



# CREEKVIEW I & II

RICHARDSON TX



IEQT | EXETER



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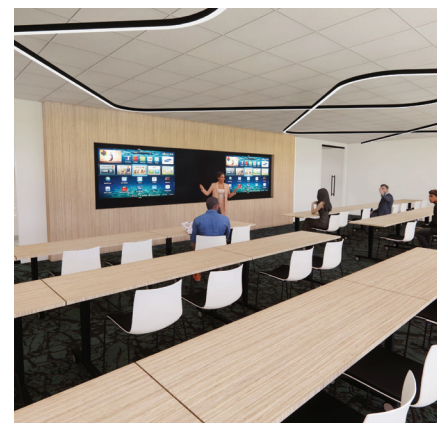
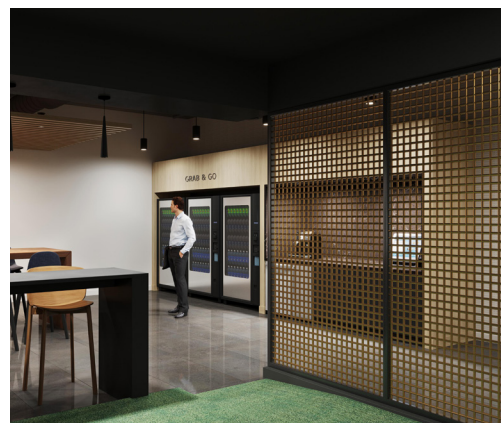
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# CREEKVIEW I & II

## OVERVIEW

- Two Class A office buildings
- Creekview I  
26,000 SF flexible floor plates
- Creekview II  
52,000 SF flexible floor plates
- Full-height windows with creek views
- Ample natural light throughout
- Exceptional accessibility from N Central Expressway and George Bush Turnpike
- Park-like setting
- Close proximity to restaurants, housing, transit and shopping
- 2 minute walk to Spring Creek Nature Area trails
- New tenant lounge, fitness center, conference facility and café coming soon



Renovations and new amenities delivering 2022

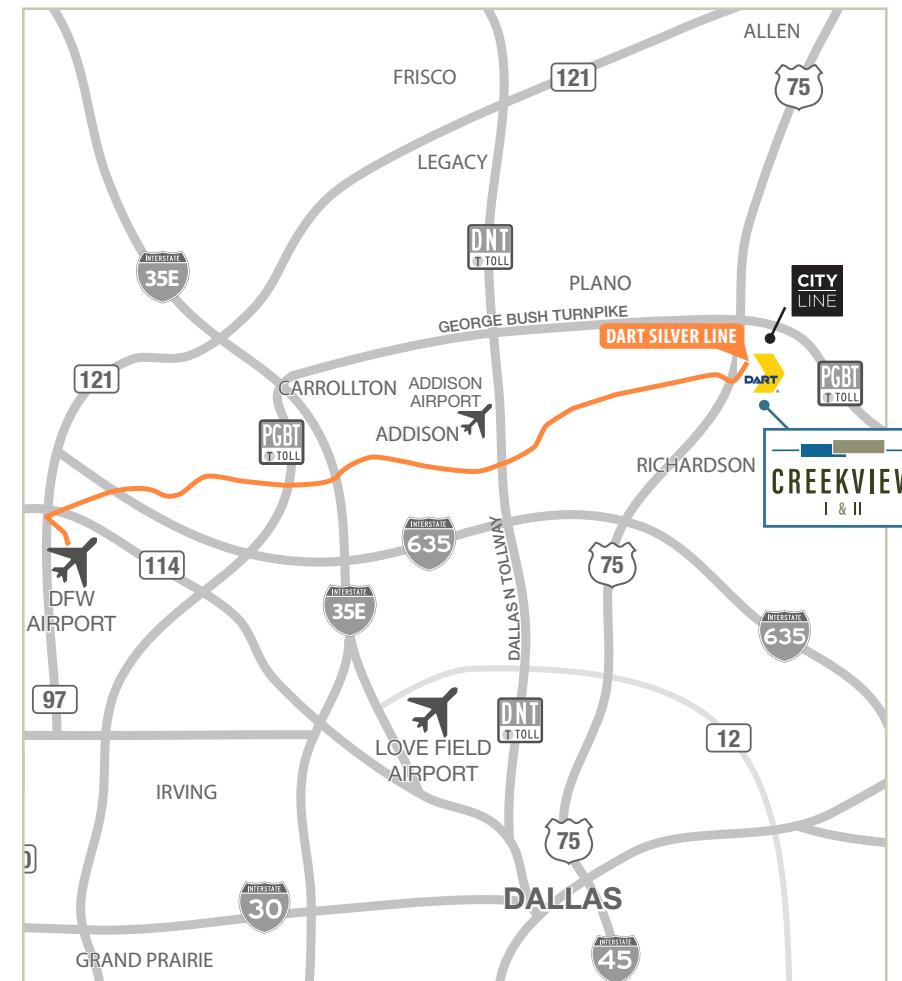
For Lease | 2301 N Greenville Ave  
& 1300 Lookout Dr, Richardson, TX

