

OFFICE AT EASTSIDE

700 E. CAMPBELL ROAD, SUITE 250 | RICHARDSON, TX 75081



PAT HANAHAN | Leasing Agent
phanahan@fobare.com | O 972.458.7585 | M 864.907.7014

JERROD WALLA | Leasing Agent | Property Manager
jwalla@forare.com | O 972.458-7585 | M 406.871.9583

FOBARE COMMERCIAL, L.P. | 18111 Preston Road, Suite 1000, Dallas, Texas 75252

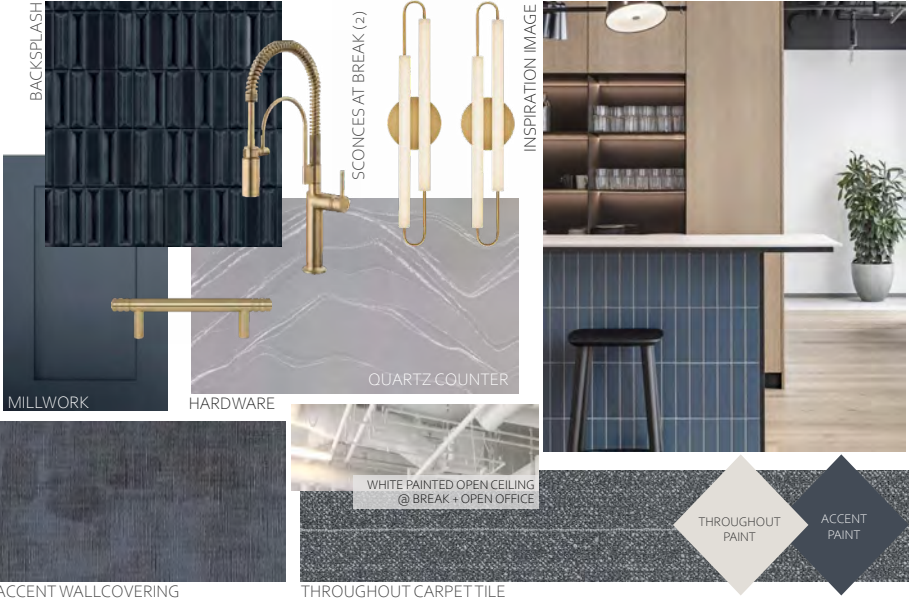
