



CENTRAL PARK BUSINESS CENTER

1900 FIRMAN | 1901 N GLENVILLE
RICHARDSON, TX 75081

UNDER NEW OWNERSHIP

4,140 - 31,544 SF
AVAILABLE FOR LEASE

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PROPERTY HIGHLIGHTS



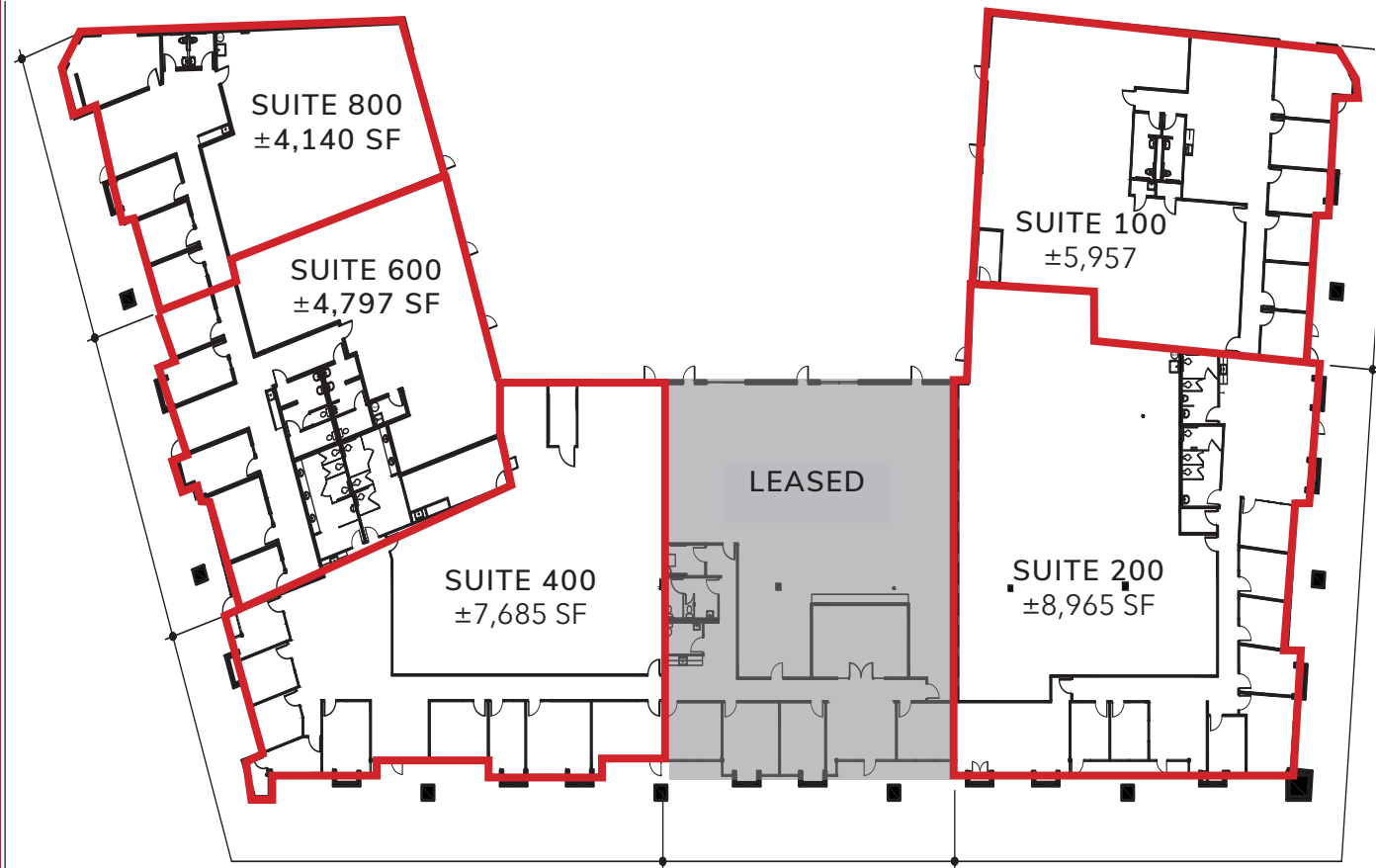
PROPERTY OVERVIEW

Central Park Business Center is comprised of two buildings totaling 73,090 SF. This two building Flex/Warehouse property has a tranquil park like setting. Central Park Business Center is strategically located minutes from Central Expressway; also within minutes are the Richardson Telecom Corridor, The University of Texas at Dallas, Collin County Community College, Downtown Plano, the DART rail line, LBJ Freeway, the George Bush Tollway and Highway 121. Restaurants and hotels are plentiful in the area around the property. Central Park Business Center is an excellent office and flex space for all of your business needs