## LOCATION

Creekview I & II is located along the west side of North Plano Road, between East Lookout Drive and North Greenville Avenue. The Property has multiple points of ingress/egress from Lookout Drive to the north and Greenville Avenue to the south and is easily accessed from N Central Expressway and George Bush Turnpike.

8 hotels  
within 1.5 miles

15 multifamily options  
within 1.5 miles



## NEW DART SILVER LINE



This planned 26-mile commuter rail line will provide direct connectivity between Richardson and DFW Airport. Creekview I & II is **.5 miles from the Galatyn DART Station** which is just one stop south of the proposed Silverline station at CityLine.

Easy access to N Central Expwy and George Bush Turnpike



## CREEKVIEW I

2301 N Greenville Ave

Full-building opportunity  
Top-of-building signage

- 100,871 SF
- 4 Floors
- Built in 1998
- 26,000 SF flexible floor plates
- Surface parking: 4/1,000 sf
- Covered parking: 1/1,000 sf



## CREEKVIEW II

1300 Lookout Dr

- 159,812 SF
- 3 Floors
- Built in 2000
- 53,000 SF flexible floor plates
- Surface parking: 4/1,000 sf (expandable to 5/1,000 sf)
- Covered parking: 1/1,000 sf

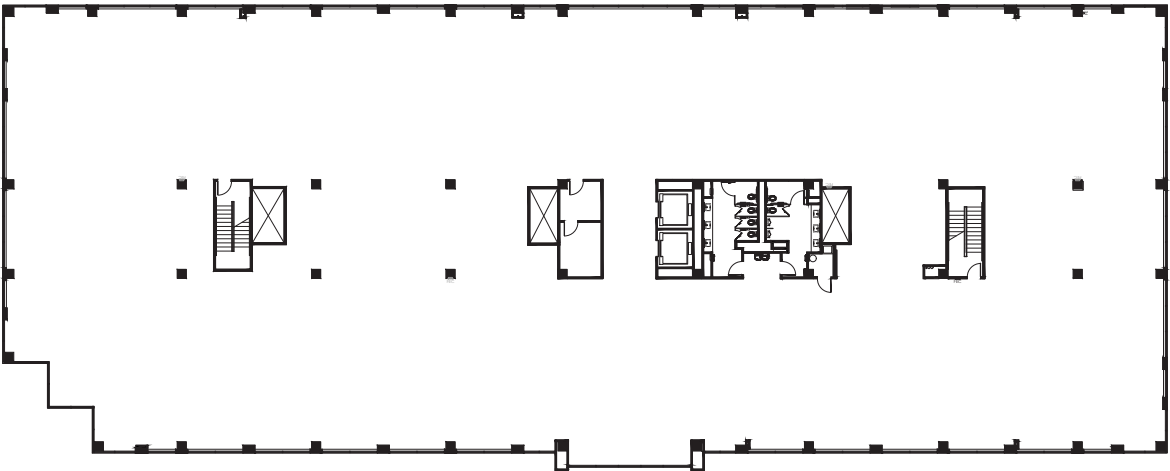


+/- 160,000 total RSF available

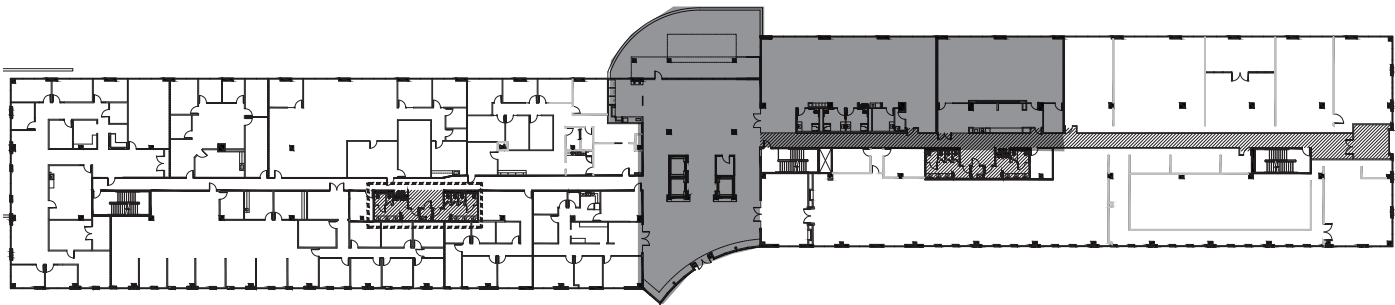
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## FEATURED FLOOR PLATES