OFFICE SPACE FOR LEASE

RICHARDSON'S INNOVATION QUARTER

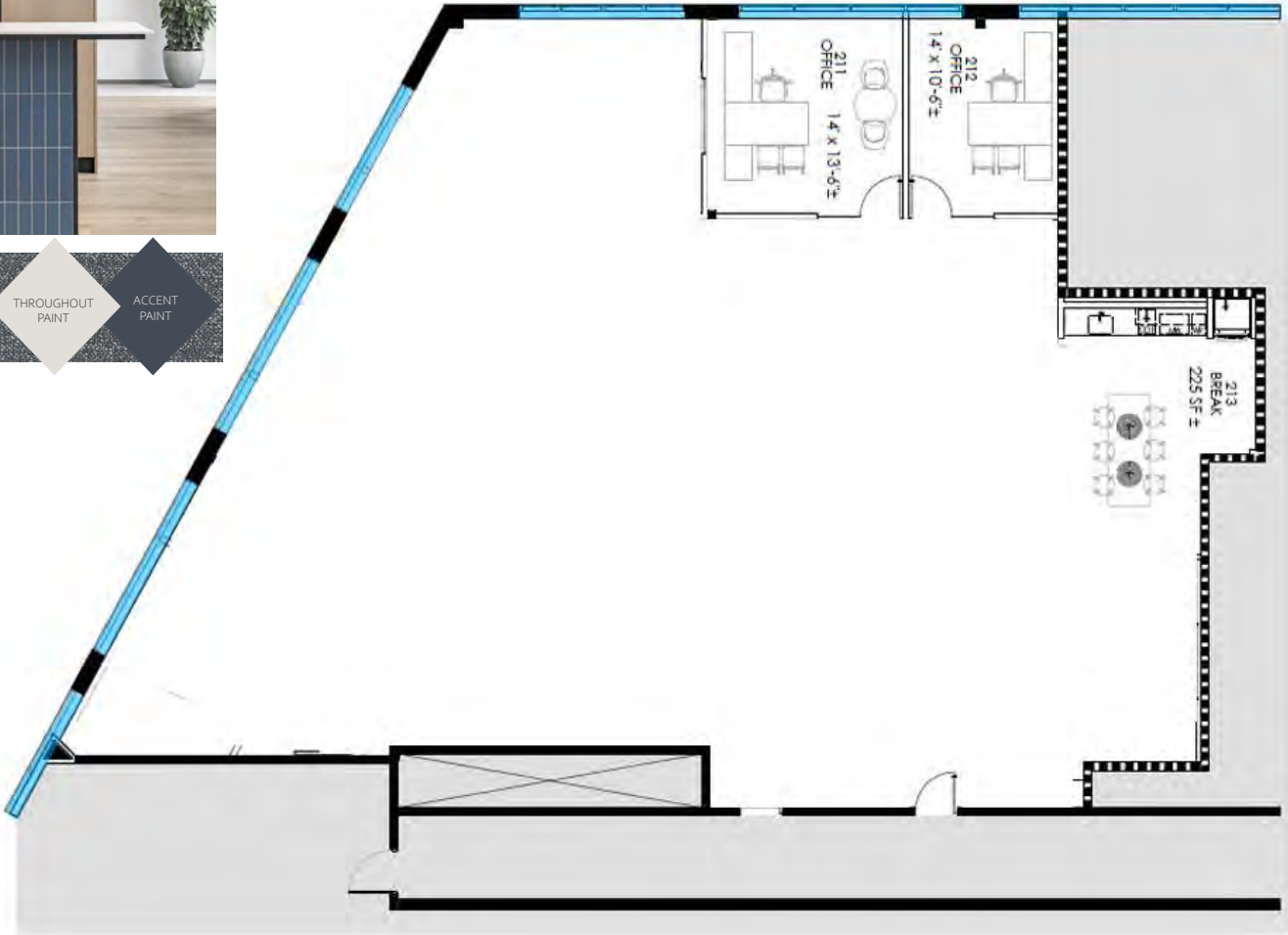
WWW.FOBARE.COM

SPECULATIVE SUITE

PROPOSED FINISHES



4,081 RSF - DIVISIBLE



HIGHLIGHTS

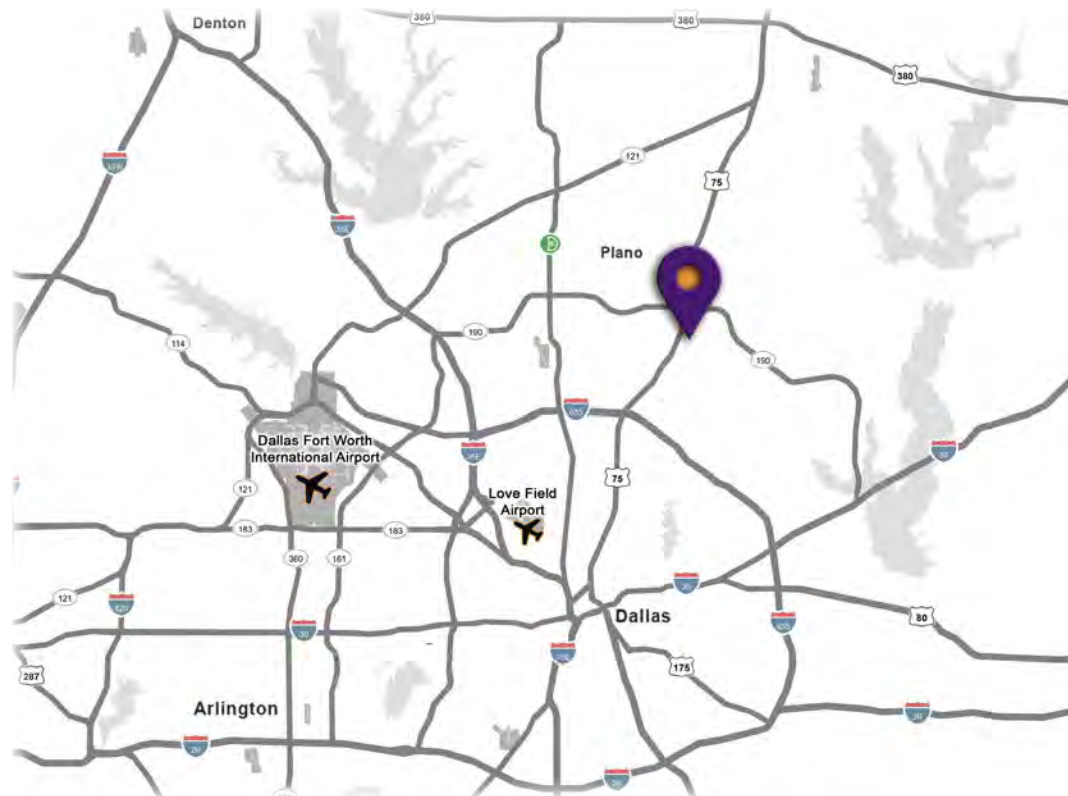
- 4,081 SF Speculative Suite (divisible)
- Corner Suite with 2 walls of windows, providing ample natural light
- High ceilings in open areas
- Build to suit options available

