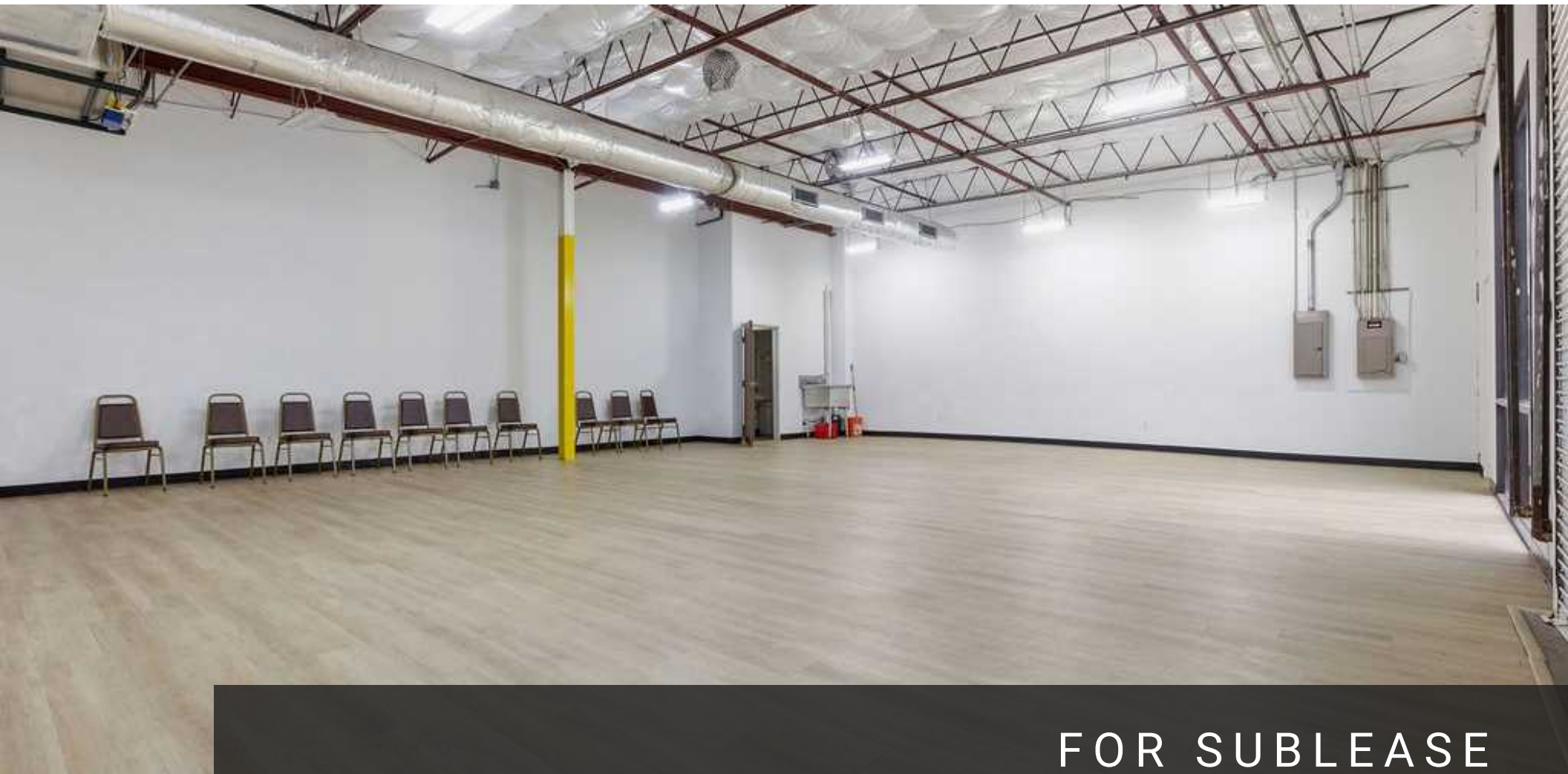


RETAIL FOR SUBLEASE
1300 EAST ARAPAHO RD
SUITE #208
RICHARDSON, TX 75081



FOR SUBLEASE

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

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Principal & Managing Broker
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cell: (303) 981-1936
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CO - ER100016698, TX - 759206

