



MARK V COMMERCIAL, INC.

**TECHNOLOGY BUSINESS CAMPUS
3501 TOKEN DRIVE
RICHARDSON, TX**

*** FOR SALE *
11,873 SF
OFFICE/WAREHOUSE**



BUILDING FEATURES:

- *Total Project Size: ±11,873sf**
- *Office space with small warehouse**
- *Zoned: IM (1)- City of Richardson**
- *Year Built: 2005**
- *Sprinklered**
- *New carpet and new paint**
- *5/1000 parking ratio**
- *Executive Conference Room**
- *24 Hour Fitness Facility located in the Business Park**
- *Easy access to George Bush Turnpike**

LOCATION:

- *Located in Northeast Richardson close to Renner/ Shiloh/ George Bush Turnpike**

**For Information, Contact:
MIKE MCCARTAN
JEFF WHITE
972-250-2550**

***TECHNOLOGY BUSINESS PARK
3501 TOKEN DRIVE
RICHARDSON, TX
FACT SHEET***

LOCATION: ***TECHNOLOGY BUSINESS PARK
19 BUILDINGS
APPROXIMATELY 480,000 SF TOTAL***

BUILDING SIZE: ***11,873 SF***

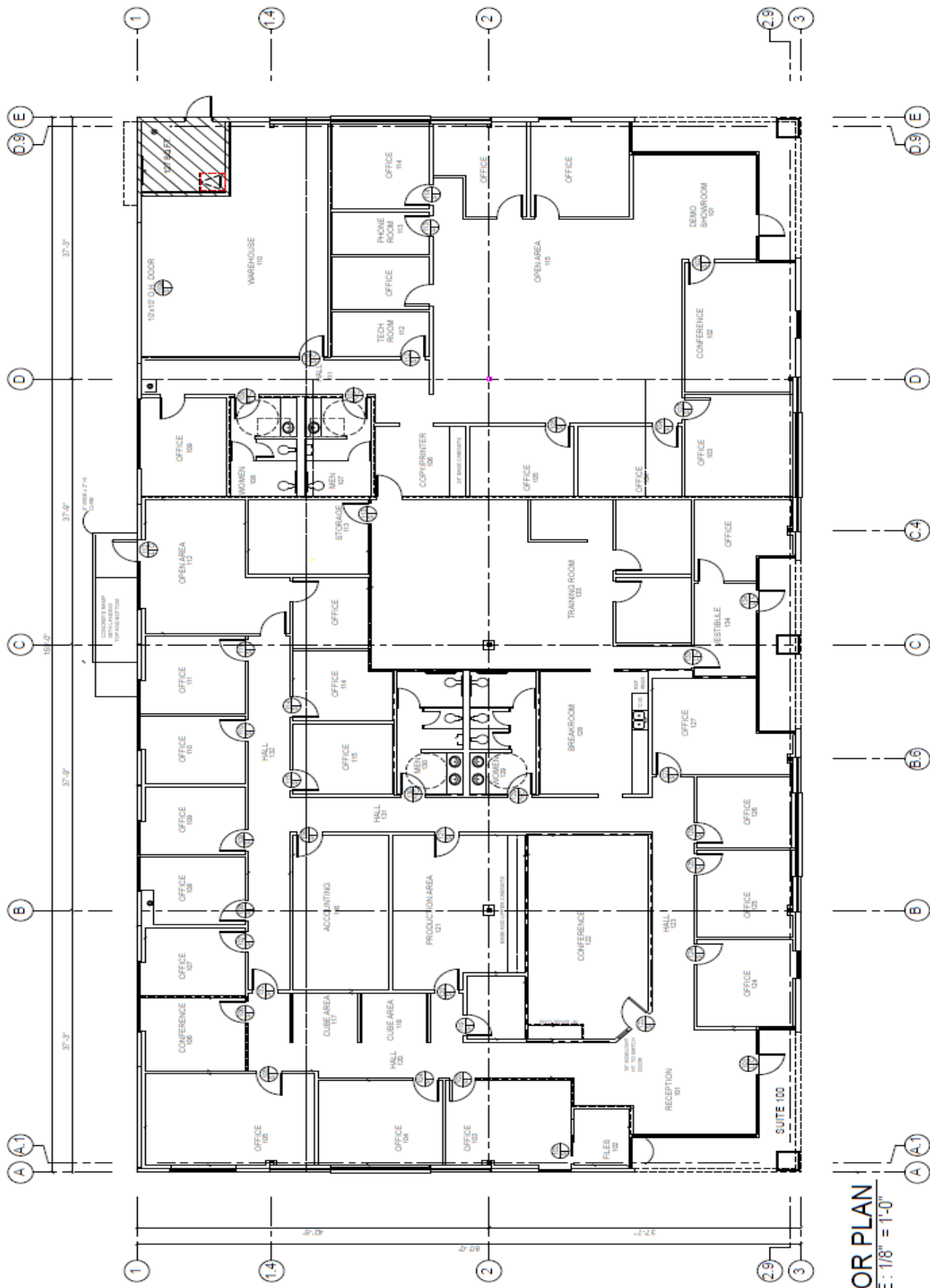
LEASED: ***100% OFFICE LEASED TO A
SINGLE, CREDIT TENANT***