AMENITIES & HIGHLIGHTS

HIGH-TRAFFIC MIXED-USE PROPERTY

- 4,081 SF 2nd floor office space available now (divisible)
- Partial spec suite, will build to suit
- Ample parking available, including reserved spaces in dedicated parking garage
- Located in Richardson's Innovation Quarter known as "The IQ"
- Eastside contains 15+ restaurants, retail shopping, banking, fitness options, convenience stores, cosmetic/medical providers as well as a 2-Acre park and upscale apartments
- Instant access to Campbell Rd, Central Expressway (75) & Greenville Ave with on-site DART Bus stop and minutes from a DART rail station
- Signage available facing Campbell Road (43,055 cars per day)

Traffic Data Source: TXDOT 2019



DYNAMIC NEIGHBORHOOD

NEARBY HOTELS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MIN DT
2023 POPULATION	7,738	117,428	386,659	278,028
2028 PROJ. POP.	8,847	120,616	389,728	283,205
DAYTIME POP.	40,218	167,841	441,375	370,283
WORKERS	37,330	111,749	255,208	239,847
HOUSEHOLDS	3,710	46,472	149,012	109,912
AVG HH INCOME	\$134,668	\$117,978	\$106,674	\$109,273

SOURCE: ESRI 2023

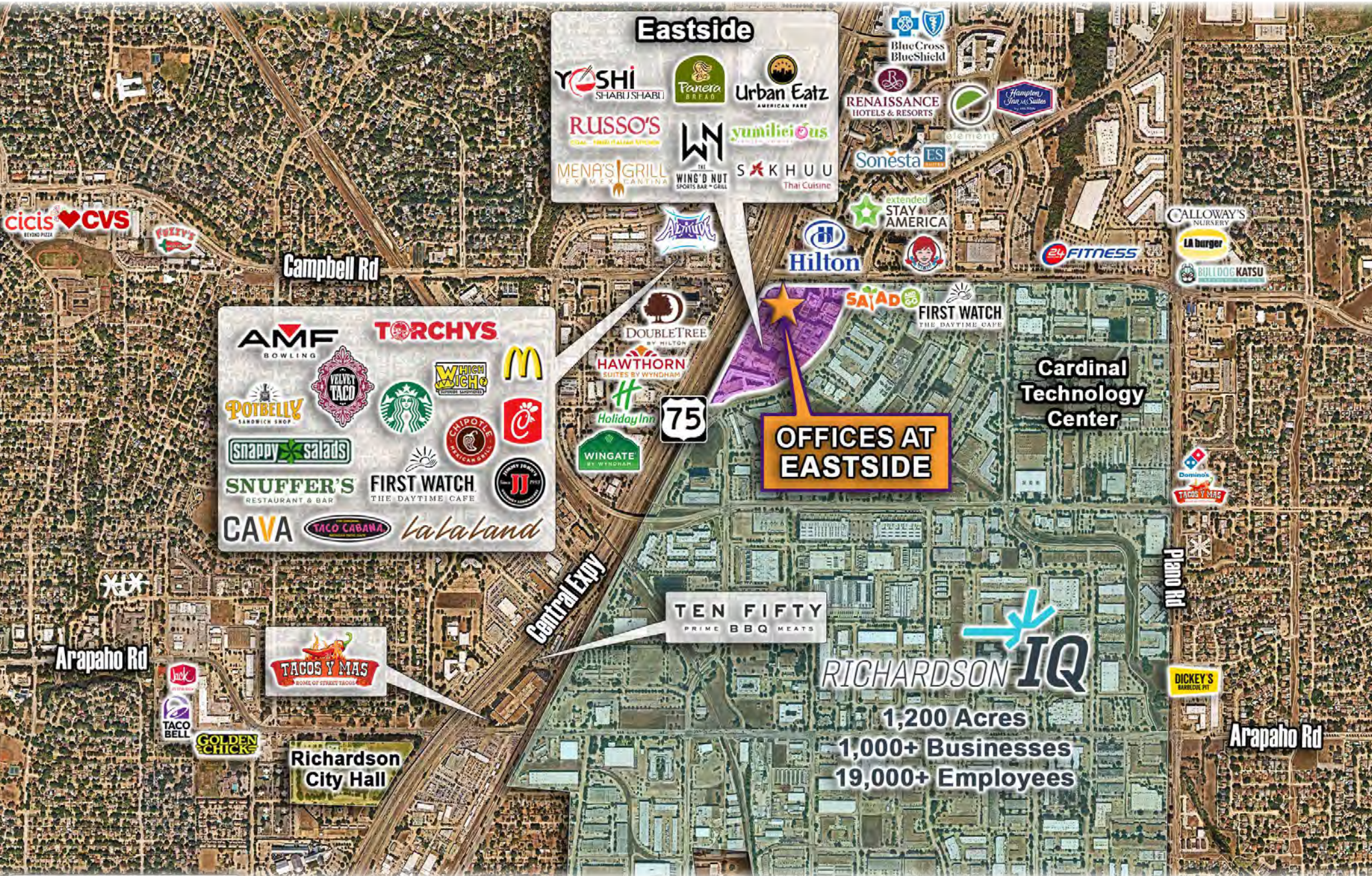
NEARBY RESTAURANTS (WITH MORE COMING SOON)



PAT HANAHAN
phanahan@fobare.com | 864.907.7014

JERROD WALLA
jwalla@fobare.com | 406.871.9583

NEARBY RETAIL



Eastside

- YOSHI SHABU SHABU
- Panera Bread
- Urban Eatz AMERICAN PARE
- RUSO'S
- WN
- yumilicious
- MENAS GRILL
- WING'D NUT SPORTS BAR + GRILL
- S K H U U Thai Cuisine

- AMF BOWLING
- TORCHYS
- McDonald's
- POTBELLY SANDWICH SHOP
- PLANET TACO
- Starbucks
- WHICH WICH
- Chipotle MEXICAN BOWL
- CHICKEN
- SNAPPY SALADS
- SNUFFER'S RESTAURANT & BAR
- FIRST WATCH THE DAYTIME CAFE
- CAVA
- TACO CABANA
- LaBaband