WILL CONNERY
Commercial Real Estate Broker
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

TABLE OF CONTENTS

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Property Summary	3
Property Photos	4
floorplan	10
Location Maps	11
Business Map	12
Demographics	13
Custom Page 1	14
IABS Will	15

PROPERTY SUMMARY

1300 E. Arapaho Rd
1300 East Arapaho Road | Richardson, TX 75081



Design Highlights

Lease Rate:	\$15/ SF
Available Space:	Approximately 2,650 SF
Private Rooms:	2 offices, 3 flexible spaces
Main room:	39' 11" x 33'
# of Bathrooms:	2

Property Overview

Suite #208 at 1300 E. Arapaho Rd, Richardson, TX 75081 offers approximately 2,650 square feet of highly versatile, flexible space perfectly suited for a wide range of tenants. The unit features a massive open room measuring 39'11" x 33'0" (over 1,300 sq ft) — ideal for dance studios, fitness/yoga centers, martial arts, music rehearsal, creative workspaces, or showrooms — complemented by multiple private rooms including two 9'6" x 10'10" offices, a 10'10" x 14'11" room, and additional 12'2" x 11'10" and 14'11" x 11'10" spaces that work well for private offices, classrooms, storage, or breakout areas. Additional highlights include a welcoming 12'2" x 12'2" foyer, a generous central hallway, and two private bathrooms. This adaptable layout easily supports office, flex, light warehouse/showroom, creative studio, or hybrid business uses. Located in the heart of Richardson's Innovation Quarter with excellent highway and DART access, Suite #208 provides a functional, professional, and affordable sublease opportunity for dance/fitness operators, service businesses, tech/creative firms, and professional offices alike.

Location Overview

Ideally situated in the heart of Richardson's prestigious Innovation Quarter and Arapaho Business Park, this prime North Dallas location offers excellent connectivity with immediate access to LBJ Freeway (I-635), Central Expressway (US 75), and George Bush Turnpike (SH 190), while being just minutes from the Arapaho Center DART Station. The property benefits from Richardson's renowned "Telecom Corridor" reputation as a major technology and corporate hub, home to leading companies in telecom, tech, R&D, and professional services. Surrounded by a highly educated workforce, abundant amenities, nearby parks, dining options, and excellent schools in the Richardson ISD, this address provides outstanding visibility, accessibility, and talent access — making it an attractive sublease opportunity in one of DFW's strongest business submarkets.

