

2200

N GREENVILLE



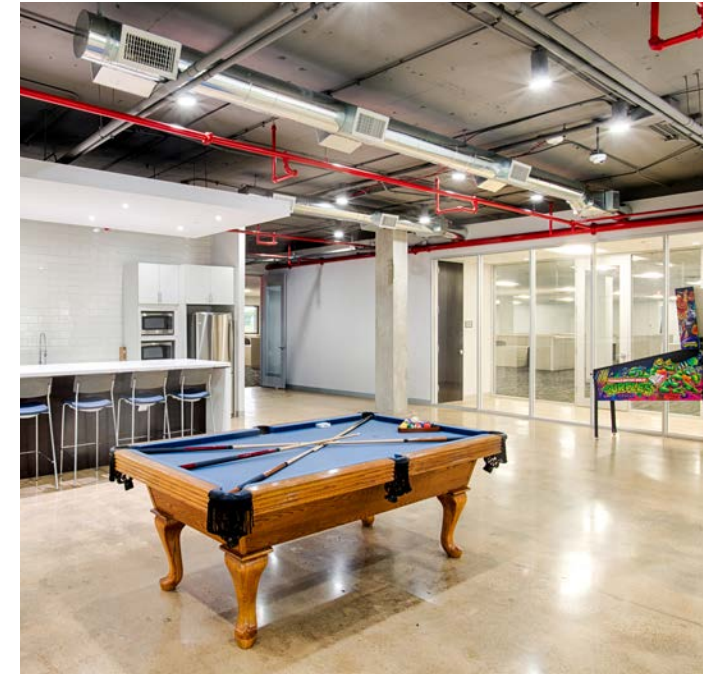
2200 N Greenville Ave. Richardson TX





HIGHLIGHTS

- + Prominent Richardson Location Near Campbell Road
- + Newly Renovated Interior
- + Minutes from Cityline
- + Located at the Intersection of Two Major Roadways
- + Close Proximity to Retail and Restaurants
- + Building Signage Available
- + 6.4/1000 Parking Ratio - With EV Charging Station
- + Efficient Rectangular Floor Plates



