage	Exterior and Building place signs
Drive In	1
Truck Court	Ability to secure
Parking	Abundant
HVAC	100% HVAC, Central cooling tower
Fiber	AT&T, Century Link, Verizon & Zayo
Power	800 amps 480 volts, dual feed from two sub stations (Jupiter and Spring Creek)
Year Built	Phase I - 1993; Phase II - 1996; Phase III - 1997
Zoned	I-M(1), local ordinance 712
Sprinklered	Yes



800 AMPS

Currently Available

ADDITIONAL POWER

Available

A RARE BUILDING OPPORTUNITY NEAR RICHARDSON'S INNOVATION CORRIDOR.

2821 Telecom Parkway is a ± 86,806 SF industrial use building with ample space for warehouse storage and lite manufacturing. The property features abundant parking and a secure-able truck court for safe loading and unloading. The site is in close proximity to NTT and Stream data center sites and is well suited for repurposing. 1600 amps are currently available on site with the ability to increase power.

WAREHOUSE / LITE MANUFACTURING

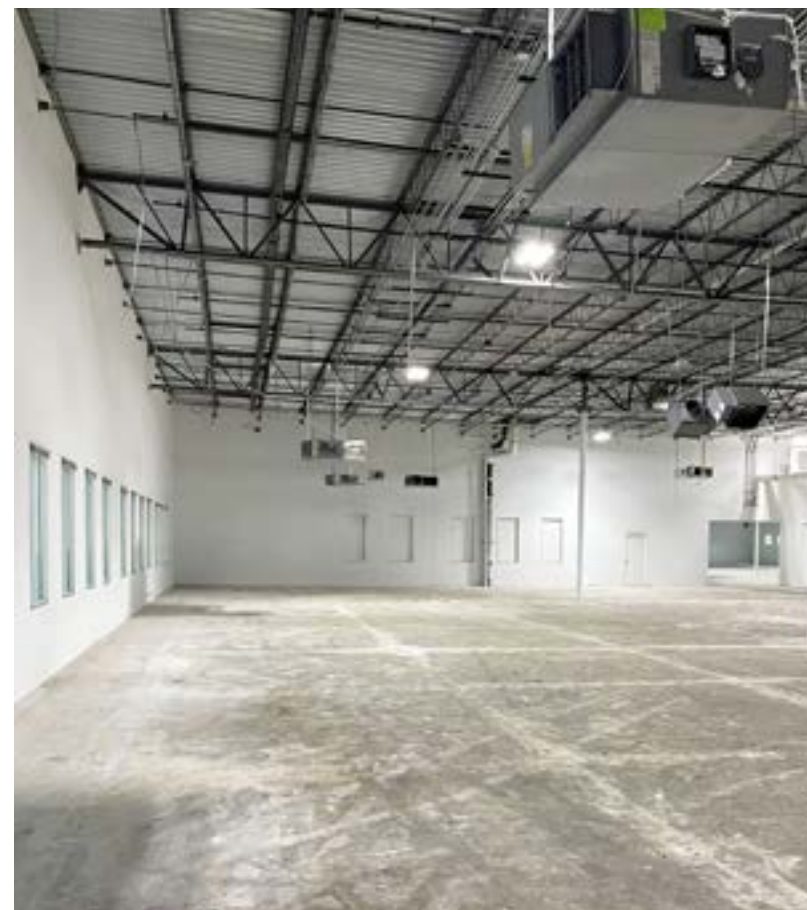
± 51,979 Square Feet



*Estimated Ceiling Heights