- 1900 Firman | 1901 N Glenville
- Available SF: 4,140 - 31,544 SF
- Tenant Controlled HVAC
- 14' Clear height
- Grade Level Roll Up Doors Available
- Building signage
- Tenant shall have direct access to suite 24/7
- Flex/Warehouse spaces available
- Professional Ownership & Management
- Major renovations: new landscaping, exterior paint and signage
- Existing tenants include Carrier, Jordan Media, Healthline,
- Space to suit with ability to add/decrease office square footage

PROJECT DETAILS

- » Suite 100 ±5,957 SF
- » Suite 200 ±8,965 SF
- » Suite 400 ±7,685 SF
- » Suite 600 ±4,797 SF
- » Suite 800 ±4,140 SF
- » Suite 600/800 ±8,937 SF



SUITE 100

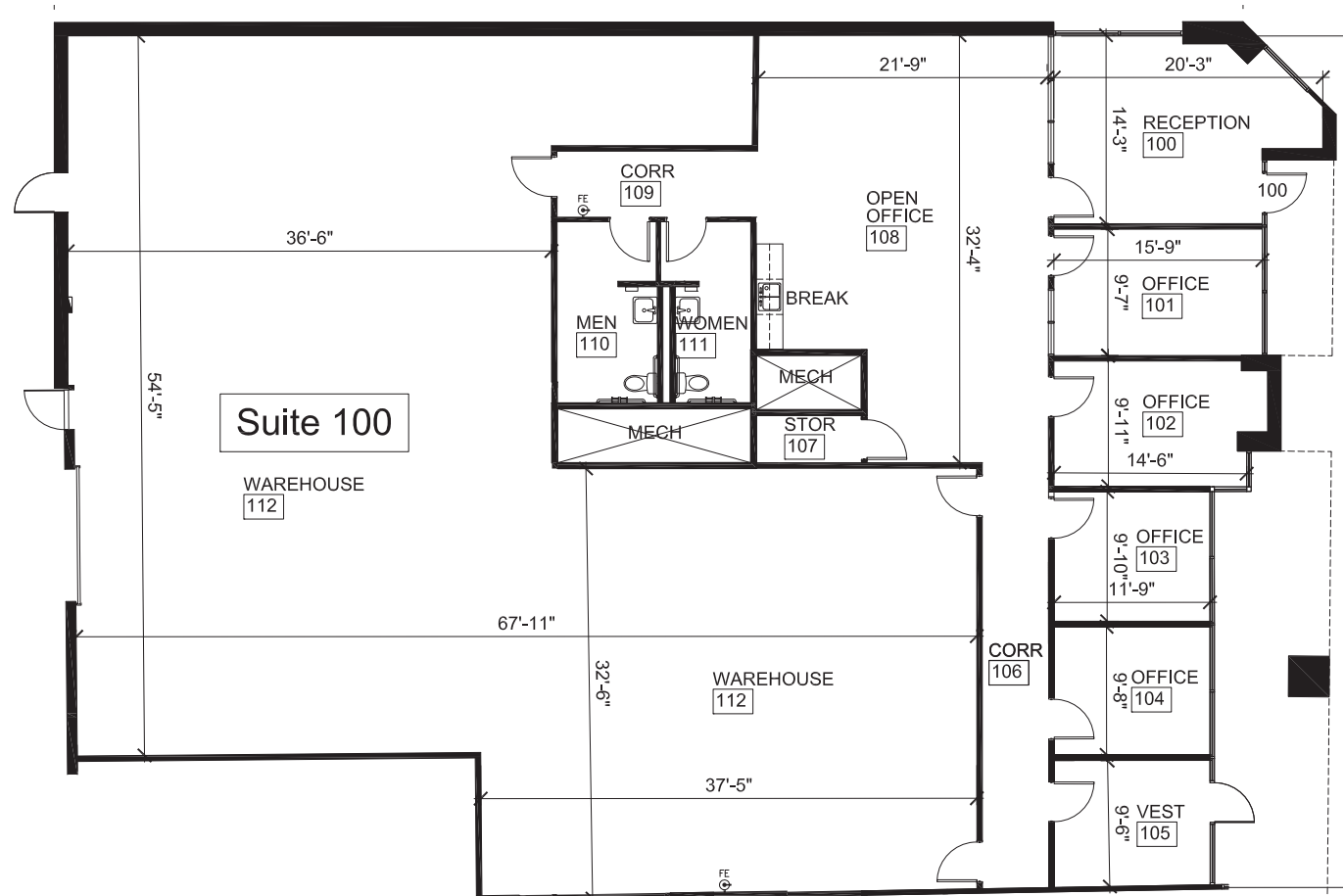
± 5,957 SF

- » ±5,957 Available
- » 2,268 SF Office Area
