

GREENWAY PLAZA III

Building Fact Sheet

Building

2100 Lakeside Boulevard
Richardson, Texas 75082

Located between Lakeside Blvd
and Greenville Ave, north of
Campbell Road

Landlord

JP-Greenway III, LLC

Leasing Company

Sooner Management
2435 N. Central Expy, Suite 1650
Richardson, TX 75080

Construction

Built in 1983

Rentable Square Feet

91,381 RSF

Average Floor Size

19,100 RSF

Common Area Factor

12.88%

Parking

4.0:1,000 RSF

Elevators

Two (2) passenger and one (1)
freight

Amenities

- Open Market
- Covered parking

Security

Greenway III provides one (1),
on-campus security guard 24 hours per
day, 7 days per week.

After-hours card key access system is
utilized at all lobby entrances.

Ceiling Height

Floor to Grid: 8'8.5"
Floor to Structure: 12'

Building HVAC

Hours

Monday - Friday 7:00 AM - 7:00 PM

Saturday 8:00 AM - 1:00 PM

After-Hours HVAC = \$75 per hour

Equipment

HVAC provided by:

- One, 300-ton cooling tower
- Two, 156-ton water-cooled chillers
- Each floor is equipped with fan
powered boxes and variable air
volume boxes providing heating and
cooling.

The central system is equipped with an
Energy Management System.

Telecom Providers

AT&T, Time Warner Cable and TW
Telecom provide voice, data, high-speed
Internet and fiber networks.

Fire/Life Safety

Equipped with a fully-addressable
fire alarm system, fully-sprinklered
wet-pipe system, and visual and
audible alarms.

Emergency System

Battery back-up power and
emergency lighting for fire/life
safety

