

Fully Furnished, Office Sublease - Up to 56,810 SF

The Tower at Lakeside Campus

2221 Lakeside Blvd, Richardson, Texas 75082



David E. Ditchman, CCIM, SIOR
Principal
dditchman@cresa.com
720.346.4000

Matthew Cortez
Senior Advisor
mcortez@cresa.com
214.412.8317

cresa

For Sublease • 2221 Lakeside Blvd, Richardson, TX



Building Overview

The Tower at Lakeside Campus

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Move-In Ready Richardson Sublease

Two floors of high-end finished office space are now available in the Tower at Lakeside Campus. With 360° unobstructed views, the tower has a newly renovated lobby, on-site cafe, tenant lounge, state-of-the-art fitness center and on-site management and security.



Key Highlights

Available Floors

Entire 3rd: 27,261 SF

Entire 2nd: 21,202 SF

Partial 1st: 8,347 SF

Total: 56,810 SF

Sublease Term

Flexible - Through 8/31/28

Availability

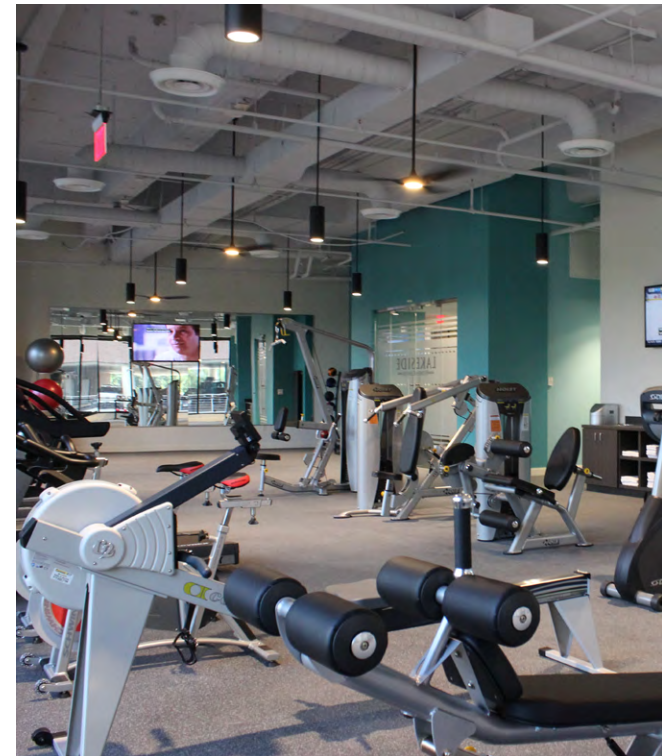
Immediate

Sublease Rate

Negotiable

Parking

Covered & Surface • 4.0/1,000 SF



Area Map



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Availability Profile

Available Floors

Floors

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Partial 1st:	8,347 SF
Total:	56,810 SF

