



**FOR SALE**

# PARK NORTH BUSINESS CENTER

1207-1241 N GLENVILLE DRIVE | RICHARDSON, TX 75081



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## DISCLAIMER

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# EXECUTIVE SUMMARY



Lee & Associates, exclusive market advisor, is pleased to offer to qualified investors Park North Business Center (“The Property”), located at 1207 - 1241 N Glenville Drive, Richardson, Texas. It is listed for sale and is 74% occupied. Current tenants include Stateserv Medical of Texas, Forum Communication Systems, Quickusta, Kathryn Bauman, and Gramercy Extremity Orthopedics. The overall building size is 36,885 SF and sits on 2.71 acres of land. The location is ideal because of the proximity to numerous retail and dining amenities, and it is also less than a four minute drive to Central Expressway and it is in close proximity to President George Bush Turnpike. The property is located at the highly traveled Arapaho Road that is an artery to the Richardson business area. The current owner recently completed improvements in the last 180 days, including concrete repairs and enhanced landscaping.

Historically, the property has demonstrated strong leasing. With in-place rental rates below market, there is immediate opportunity to maximize investor returns. Overall, the property represents a coveted opportunity to acquire a flex property positioned in an area of Richardson that is being revitalized.

<b>Property Name</b>	Park North Business Center
<b>Address</b>	1207-1241 N Glenville Drive, Richardson, TX 75081
<b>NOI Period</b>	5/1/2026 - 4/30/2027   \$349,199
<b>Building Size</b>	36,885 SF
<b>Land Size</b>	2.71 Acres
<b>Year Built</b>	1979
<b>Units</b>	8
<b>Loading</b>	8 - Semi Dock-High Doors 10 - Drive-In Doors
<b>Car Parks</b>	125
<b>Parking Ratio</b>	3.39/1000

