



PALISADES CENTRAL I

2425 N. CENTRAL EXPRESSWAY | RICHARDSON, TX

High-Rise Office Opportunity in Campus Setting

BUILDING FEATURES

- Local ownership, management and leasing all-in-one, ensuring streamlined communications and single point of contact
- Identifiable high-rise office tower fronting US-75
- Impressive view corridors
- Fitness center
- On-campus conference center
- On-campus deli and landscaped waterway with walking trails
- 24/7 on-campus security guard
- Fiber optic lines in place

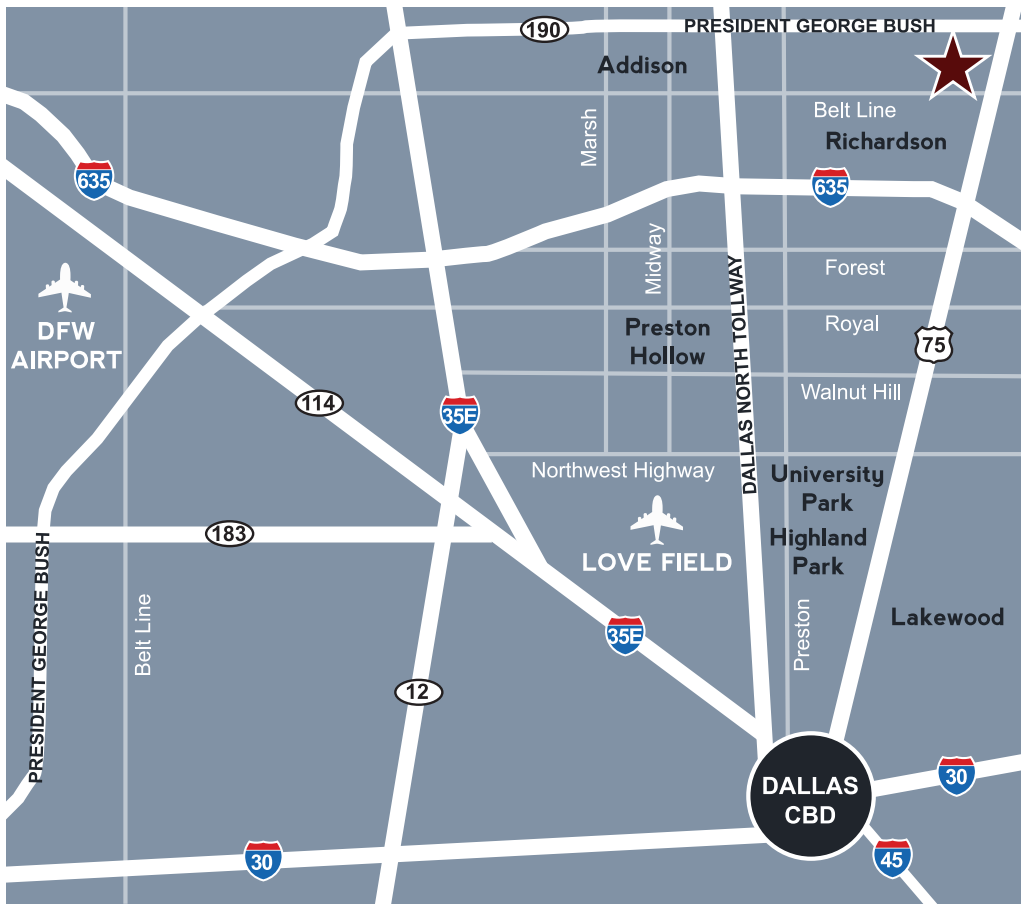


PROPERTY PROFILE

Address:	2425 N. Central Expressway Richardson, TX 75080
Submarket:	Richardson / Plano
Building Size:	180,864 RSF
Average Floor Size:	18,701 RSF
Stories:	10
Parking:	5.0:1,000 RSF

For leasing information, contact: 972.458.7600

**SOONER
MANAGEMENT**



CONVENIENT ACCESS

Centrally located with short drive times to major thoroughfares and key points of interest:

- Frontage along US-75
- 3-minute drive to SH-190
- 10-minute drive to IH-635
- 10-minute drive to Dallas North Tollway
- 20-minute drive to Dallas CBD
- 20-minute drive to SH-121
- 25-minute drive to Dallas Love Field
- 30-minute drive to DFW International Airport

TELECOM CORRIDOR

Ideally situated in Richardson's Telecom Corridor, which represents the 2nd largest employment center in the Metroplex:

- Prominent visibility in the 2nd largest employment center in DFW
- High-end residential living, shopping and restaurants at Galatyn Park Urban Center and Shops at Eastside
- Shuttle service to and from DART Galatyn Park Station every 20 minutes