PROPERTY PHOTOS

1300 East Arapaho Road Suite #208 | Richardson, TX 75081



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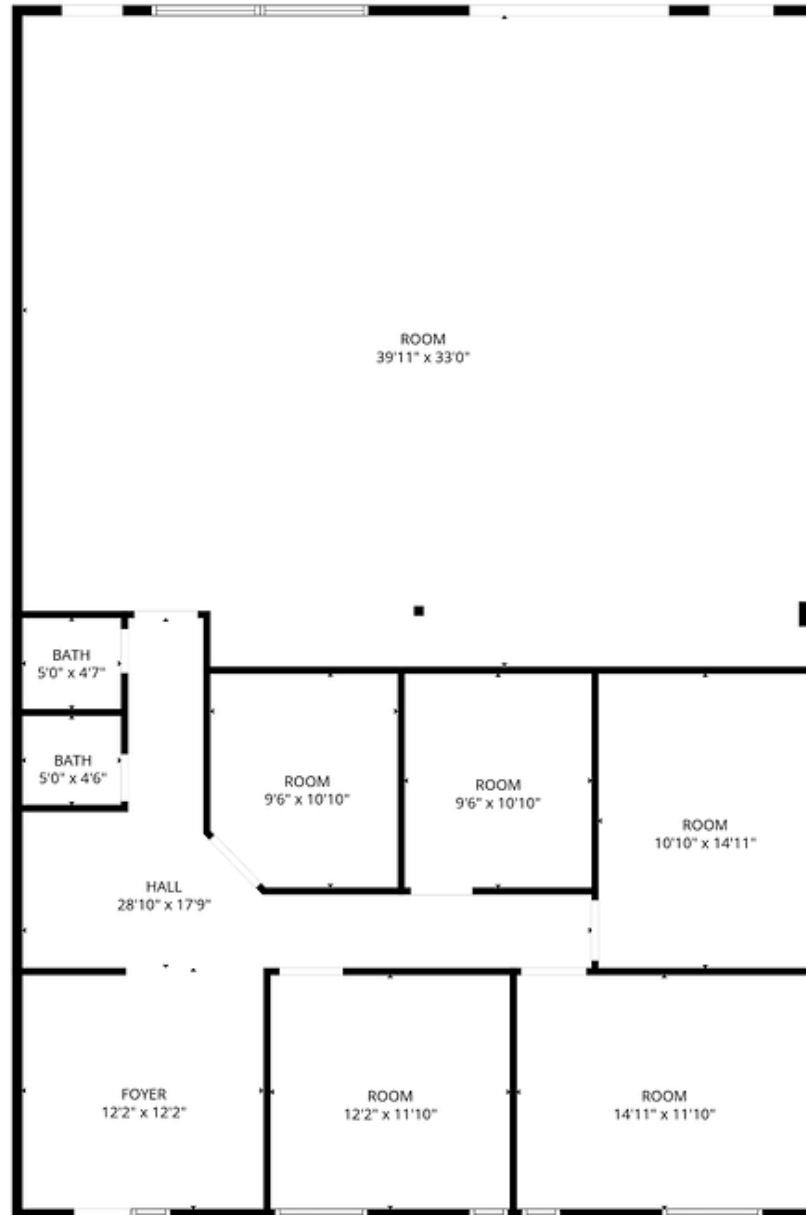
PROPERTY PHOTOS