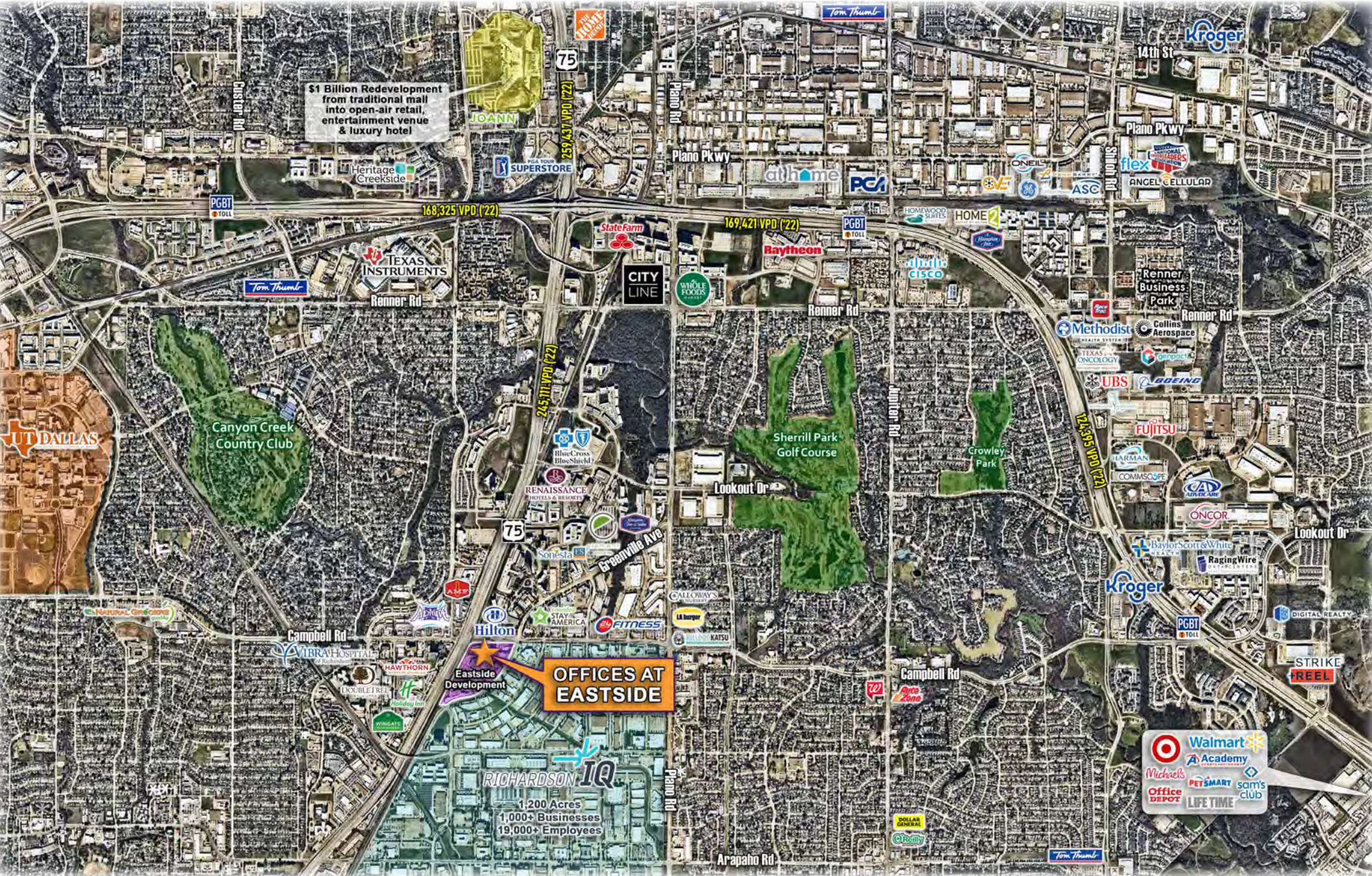
OFFICES AT EASTSIDE

TEN FIFTY PRIME BBQ MEATS

RICHARDSON IQ

1,200 Acres
1,000+ Businesses
19,000+ Employees

CENTRAL LOCATION



PAT HANAHAN
 phanahan@fobare.com | 864.907.7014

FOBARE COMMERCIAL, L.P.

JERROD WALLA
 jwalla@fobare.com | 406.871.9583

EASTSIDE SITE PLAN



edge
 FOR RETAIL LEASING
 CALL 214.545.6900

PAT HANAHAN
 phanahan@fobare.com | 864.907.7014

FOBARE COMMERCIAL, L.P.

JERROD WALLA
 jwalla@fobare.com | 406.871.9583