

# University Plaza

275 W. Campbell Rd., Richardson, Tx.

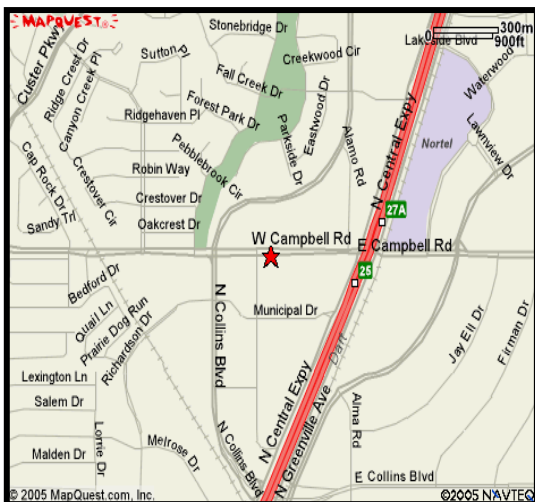
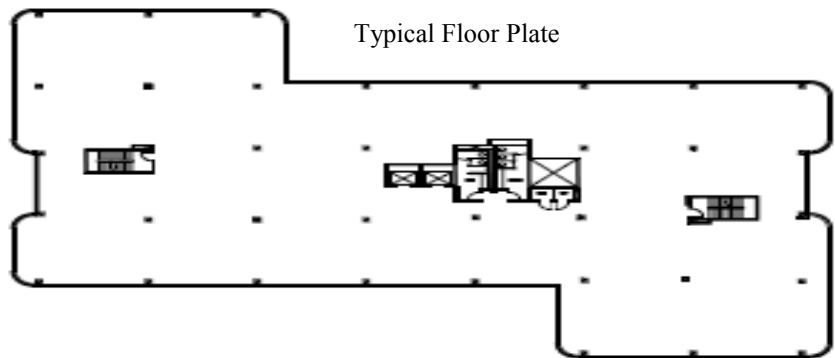
## Building Amenities

Energy Star Award (2008)  
 Two-story atrium lobby  
 Day Porter  
 Surface Parking: 1:250  
 Covered Parking: 1:1,000  
 Newly renovated lobby, elevators,  
 common areas and lighting retrofit  
 Full-service bank and drive-through  
 Surrounded by numerous restaurants,  
 hotels, fitness center and retail shopping

Total Building Size: 118,614 sf  
 Percent Leased: 80.38%  
 Rental Rate: \$15.00 + E  
 2010 Est. Electrical: \$2.04/sf  
 2010 Est. Operating Expense: \$5.05/sf  
 Common Area Factor: 12.20%  
 TI allowance: Negotiable  
 Term: 3-5 Years  
 Year Built: 1980

### Available Suites

|                |       |
|----------------|-------|
| Suite 101..... | 4,338 |
| Suite 220..... | 1,634 |
| Suite 313..... | 1,668 |
| Suite 330..... | 4,172 |
| Suite 410..... | 1,454 |
| Suite 621..... | 2,092 |



Highly visible, University Plaza provides easy access to North Central Expressway, George Bush Turnpike, North Dallas Tollway and LBJ Freeway.

### Contact:

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