TERM: ***EXPIRES FEBRUARY 28, 2030***

RENTS: ***2ND YEAR RENTAL RATE-
\$15.50/sf Net plus \$.50/sf annual increase
\$15,335.96/month Net***

2ND YEAR NOI - \$184,031.52/year

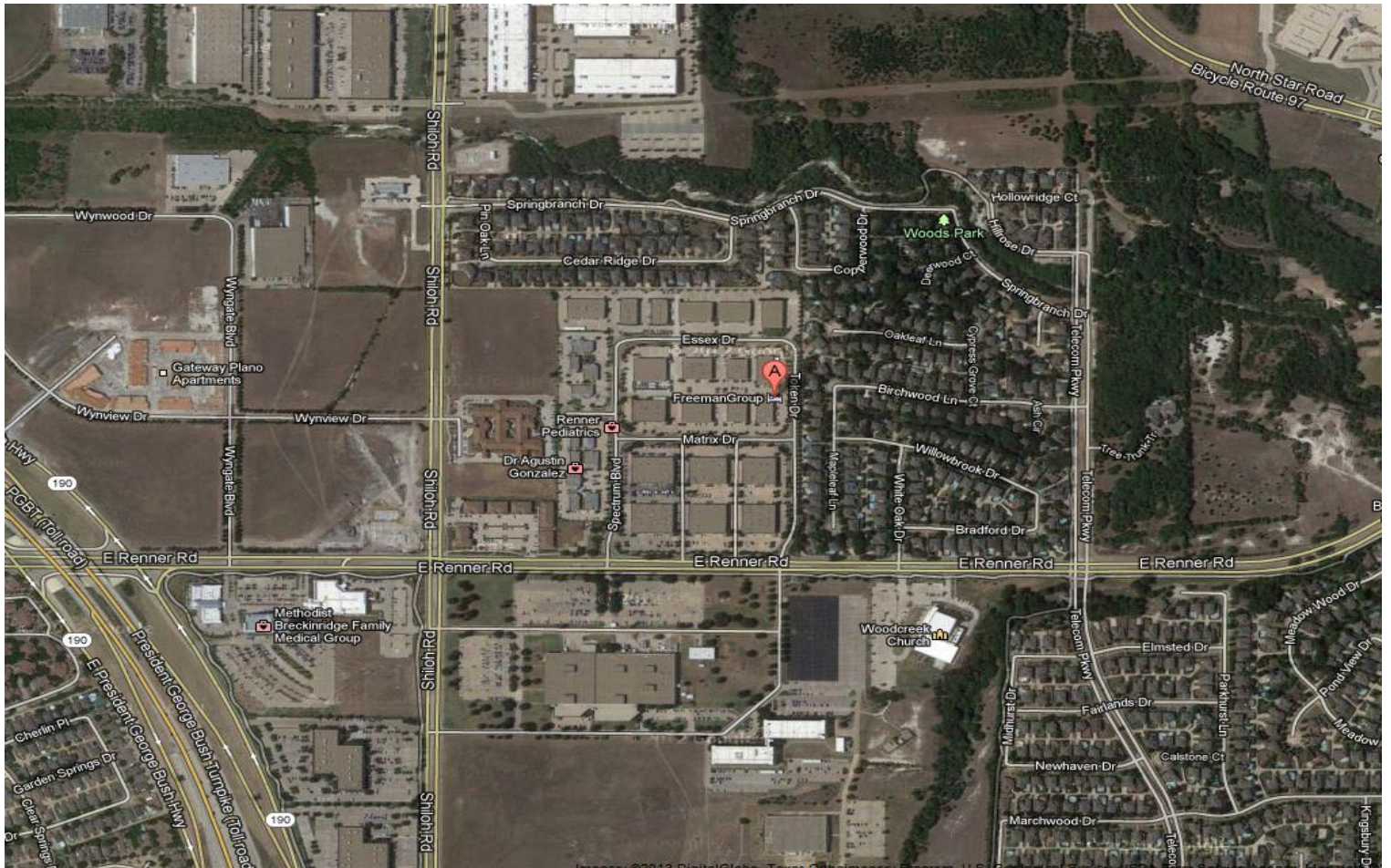
