

FOR SALE OR LEASE

**GREAT OPPORTUNITY
FOR INVESTOR, USER
OR SUBLESSEE**

43,565 Sq Ft Building on N. Greenville Ave Richardson TX



Investor – Purchase building that is 91% leased with current cash flow and upside

User – Purchase building and negotiate a buyout of tenant's existing lease. Occupy new space fully furnished. Room to expand as tenant leases roll.

Sublease – 21,353 sq ft of newly built out fully furnished space with 2 1/2 years left on the lease at below market rental rate.

***Call for Purchase Price
or Sublease terms***

SUITE	SQUARE FOOTAGE	LEASE EXPIRATION
SUITE 128	21,353	6/30/27
SUITE 156	3,410	Month to Month
SUITE 168	3,950	VACANT
SUITE 178	11,387	7/31/26
SUITE 180	3,465	9/30/25
TOTAL BUILDING	43,565	



COLLEEN SHERRILL

JIM DUGGAN

✉ COLLEEN@DUGGANREALTY.COM

☎ 972.980.9686

📍 7500 SAN JACINTO PLACE | PLANO, TX 75024

1840 N. Greenville Avenue Richardson, Texas

- 43,565 SQ, FT BUILDING
- TURN-KEY UNIQUE OPPORTUNITY.
- PARKING 4.0/1,000
- GRADE LEVEL ROLL UP DOOR
- BUILDING SIGNAGE
- NEW CUBICLES AND FURNITURE
- TENANT CONTROLLED HVAC



COLLEEN SHERRILL
972.980.9686 X 104

DUGGAN
Realty Advisors, LLC

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1840 N. Greenville Ave.
RICHARDSON, TEXAS

Existing Floor Plan
10/23/2018

Suite 156 3,410 SQFT
Suite 168 3,950 SQFT

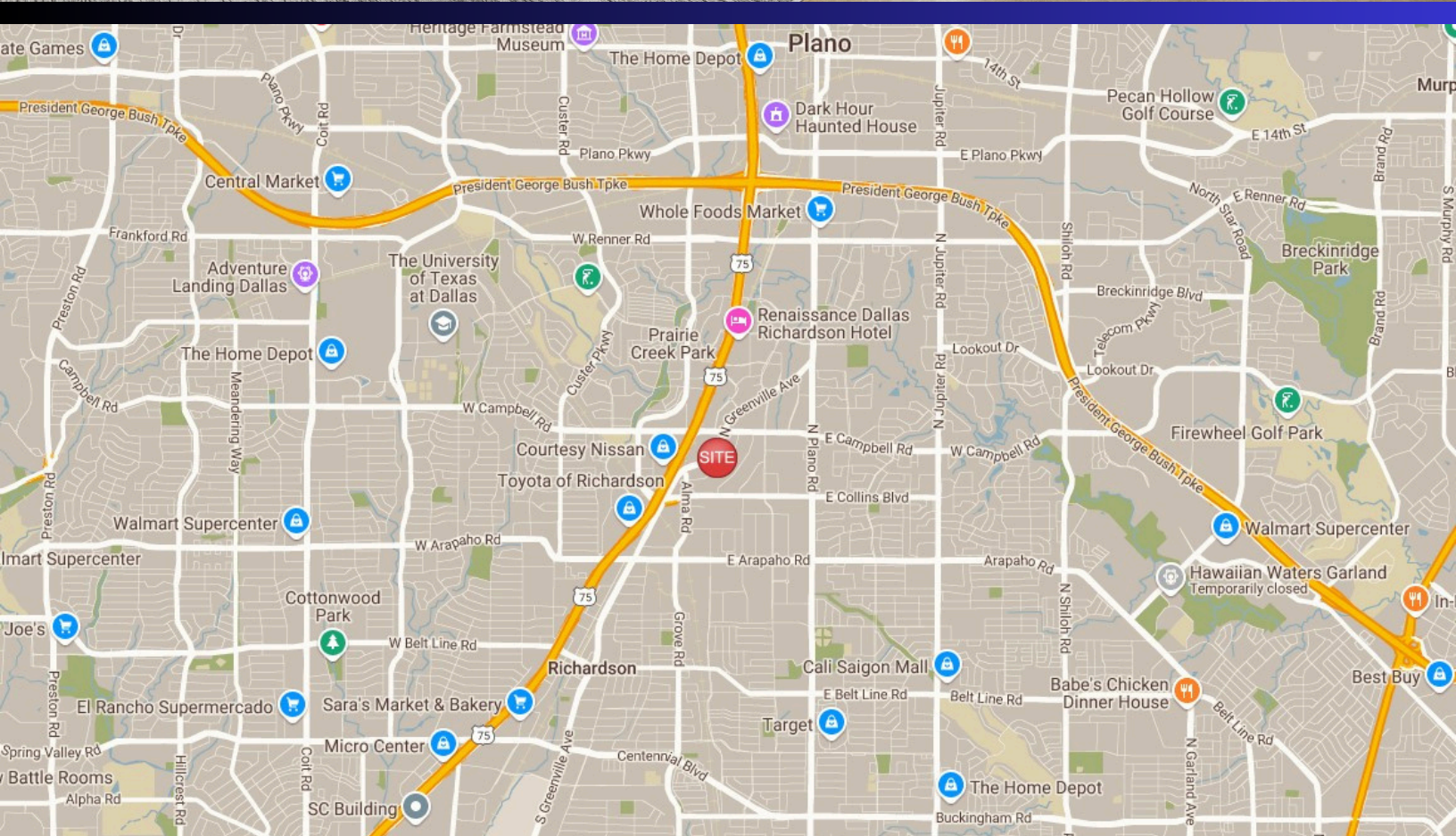


Suite 178 11,387 SQFT

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DUGGAN
Realty Advisors, LLC

JIM DUGGAN
972.980.9686 X 106



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972.980.9686 X 104

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