## FOR MORE INFORMATION, CONTACT:



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## TEAM SUPPORT



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Marketing Specialist

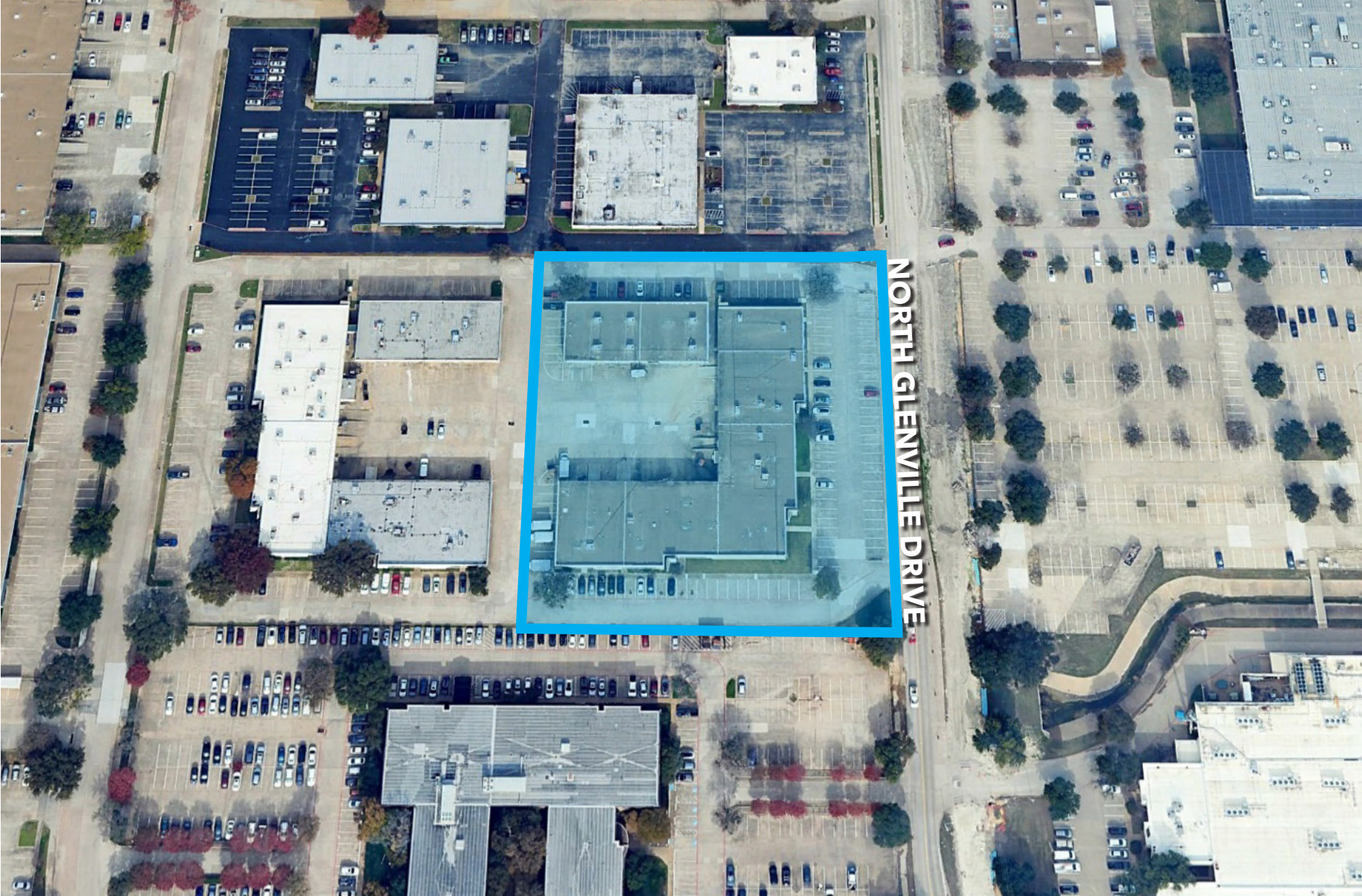


**Anna De Jesus**  
Marketing Specialist

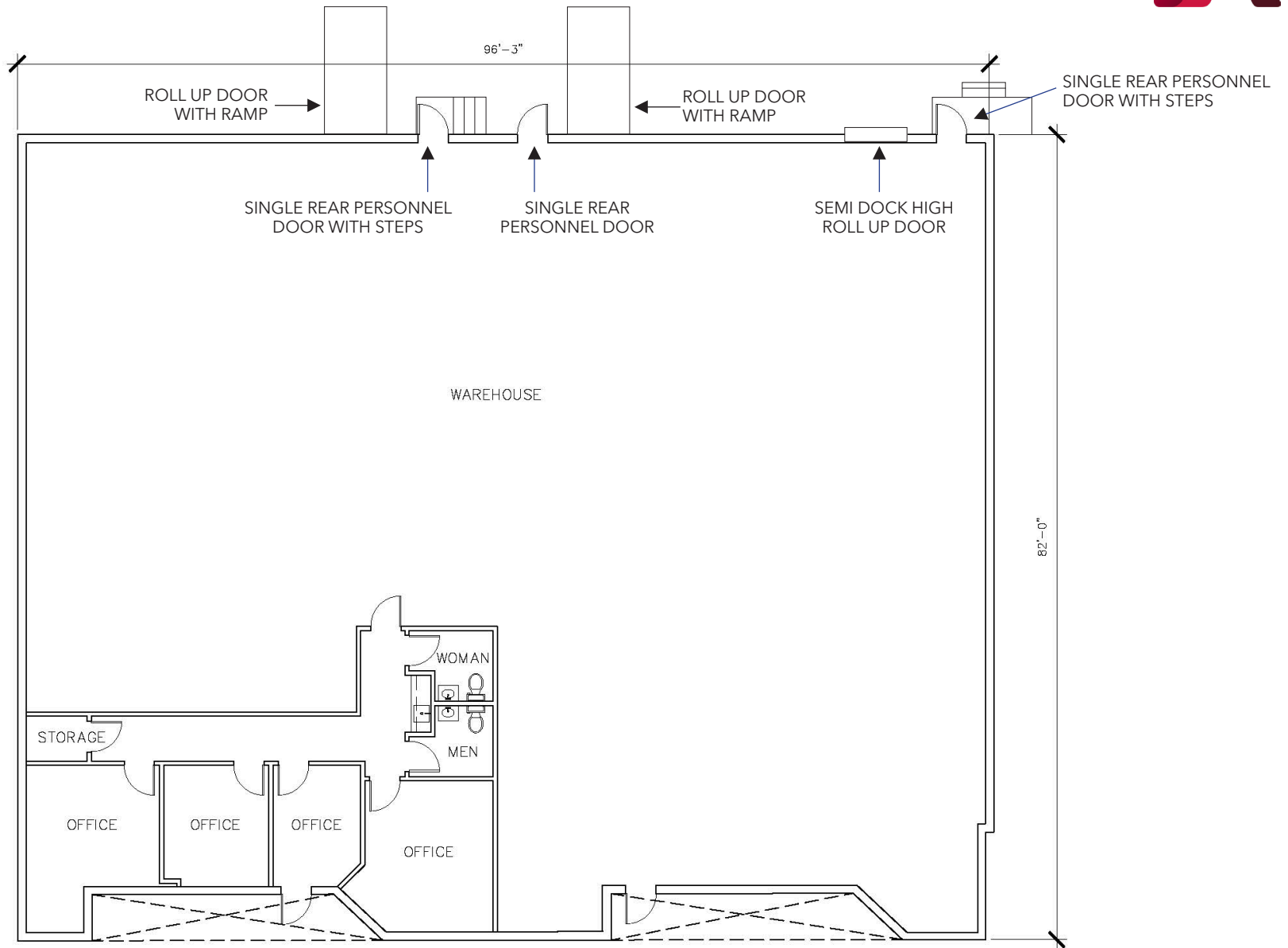