- » Suites under renovation

ECONOMICS

BASE RATE

\$12.95/sf NNN

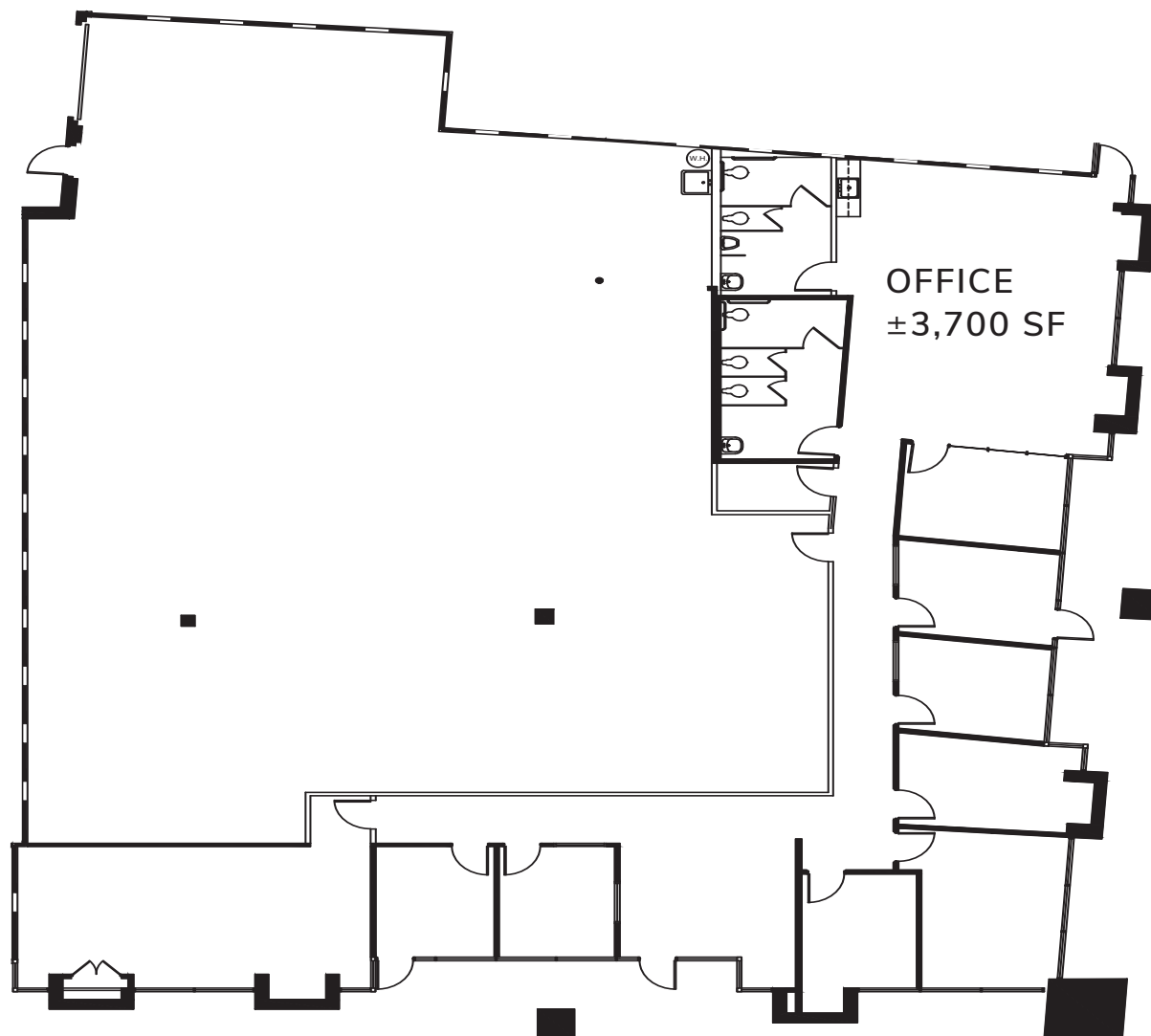


SUITE 200 ± 8,965 SF

- » ±8,965 SF Available
- » ±3,700 SF office area
- » Suites under renovation

ECONOMICS

BASE RATE \$12.95/sf NNN



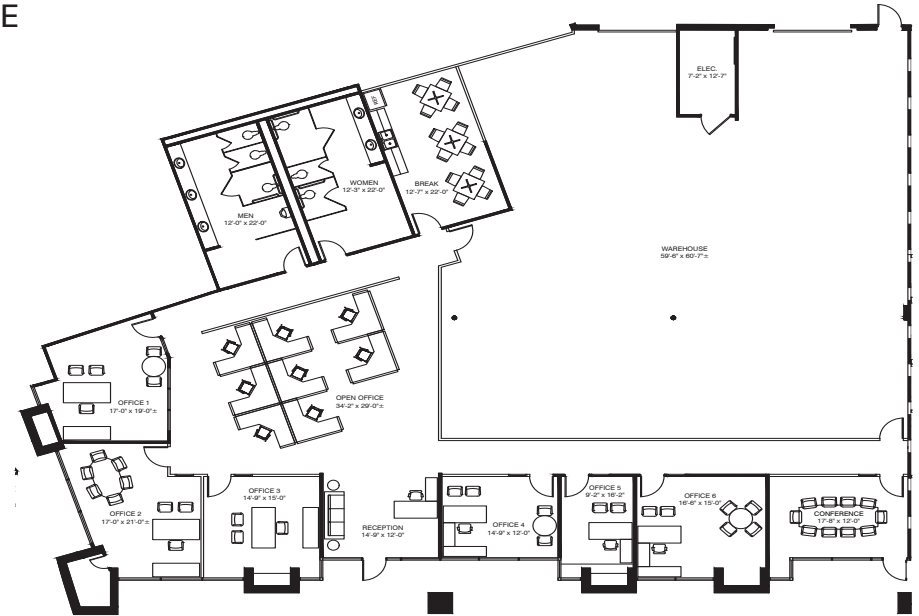
SUITE 400 ±7,685 SF

- » ± 7,685 SF available
- » 4,600 or 2,500 SF office area
- » Suites under renovation