Sublease Term: Flexible - Through 8/31/28

Availability: Immediate

Sublease Rate: Negotiable

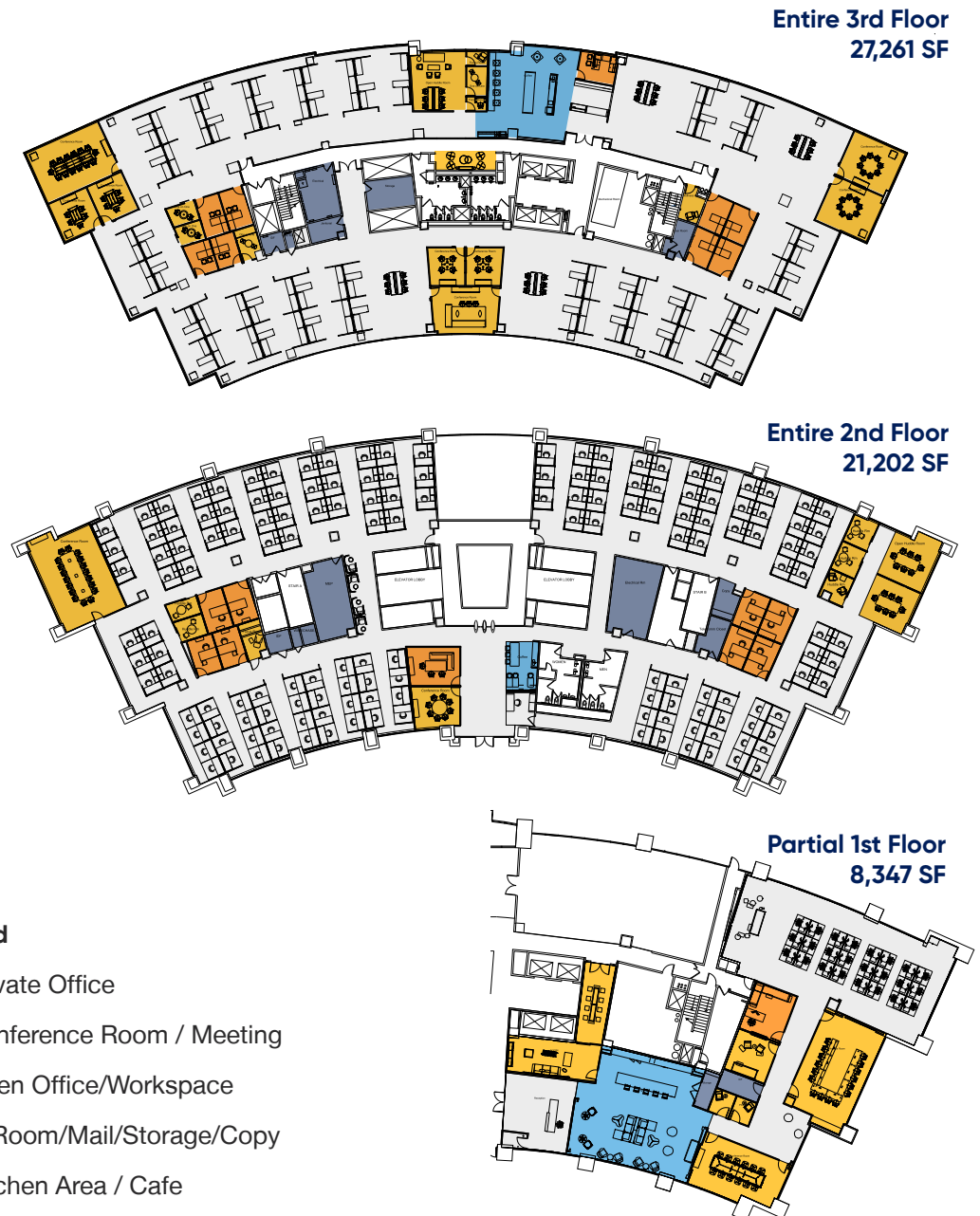
Space Features:

- High-end buildout
- Fully furnished (Plug & Play) with desirable layout
- Partially exposed drop ceilings and columns
- All floors have great identity
- Fully equipped, large conference rooms and huddle rooms

Entire 3rd: 130 workstations, nine private offices, eight large conference rooms, and four small conference rooms

Entire 2nd: 150 for workstations, nine private offices, four large conference rooms, and six small conference rooms

Partial 1st: 24 workstations, one private office, three large conference rooms and three small conference rooms