**Bryce Berta**  
Director of Research & GIS

# PROPERTY AERIAL

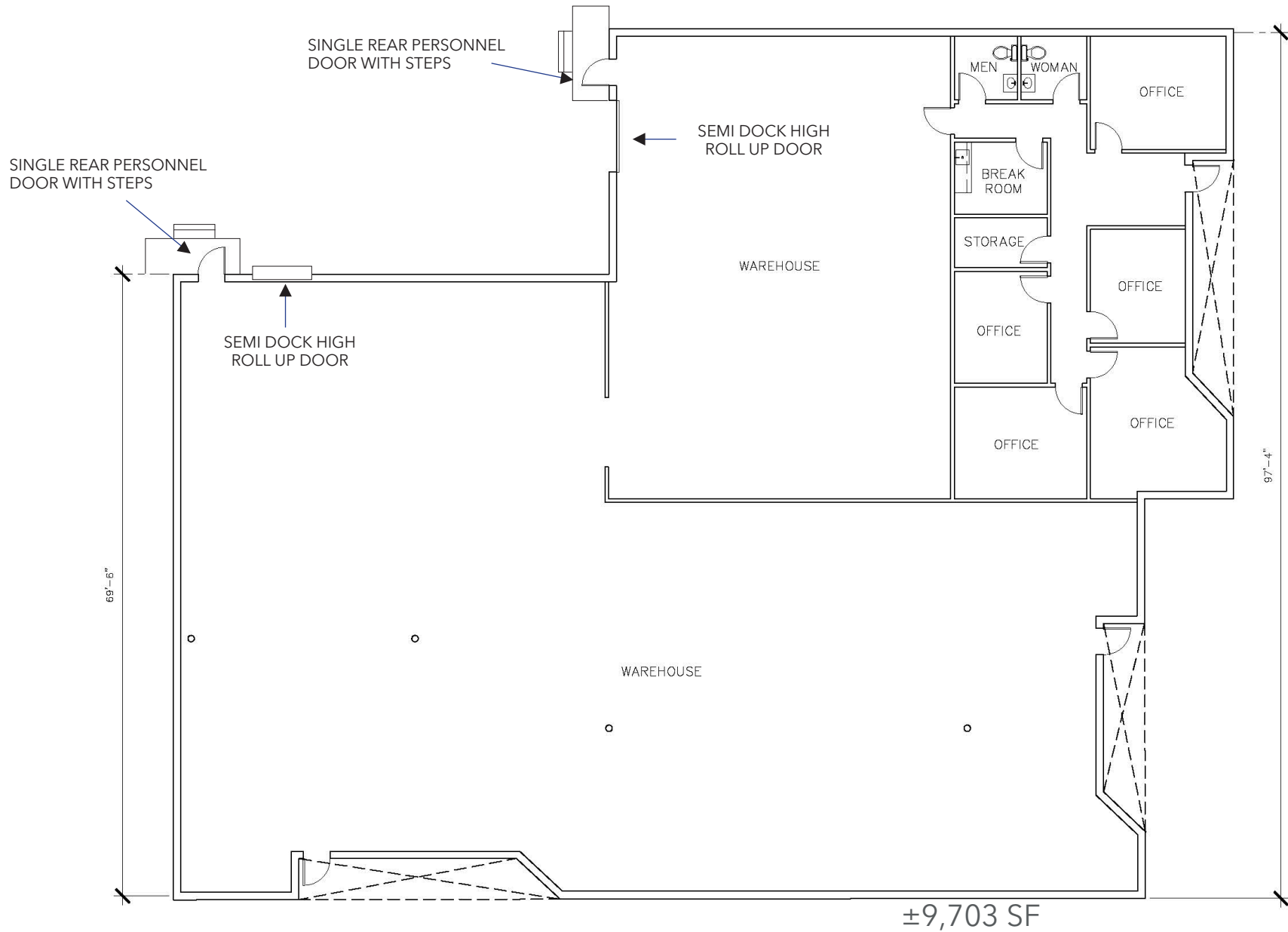


# FLOOR PLAN | SUITE 1207

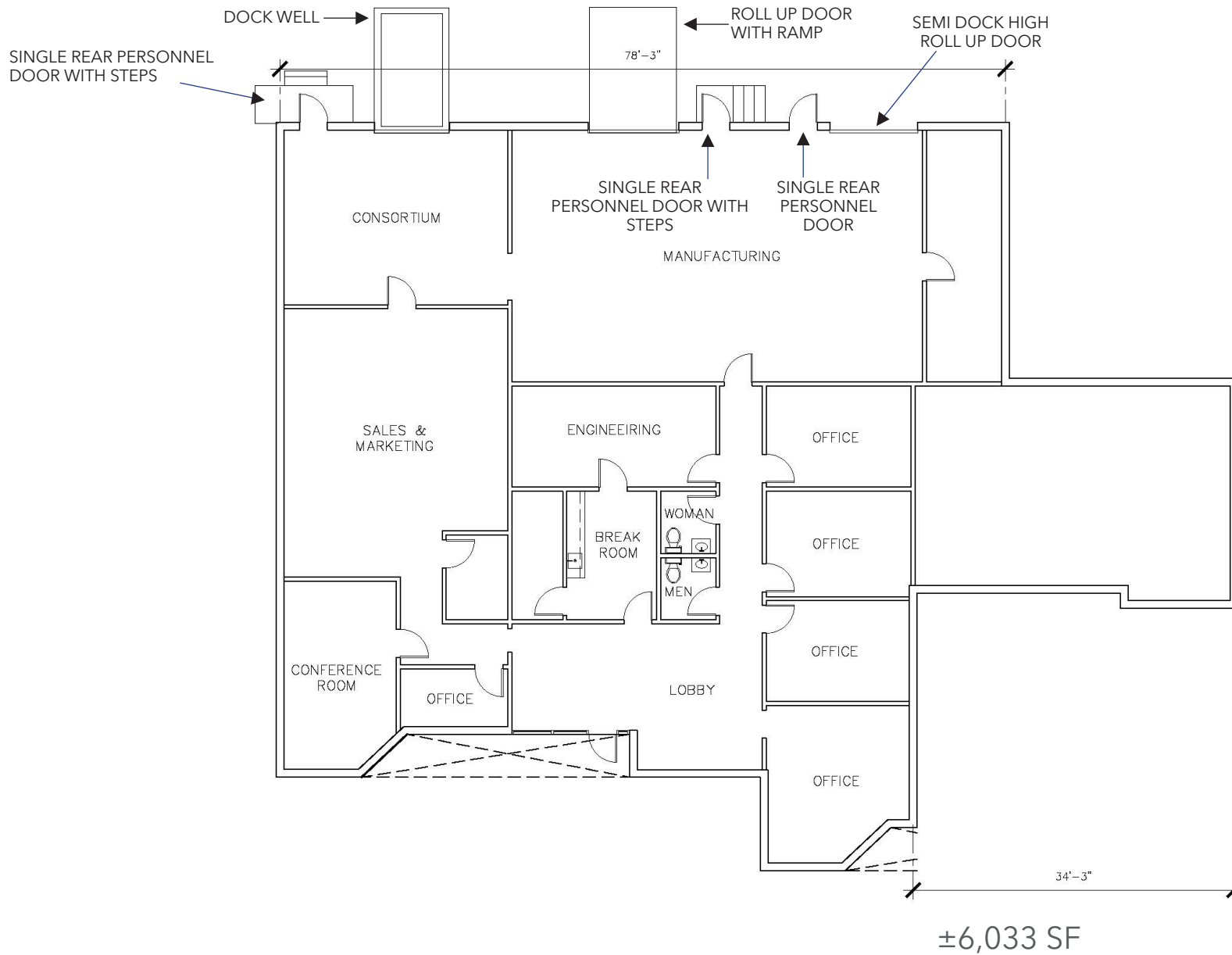


±7,732 SF