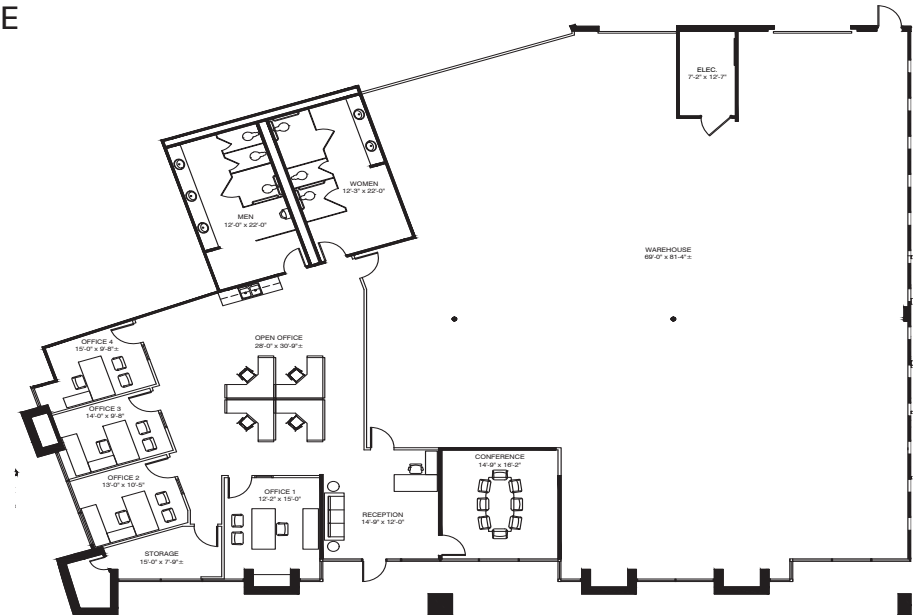
ECONOMICS

BASE RATE \$12.95/sf NNN

OPTION #1 3,085 SF WAREHOUSE ±4,600 SF OFFICE



OPTION #2 5,185 SF WAREHOUSE ±2,500 SF OFFICE

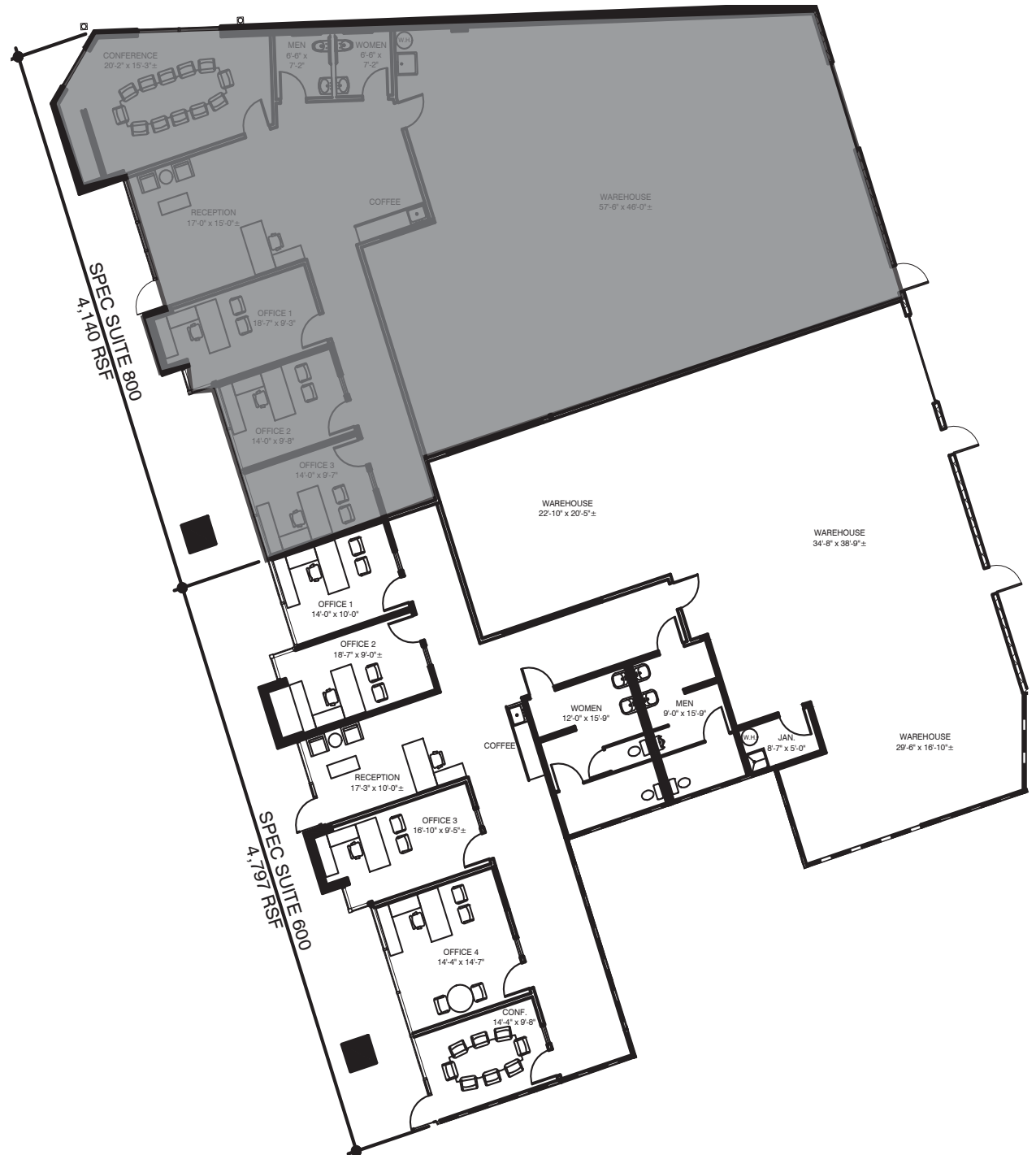