CREEKVIEW I—4TH FLOOR WHITEBOX  
26,195 RSF



CREEKVIEW II—GROUND FLOOR  
46,979 RSF

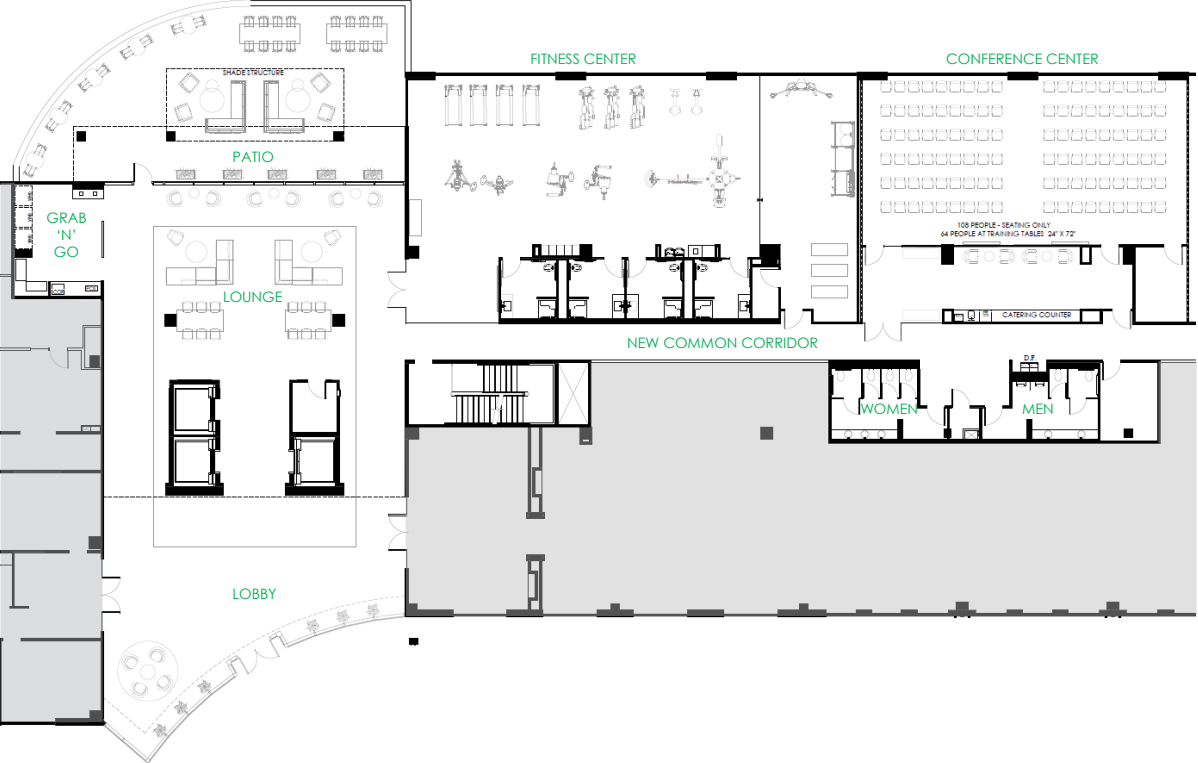


Efficient, rectangular floor plans

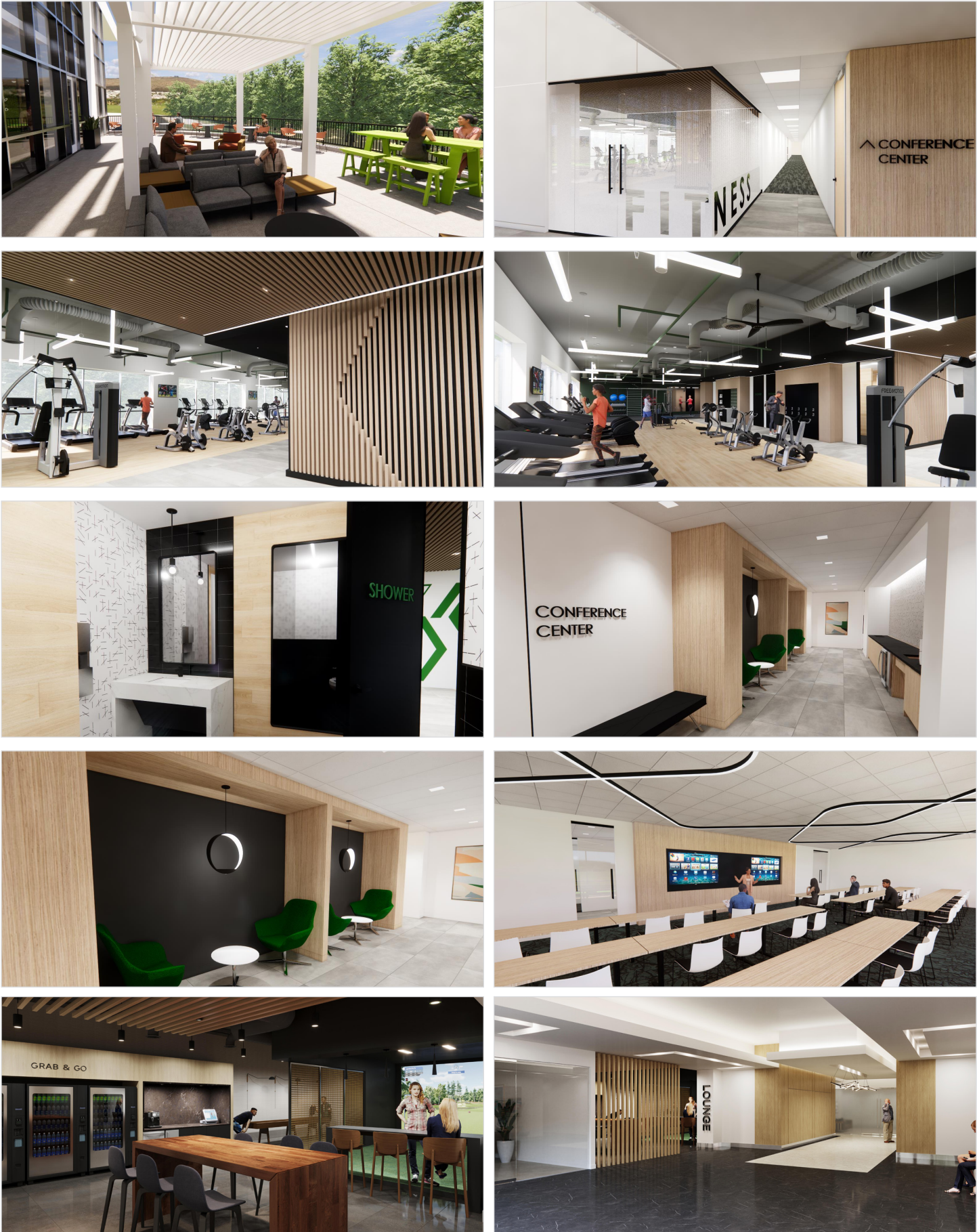


# INTERIOR RENOVATIONS RENDERINGS

Delivering 2022



1st Floor Lobby and Amenities - Proposed Plan



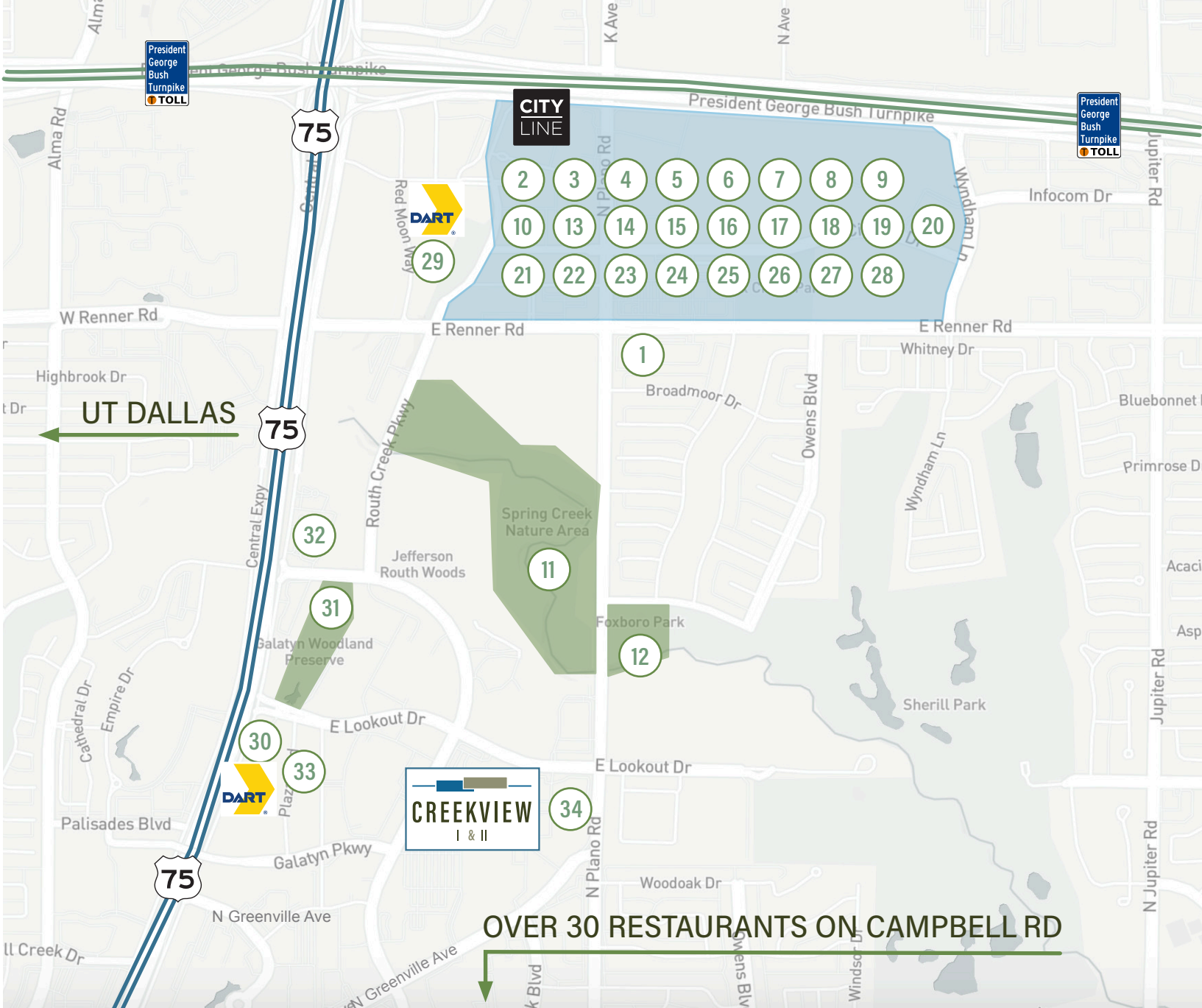


AREA HIGHLIGHTS

CITYLINE DEVELOPMENT



SPRING CREEK NATURE AREA TRAILS AND PARKS



NEARBY AMENITIES

1. Chick-fil-A

2. CityLine Market

3. Modern Market Eatery

4. Luna Grill

5. Smashburger

6. Pei Wei

7. Whole Foods

8. FedEx

9. Jimmy John's

10. CVS

11. Spring Creek Nature Area

12. Foxboro Park

13. Fernando's Mexican Cuisine

14. Subway

15. Panda Express

16. Starbucks

17. MOOYAH Burgers & Shakes

18. Nestlé Toll House Café

19. Red Mango

20. Tricky Fish

21. Coolgreens

22. Modern Market

23. Pei Wei

24. Aloft Richardson

25. Jasper's

26. Edoko Sushi and Robata

27. Edith's French Bistro

28. Texas Health Fitness Center

29. CityLine DART Station

30. Galatyn Park DART Station

31. Galatyn Woodland Reserve

32. Baylor Health Center

33. Renaissance Dallas

34. Primrose School Daycare





# CREEKVIEW I & II

RICHARDSON TX

**EQT | EXETER**

## OWNERSHIP

EQT Exeter is among the largest real estate investment managers in the world, focused on acquiring, developing and managing office, logistics/industrial, life science and residential properties. EQT Exeter applies a thematic investment philosophy and value-creation approach.



## LEASING

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