**One Additional dock door may be added

**NEW ENTRANCE
UNDER CONSTRUCTION**



DOWNTOWN
DALLAS



RICHARDSON






A SUPERIOR COMBINATION OF LOCATION AND ACCESS

Drive Times

DFW INTERNATIONAL AIRPORT

 **26 min**
28.2 miles

LOVE FIELD AIRPORT

 **30 min**
24.9 miles

UNION PACIFIC INTERMODAL

 **36 min**
33.2 miles

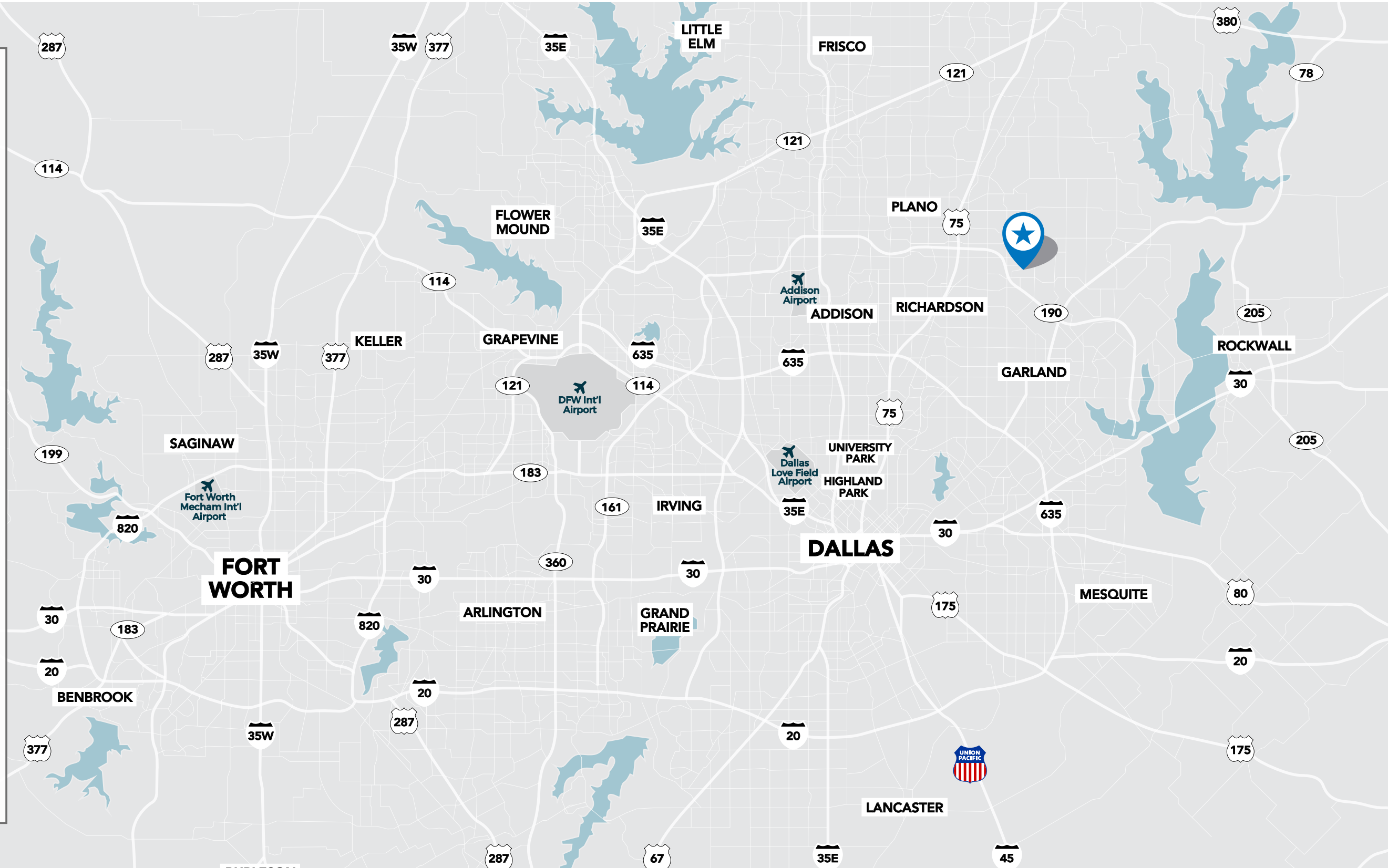
ACCESS TO NEARBY HIGHWAYS

 **3 min**
1.2 miles

 **5 min**
3.5 miles

 **16 min**
14.9 miles

 **12 min**
10.3 miles



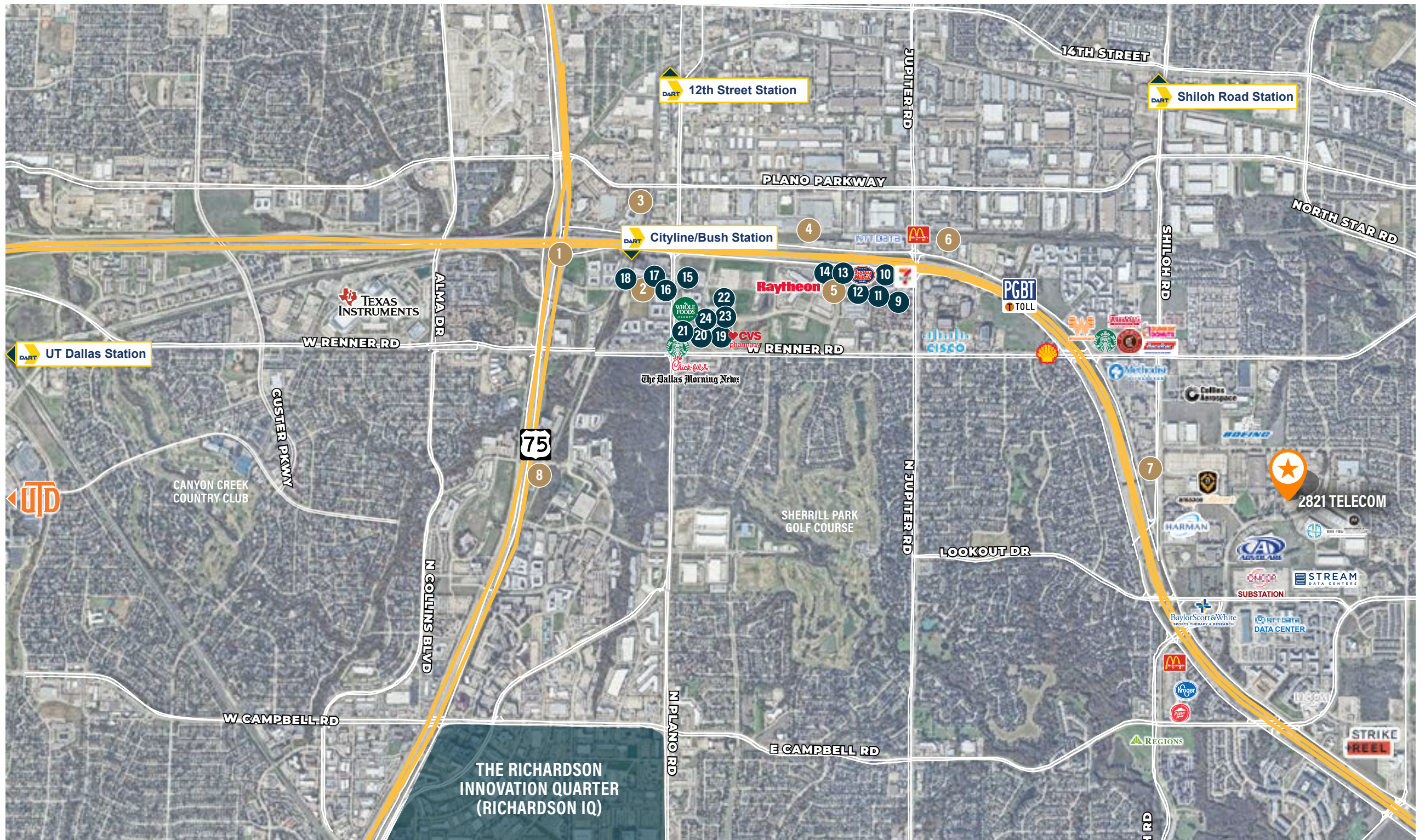
190 STEM CORRIDOR AMENITIES

HOTEL & SUITES

- 1 Drury Plaza Hotel
- 2 Aloft Richardson
- 3 TownePlace Suites by Marriott
- 4 Courtyard by Marriott
- 5 Cambria Hotel
- 6 Homewood Suites by Hilton
- 7 SpringHill Suites by Marriott
- 8 Renaissance Dallas Richardson

RESTAURANTS WITHIN 3 MILES

- 9 Taqueria Tepito
- 10 Tandoori Pizza & Grill
- 11 Thai's Thumbz Urban Kitchen
- 12 Anaya's Seafood
- 13 Liberty Burger
- 14 Honey Berry Pancakes & Cafe
- 15 Murphy's Deli
- 16 Oni Ramen
- 17 Fernando's Mexican Cuisine
- 18 Good Union Urban BBQ
- 19 Pei Wei
- 20 Smashburger
- 21 Luna Grill
- 22 Zalat Pizza
- 23 Piada Italian Street Food
- 24 Modern Market



FIBER CONNECTIVITY MAP



METRO NETWORKS

- Century Link Metro Leased
- Century Link Metro
- Zayo Metro
- Zayo Dark
- Spectrum
- AT&T
- MCI
- Looking Glass
- Fiberlight
- Ezee Fiber
- Rail America (ROW)
- Unite Private Network
- Verizon Business
- Windstream

LONG HAUL NETWORKS

- TMobile
- VERIZON

NEARBY FIBER PROVIDERS

- Extenet Systems
- Crown Castle
- Gigabit
- LOGIX Fiber Networks

DART SILVER LINE PROJECT



LEGEND

- DART Silver Line
 - TEX Rail
 - DART Orange Line
 - DART Green Line
 - DART Red Line
 - DART Blue Line
 - DCTA A-train
 - Trinity Rail Express
 - Interface Station
 - Cotton Belt Station
-
- 7 min** to Shiloh Station
 - 49 min** from Cityline to DFW Int. Airport
 - 26 mi** through 7 cities
 - 10 Regional** Rail stations
 - 4 Rail** connections (Orange, Green, Red LRT, & TEXRail)





CONTACT

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Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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SERVICES