



PALISADES CENTRAL II

2435 N. CENTRAL EXPRESSWAY | RICHARDSON, TX

Class A 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
- Best view corridors in Richardson
- Covered parking for employees and visitors
- On-site deli, conference center and landscaped waterway with walking trails
- 24/7 on-site security guard
- On-campus fitness center
- Fiber optic lines in place
- Monument signage opportunity

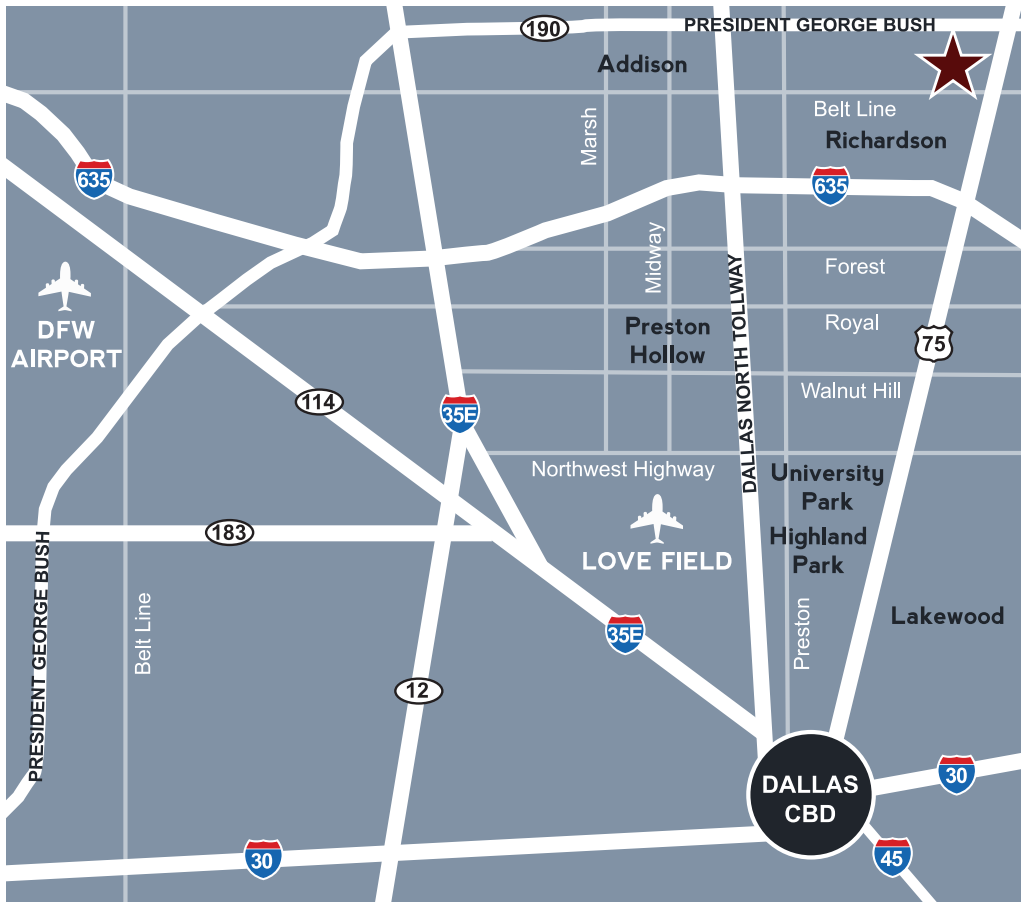


PROPERTY PROFILE

Address:	2435 N. Central Expressway Richardson, Texas 75080
Submarket:	Richardson / Plano
Building Size:	247,534 RSF
Average Floor Size:	14,800 RSF
Stories:	16
Parking:	4.0:1,000 RSF covered parking

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

