



# PROMENADE

TOWER

300 N COIT ROAD | RICHARDSON, TX 75080

LOWEST RENTAL RATES IN

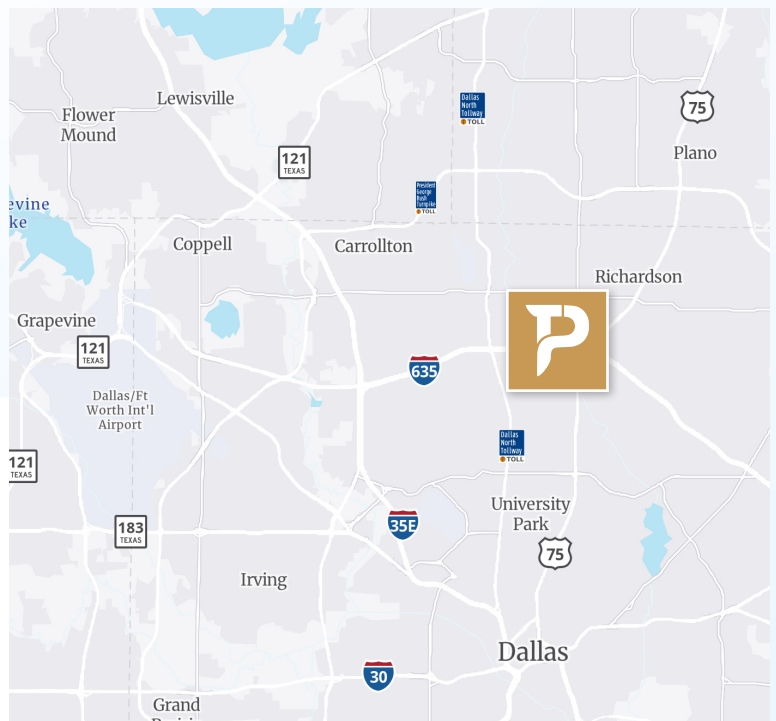
NORTH DALLAS/RICHARDSON



Colliers

# BUILDING FEATURES

- + Central Location in the Heart of Richardson with Great Access to Central Expressway & LBJ Freeway
- + Recent Renovations include: Lobby, Corridors, Elevators & HVAC Systems
- + Move-In Ready Spec Suites Available in Various Sizes
- + Building Highlights include: Conference Center, Tenant Lounge, Structured Parking Garage, Prominent Signage Opportunities On-Site Security & On-Site Property Management



<b>OFFICE RENTABLE BUILDING AREA</b>	142,219 SF
<b>STORIES</b>	15
<b>TYPICAL FLOOR SIZE</b>	9,052 SF
<b>BUILDING CLASS</b>	B
<b>PARKING RATIO</b>	4.00/1,000 RSF
<b>YEARS RENOVATED</b>	2019 - 2021

# NEARBY AMENITIES







# PROMENADE TOWER

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## FACT SHEET

### ADDRESS

300 N Coit Rd  
Richardson, TX 75080

### LANDLORD

EY Ventures

### LEASING COMPANY

Colliers

### PROPERTY MANAGEMENT

Younger Partners

### YEARS RENOVATED

2019 - 2021

### PARKING RATIO

4.00/1,000 RSF

### STORIES

15

### STANDARD FLOORPLATE

9,052 SF

### OFFICE RENTABLE BUILDING AREA

142,219 SF

### BUILDING HOURS

Monday - Friday:  
7:00am - 6:00pm  
Saturday:  
8:00am - 1:00pm

### SECURITY

Monday - Friday:  
8:00am - 9:00pm

### HVAC

Monday - Friday:  
7:00am - 6:00pm  
Saturday:  
8:00am - 1:00pm

After-hours HVAC is available with prior written notice for \$50.00/hour with a 2-hour minimum

### FIBER

AT&T, SimplerFiber & OneRing Networks

### ELECTRICAL EXPENSE

\$1.55

## CONTACTS

### JACK BEARE

Vice President

+1 214 217 4861

jack.beare@colliers.com

### LILY JACKSON

Associate

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