1300 East Arapaho Road Suite #208 | Richardson, TX 75081



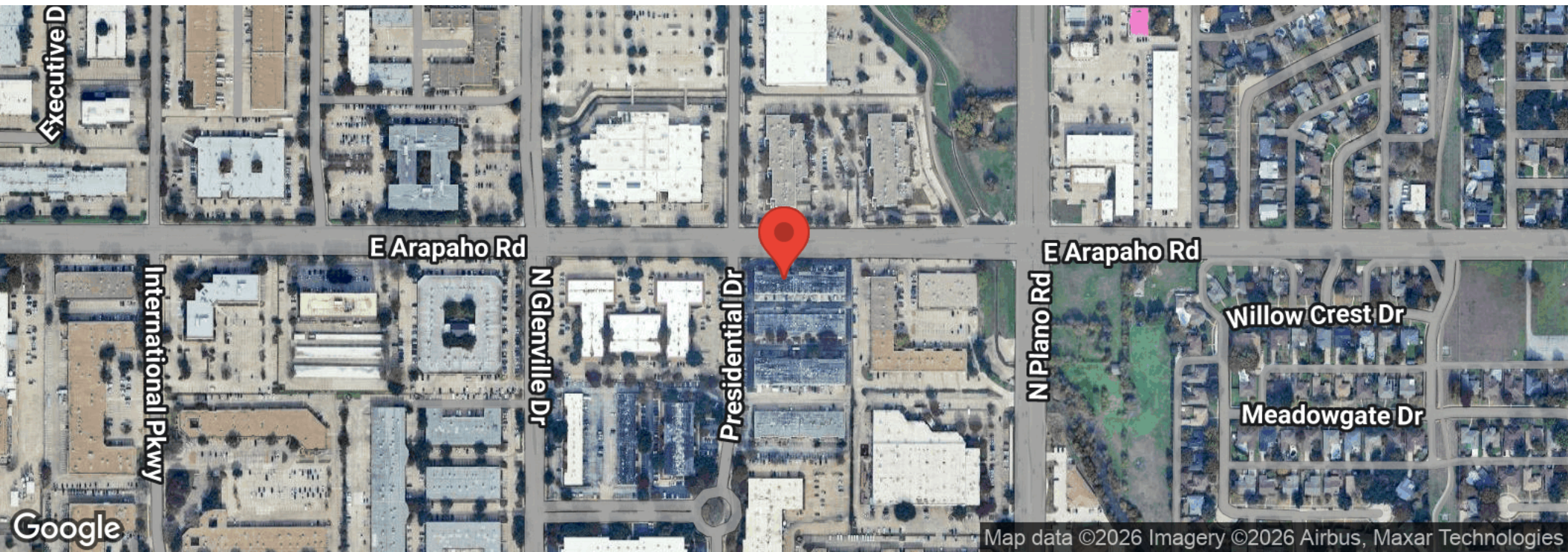
FLOORPLAN

1300 East Arapaho Road #208 | Richardson, TX 75081



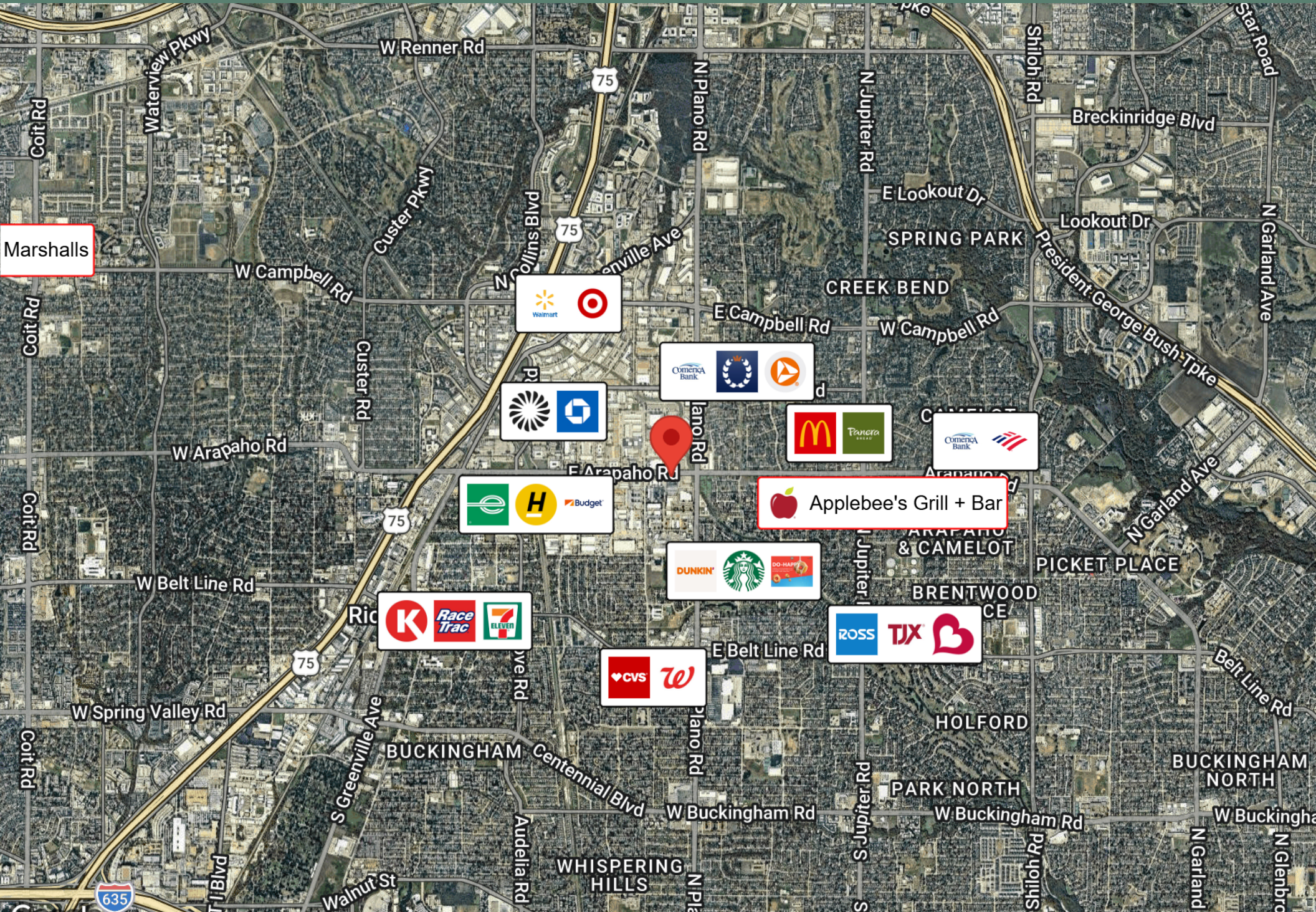
LOCATION MAPS

1300 E. Arapaho Rd
1300 East Arapaho Road | Richardson, TX 75081



BUSINESS MAP

1300 East Arapaho Road Suite #208 | Richardson, TX 75081



Marshalls

Applebee's Grill + Bar

Walmart Target

Citibank Wells Fargo Capital One

Chase Bank of America

McDonald's Panera

Citibank Wells Fargo

Home Depot Home Depot Budget

Dunkin' Starbucks DO-HAPPY

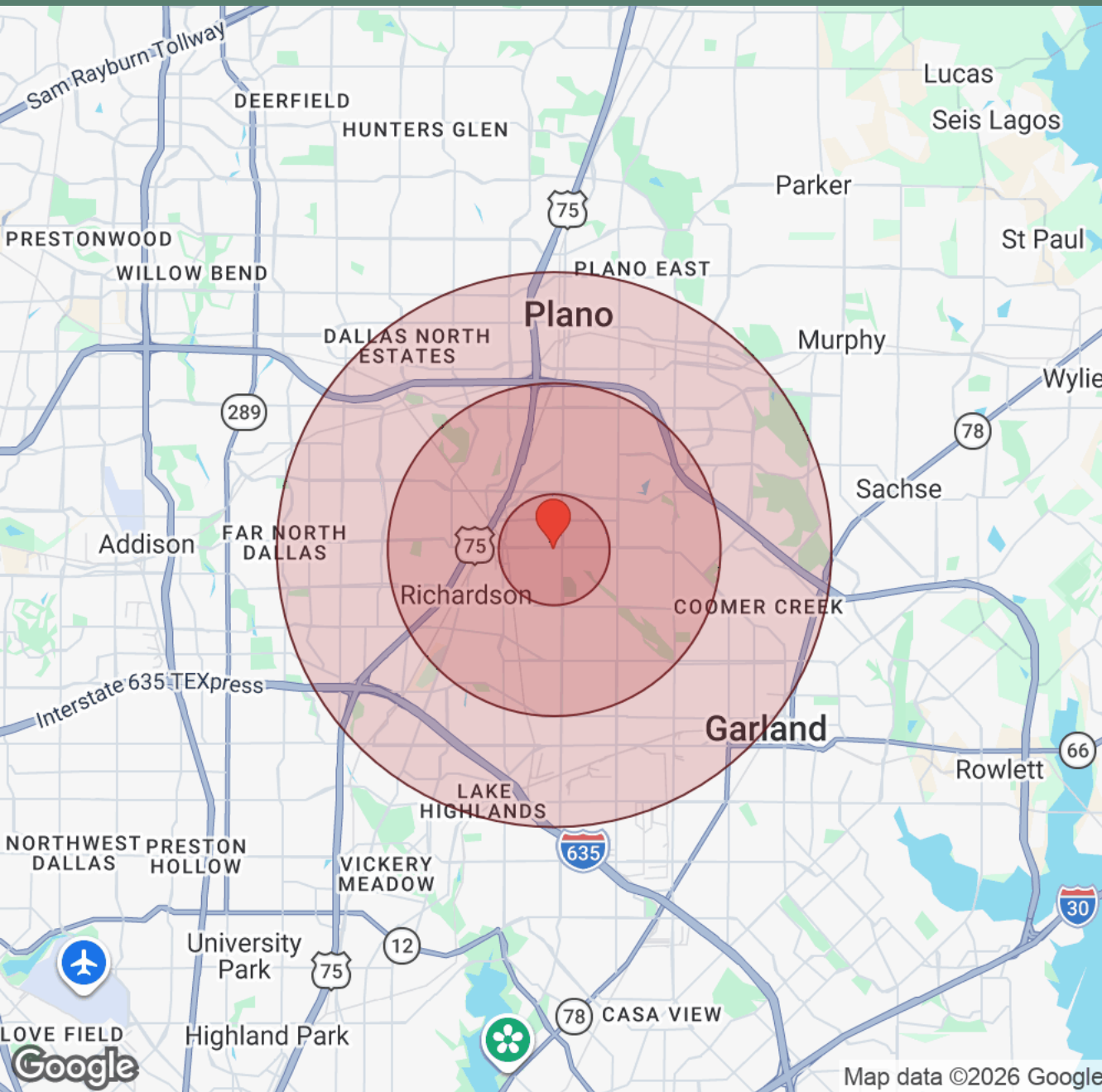
Kwik Trip Race Trac 7-Eleven

ROSS TJX Heartland

CVS Walgreens

DEMOGRAPHICS

1300 E. Arapaho Rd
1300 East Arapaho Road | Richardson, TX 75081



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	3,949	68,153	190,802
Female	3,939	68,577	186,025
Total Population	7,888	136,730	376,826

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,003	48,799	125,445