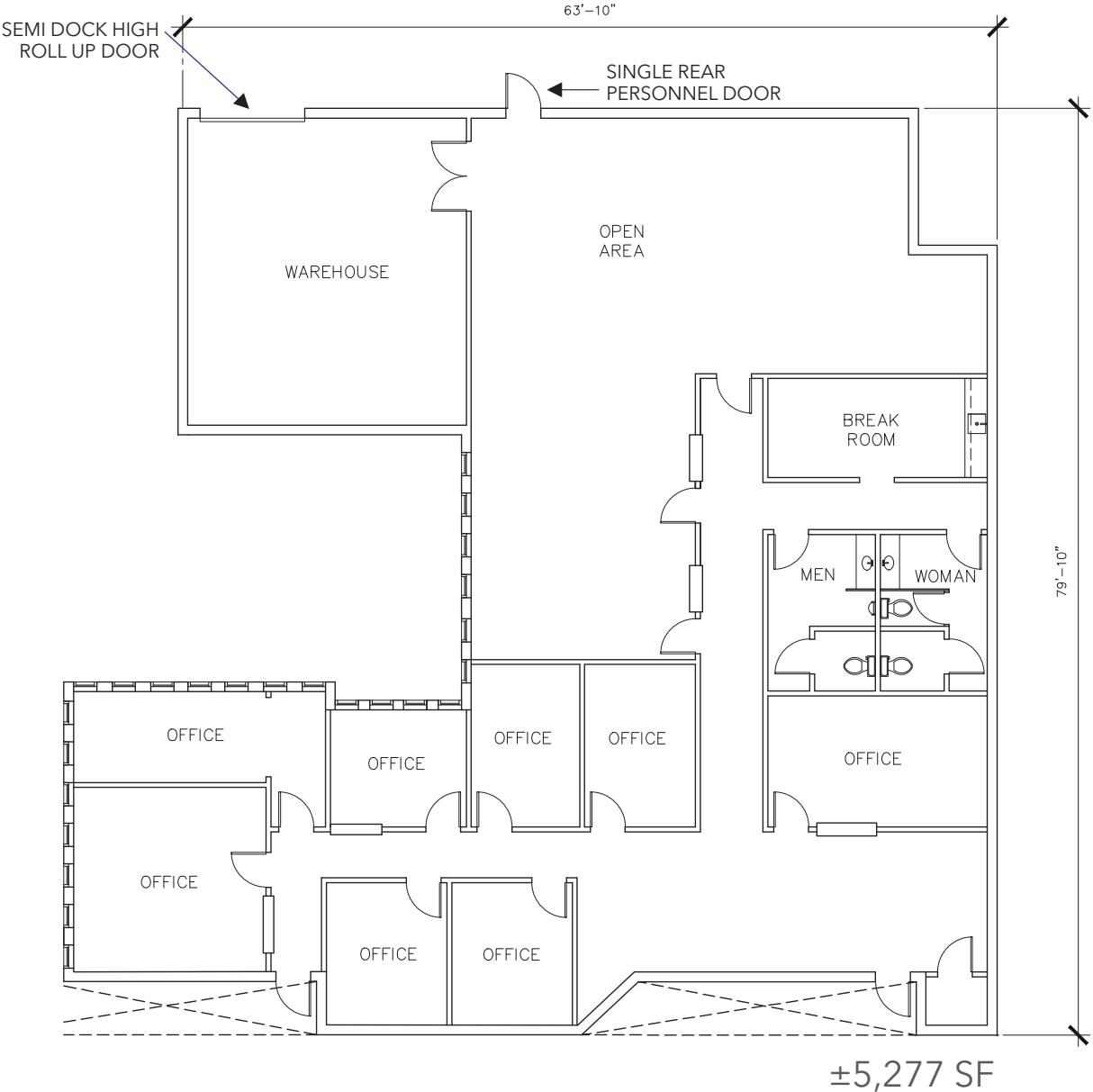
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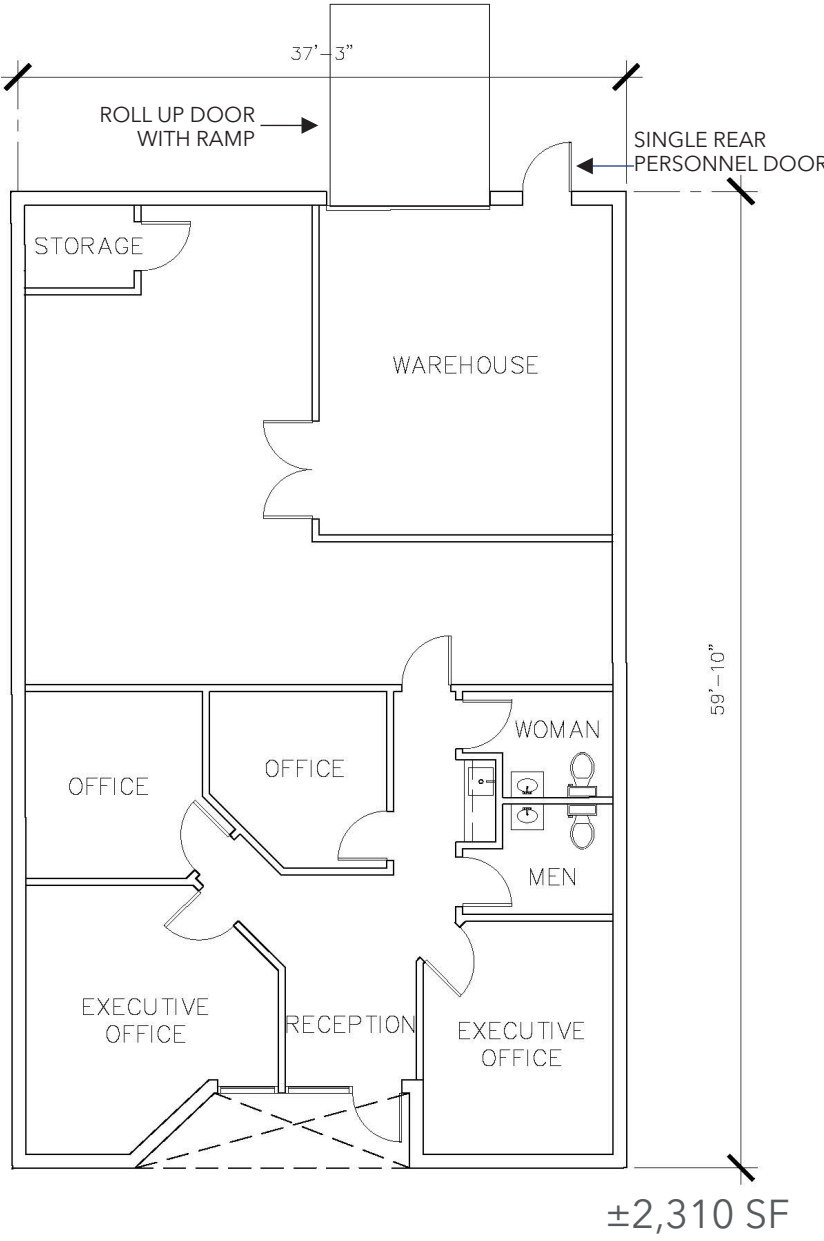
# FLOOR PLAN | SUITE 1217-1223