SUITE 600 ± 4,797 SF

- » ± 4,797 SF available
- » SF office area
- » Expected delivery August 2025

ECONOMICS

BASE RATE \$12.95/sf NNN

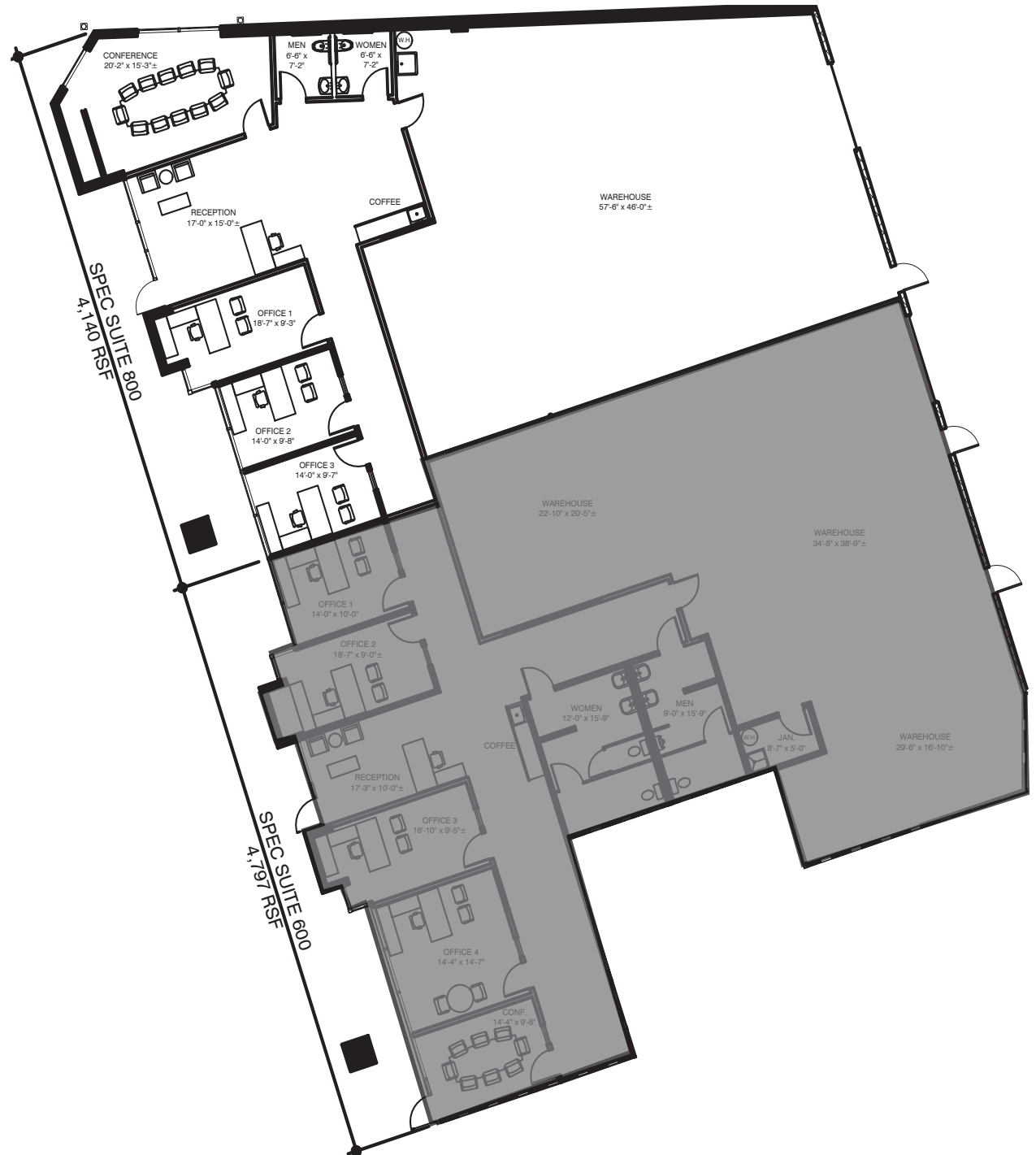


SUITE 800 ± 4,140 SF

- » ± 4,140 SF available
- » SF office area