Black	1,156	25,090	71,898
Am In/AK Nat	13	191	603
Hawaiian	2	41	113
Hispanic	2,542	35,481	111,578
Asian	1,006	24,283	59,689
Multiracial	158	2,653	6,934
Other	8	178	603

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,315	60,168	162,356
Occupied	3,003	54,890	148,454
Owner Occupied	1,789	26,995	63,974
Renter Occupied	1,214	27,895	84,480
Vacant	313	5,279	13,903

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,480	25,395	71,430
Ages 15 - 24	922	18,625	56,635
Ages 25 - 54	3,104	55,971	155,969
Ages 55 - 64	889	15,071	38,833
Ages 65+	1,494	21,668	53,959

Income	1 Mile	3 Miles	5 Miles
Median	\$99,259	\$93,437	\$82,681
Under \$15k	89	3,262	13,312
\$15k - \$25k	107	2,464	7,862
\$25k - \$35k	131	2,725	9,598
\$35k - \$50k	198	4,564	13,609
\$50k - \$75k	484	8,794	23,836
\$75k - \$100k	505	7,642	19,555
\$100k - \$150k	593	11,017	24,497
\$150k - \$200k	341	5,864	13,450
Over \$200k	553	8,557	22,734



Will Connery
Commercial Broker
Will@transworldcre.com
(817) 214-4434

William Connery is a dedicated commercial real estate broker with a passion for serving clients like family. Licensed since 2023, he specializes in the hospitality market in the Dallas-Fort Worth area, leveraging his expertise to deliver exceptional results. As a market expert, he provides unparalleled insights and personalized solutions.

In his free time, Will enjoys attending Dallas sporting events with his wife and three children, creating lasting family memories.

2-10-2025



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Transworld Commercial Brokers, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9013356 License No.	phil@transworldcre.com Email	(303)981-1936 Phone
Designated Broker of Firm Philip Kubat	License No. 759206	Email phil@transworldcre.com	Phone (303)981-1936
Licensed Supervisor of Sales Agent/ Associate William Connery	License No. 813285	Email will@transworldcre.com	Phone 607-423-8718
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

OWNER: _____

Date: _____