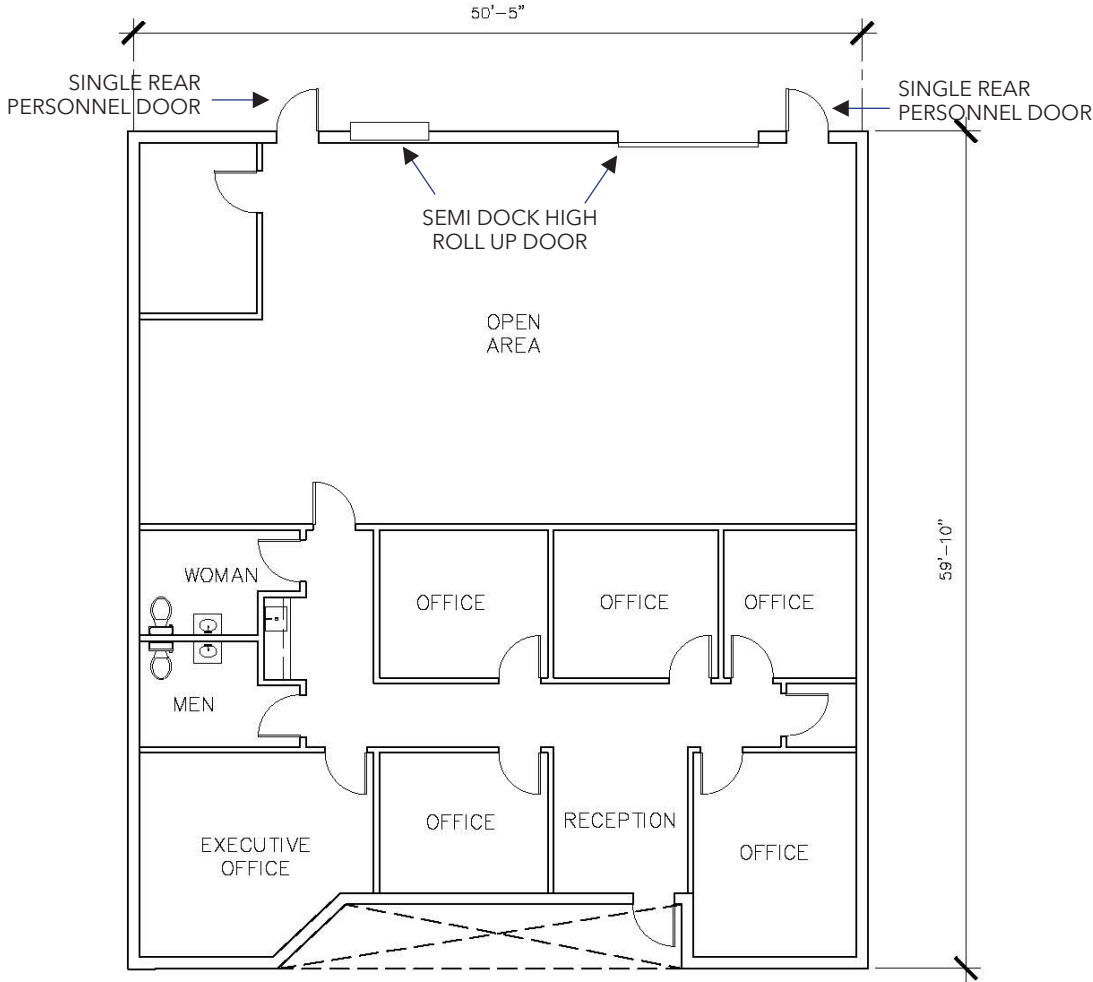
# FLOOR PLAN | SUITE 1231



# FLOOR PLAN | SUITE 1237

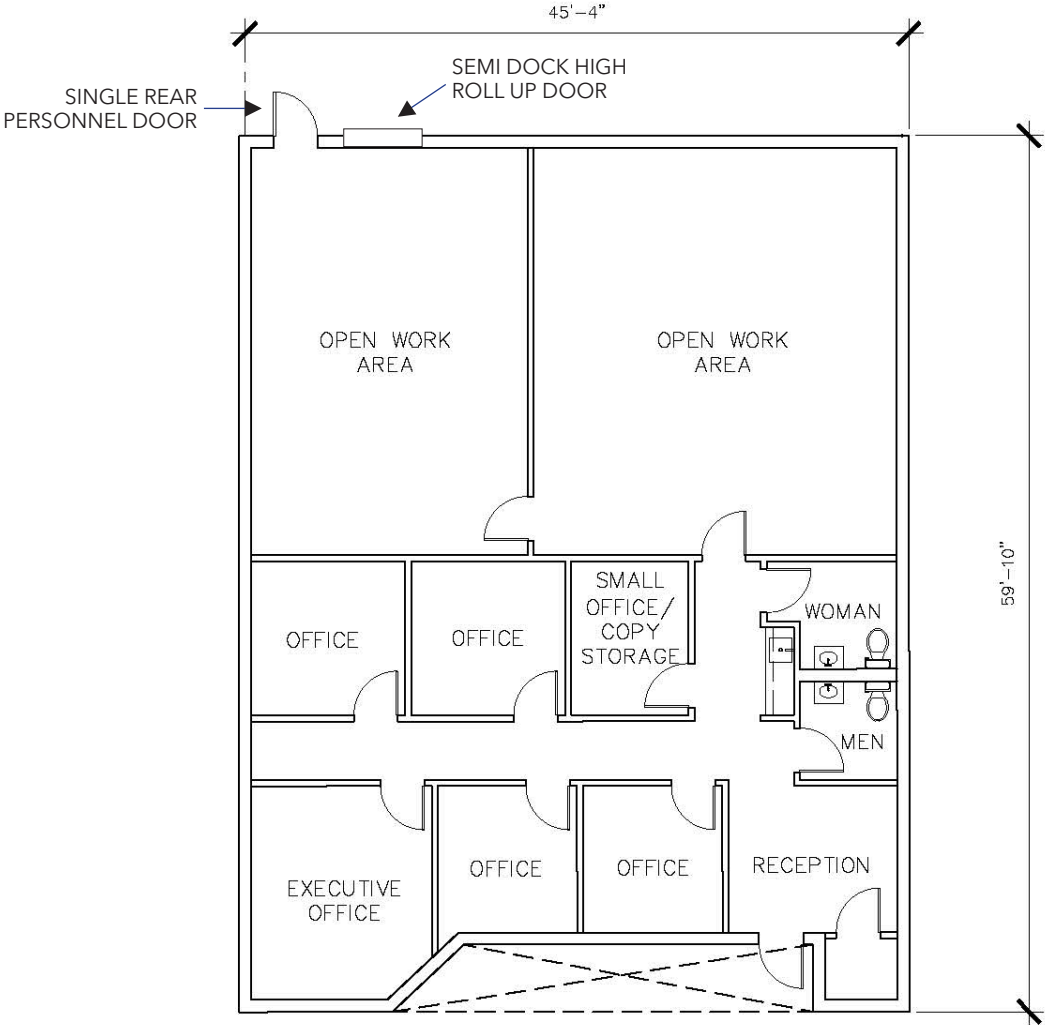


# FLOOR PLAN | SUITE 1239



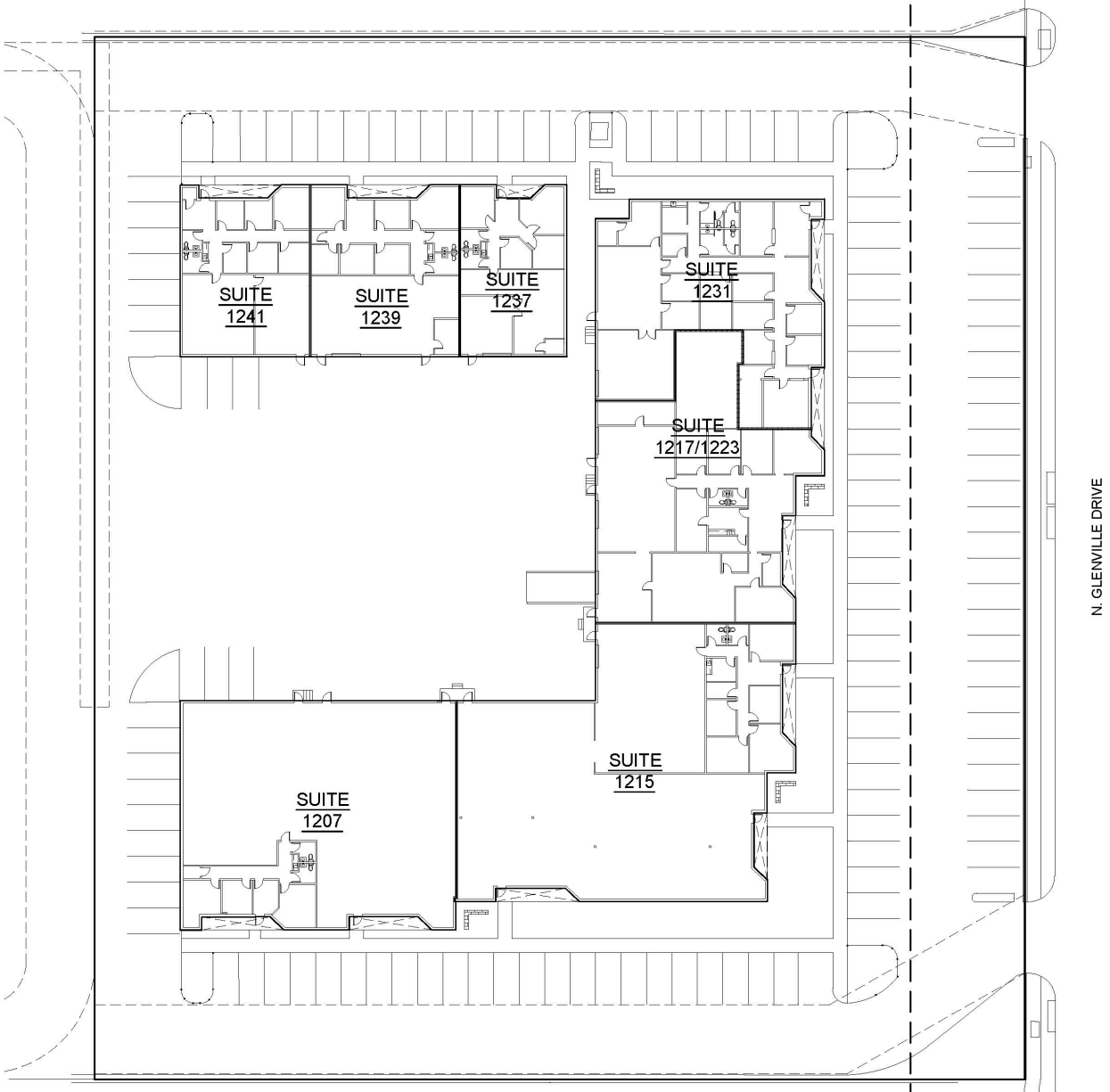
±2,915 SF

# FLOOR PLAN | SUITE 1241



±2,915 SF

# SITE PLAN



# LOCATION MAP



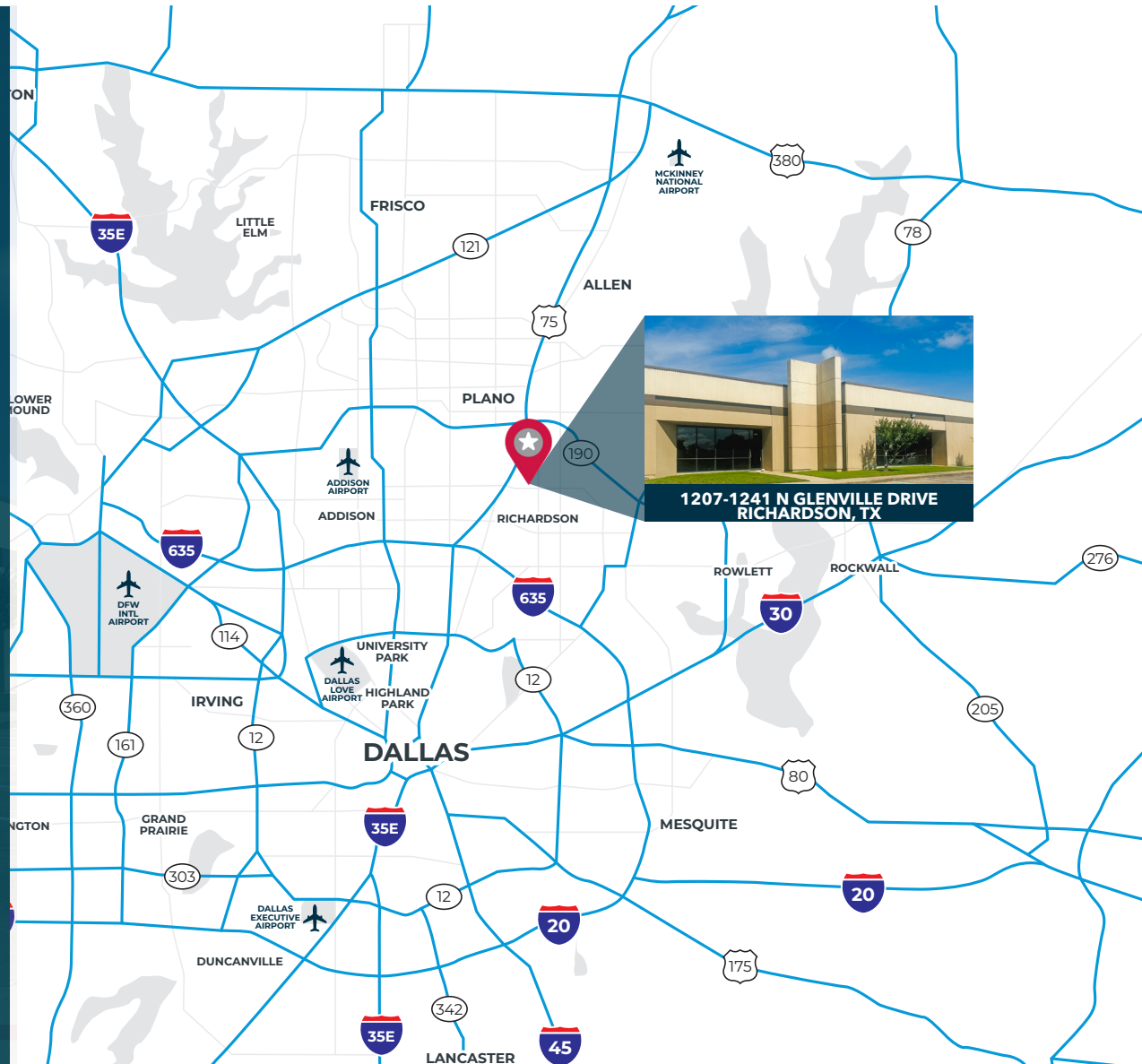
## RICHARDSON, TEXAS

Richardson is a premier North Dallas business hub located approximately 12 miles north of downtown Dallas and centrally positioned within the Dallas-Fort Worth Metroplex, one of the fastest-growing regions in the United States. The city is widely recognized for its Telecom Corridor, a major technology and innovation center home to companies such as AT&T, State Farm, Raytheon, Blue Cross Blue Shield, and Fujitsu.

The city benefits from a highly educated workforce supported by The University of Texas at Dallas, a nationally recognized research university with more than 30,000 students. Richardson is also served by the highly regarded Richardson Independent School District, contributing to the area's strong residential demand and workforce stability.

Regional accessibility is supported by US-75 (Central Expressway), President George Bush Turnpike (SH 190), and Interstate 635, providing efficient access throughout the Metroplex. Richardson is also served by DART light rail, including the upcoming Silver Line commuter rail, which will connect Plano to DFW International Airport, further enhancing regional connectivity.

The city's strong employment base and central location continue to drive demand for office, flex, and industrial space.



# SITE IMAGES





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