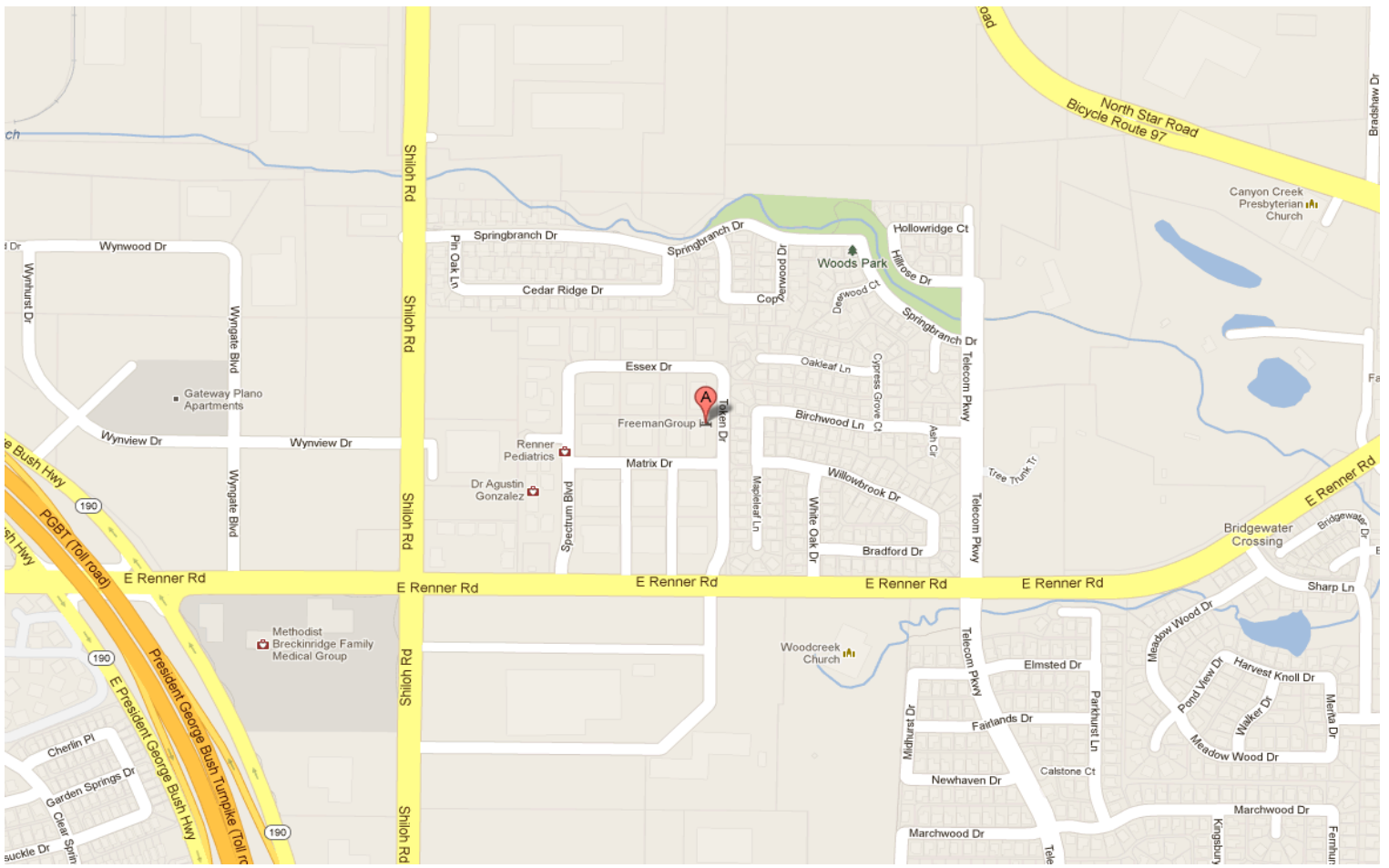
3RD YEAR NOI- \$189,968.04/year



FLOOR PLAN
SCALE: 1/8" = 1'-0"

***3501 TOKEN DRIVE
RICHARDSON, TX***





1320 VILLAGE CREEK DRIVE * SUITE 200 * PLANO, TX 75093 * PHONE: 972-250-2550 * FAX: 972-250-1015