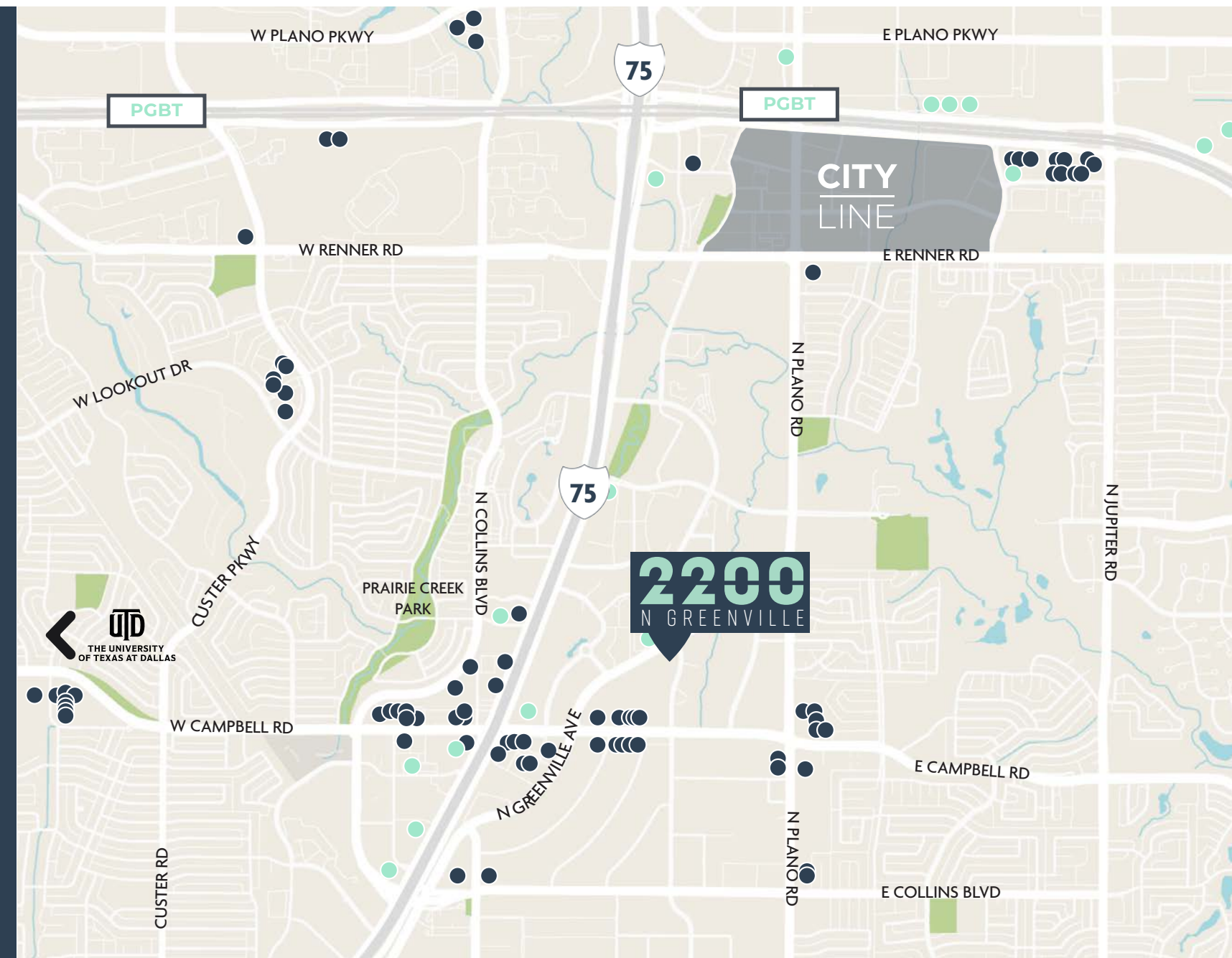
AMENITIES

DINING

- + Chick-fil-A
- + Modern Market Eatery
- + Luna Grill
- + Pei Wei
- + Smashburger
- + Fernando's Mexican Cuisine
- + Jimmy John's
- + Subway
- + Panda Express
- + Starbucks
- + MOOYAH Burgers & Shakes
- + Nestlé Toll House Café
- + Edoko Sushi and Robata
- + Edith's French Bistro
- + Red Mango
- + Tricky Fish
- + Coolgreens
- + Jasper's
- + LA Burger
- + Pho Tay Do
- + Hat Creek Burger Company
- + Ali Baba Mediterranean Grill
- + Cafe Brazil
- + Mena's Tex Mex
- + Urban Eatz
- + Anaya Seafood
- + Appollonias Italian Kitchen
- + Ticky Fish
- + Luna Grill
- + Modern Market Eatery
- + Liberty Burger

HOTELS

- + Aloft Richardson
- + Standard At Cityline
- + Hyatt House
- + Double Tree
- + Drury Plaza
- + Courtyard by Marriott
- + Hilton Richardson
- + Renaissance Richardson
- + Hyatt Place
- + Element
- + Sonesta Select



● DINING ● HOTELS



INFRASTRUCTURE

HVAC Equipment

Trane RTU 1 40-Tons 2018
Trane RTU 2 75-Tons 2018
Trane RTU 3 40-Tons 2018
Trane RTU 4 75-Tons 2018
ICP RTU 5 5-Tons 2006
EMS System Installed in 2019

Building Security System

Kastle System Installed in 2020
Three Exterior Card Readers with Door Contacts, and Audible Alarms
Door Alarm Contacts at 3rd Floor Stairwell Door, Roof Door, and Hatch
Three Interior Cameras; Two Exterior Cameras at Generator Area

Fire Alarm System

Honeywell Addressable Panel (Model: ES-50X)
Installed January 2019

Emergency Generator

Caterpillar 900KW (Early to Mid 90's)
See email attached for further info

Hydraulic Elevator

Modernized in 2012 (3,000LB Capacity)

±23,500 RSF



SINGLE TENANT (70K RSF)

SINGLE FLOOR (23K RSF)

SINGLE WING (10K RSF)

TYPICAL FLOORPLATES





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