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Entire 3rd Floor

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27,261 SF

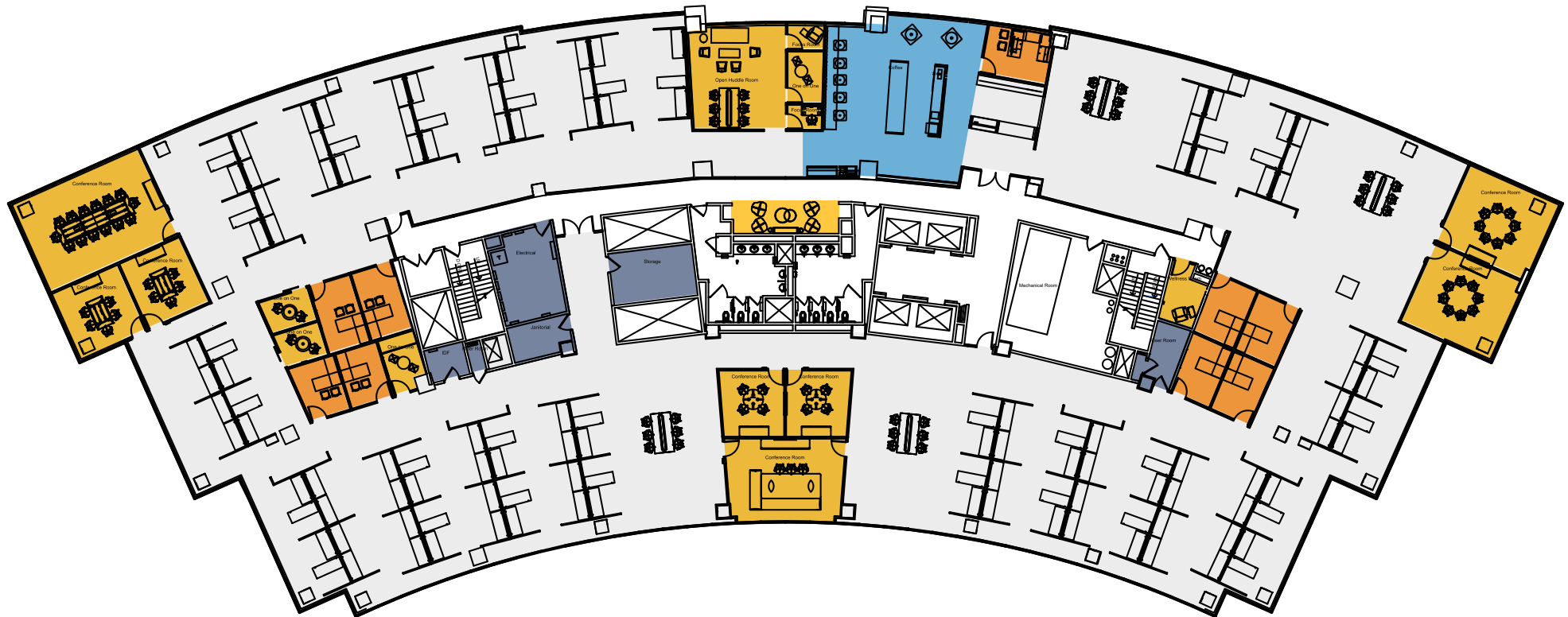


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Entire 3rd Floor

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Legend: ■ Private Office ■ Conference Room / Meeting ■ Open Office/Workspace ■ IT Room/Mail/Storage/Copy ■ Kitchen Area / Cafe

Availability: Entire 3rd: 27,261 SF

Sublease Term: Flexible - Through 8/31/28

Availability: Immediate

Sublease Rate: Negotiable

Space Features:

- High-end buildout
- Fully furnished (Plug & Play) with desirable layout
- Partially exposed drop ceilings and columns
- Great floor identity
- Fully equipped, large conference rooms and huddle rooms
- 130 workstations
- Nine private offices
- Eight large conference rooms
- Four small conference rooms

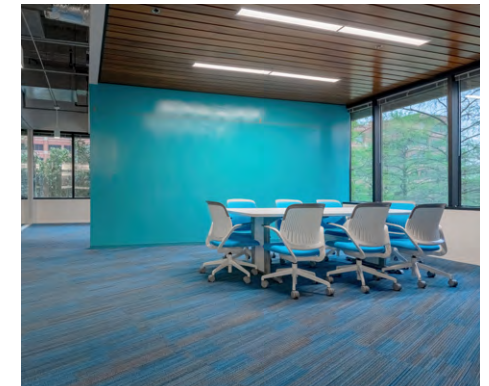
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Entire 2nd Floor

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21,202 SF



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Entire 2nd Floor

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Legend: ■ Private Office ■ Conference Room / Meeting ■ Open Office/Workspace ■ IT Room/Mail/Storage/Copy ■ Kitchen Area / Cafe

Availability: Entire 2nd: 21,202 SF

Sublease Term: Flexible - Through 8/31/28

Availability: Immediate

Sublease Rate: Negotiable

Space Features:

- High-end buildout
- Fully furnished (Plug & Play) with desirable layout
- Partially exposed drop ceilings and columns
- Great floor identity
- Fully equipped, large conference rooms and huddle rooms
- 150 for workstations
- Nine private offices
- Four large conference rooms
- Six small conference rooms

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Partial 1st Floor

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8,347 SF



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mcortez@cresa.com
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Partial 1st Floor

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Availability: Partial 1st: 8,347 SF

Sublease Term: Flexible - Through 8/31/28

Availability: Immediate

Sublease Rate: Negotiable

Space Features:

- High-end buildout
- Fully furnished (Plug & Play) with desirable layout
- Partially exposed drop ceilings and columns
- Great floor identity
- Fully equipped, large conference rooms and huddle rooms
- 24 workstations
- One private office
- Three large conference rooms
- Three small conference rooms

Contact:

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Legend

- Private Office
- Conference Room / Meeting
- Open Office/Workspace
- IT Room/Mail/Storage/Copy
- Kitchen Area / Cafe

Property Profile

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The Tower at Lakeside Campus • 2221 Lakeside Blvd • Richardson, TX

Site Description

Building Size:	413,510 RSF	Year Built:	1991
Type:	Class A, Office	Owner:	Cawley Management, LLC
Number of Stories:	16	Slab to Slab:	14'
Sprinkler:	Yes	Parking:	Covered & Surface • 4.0/1,000 SF

Property Amenities & Area Features

- Lobby, elevator, corridor, and restroom modernization upgrades
- On-site Stir Cafe and tenant lounge
- Beautifully landscaped pond & running trail
- 5-minute walk from Galatyn Park DART Station with complimentary shuttle to property
- Located at the major highway infrastructure node of US-75 and State Highway 190 (340,000 vehicles per day)
- 24 Miles from DFW Airport
- New state of the art fitness center and locker rooms
- On-site management, engineering & concierge-style security
- 24 Hour Access
- Located in Richardson's Innovation District and proximate to one of the country's leading STEM Universities, University of Texas at Dallas
- Walking distance of the Hyatt Regency North Dallas, Renaissance Dallas Richardson and Eastside consisting of numerous dining options
- 15 Miles from Love Field Airport



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