- » Expected delivery August 2025

ECONOMICS

BASE RATE \$12.95/sf NNN

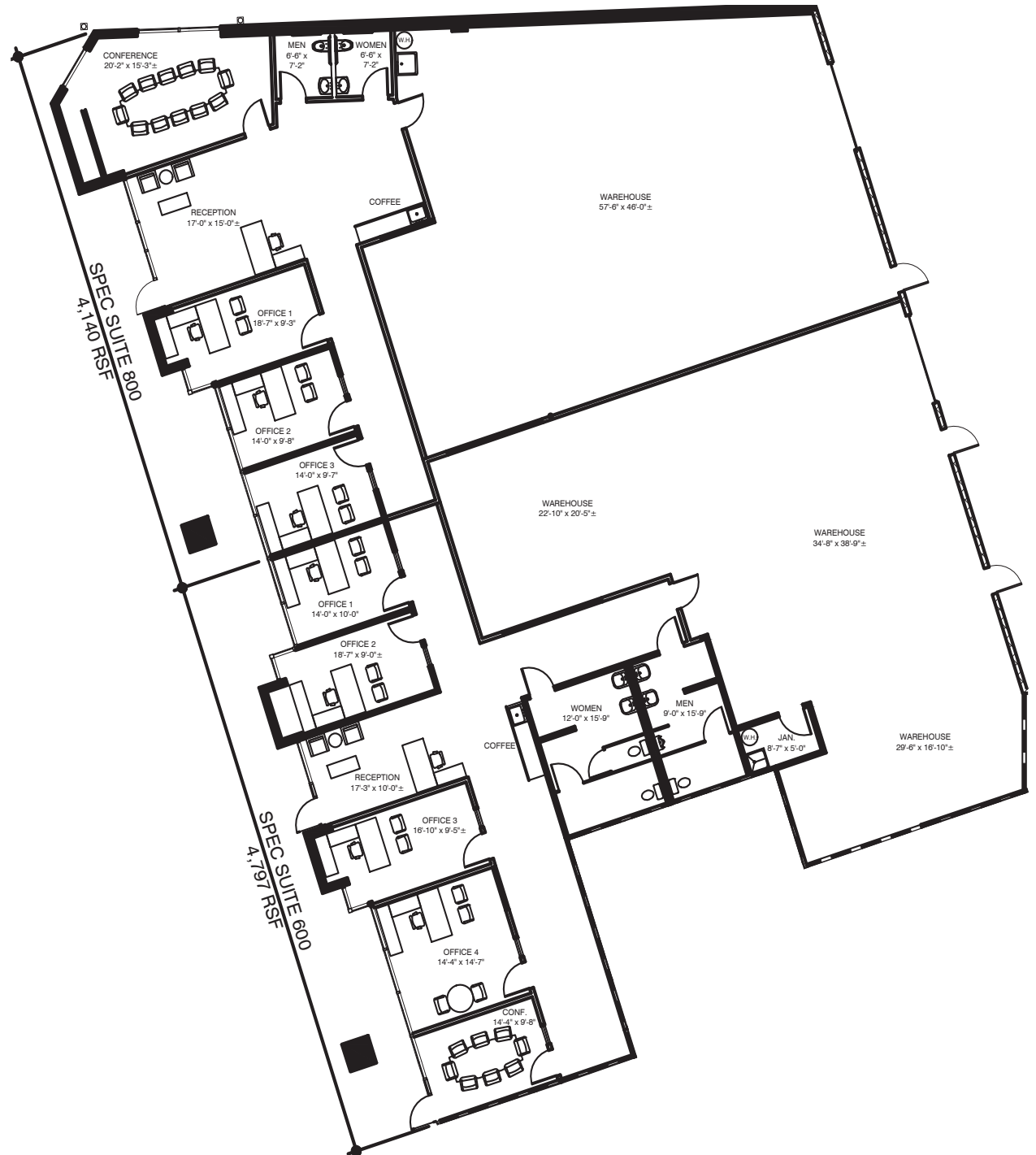


SUITE 600/800 ± 8,937 SF

- » ± 8,937 SF available
- » SF office area
- » Expected delivery August 2025

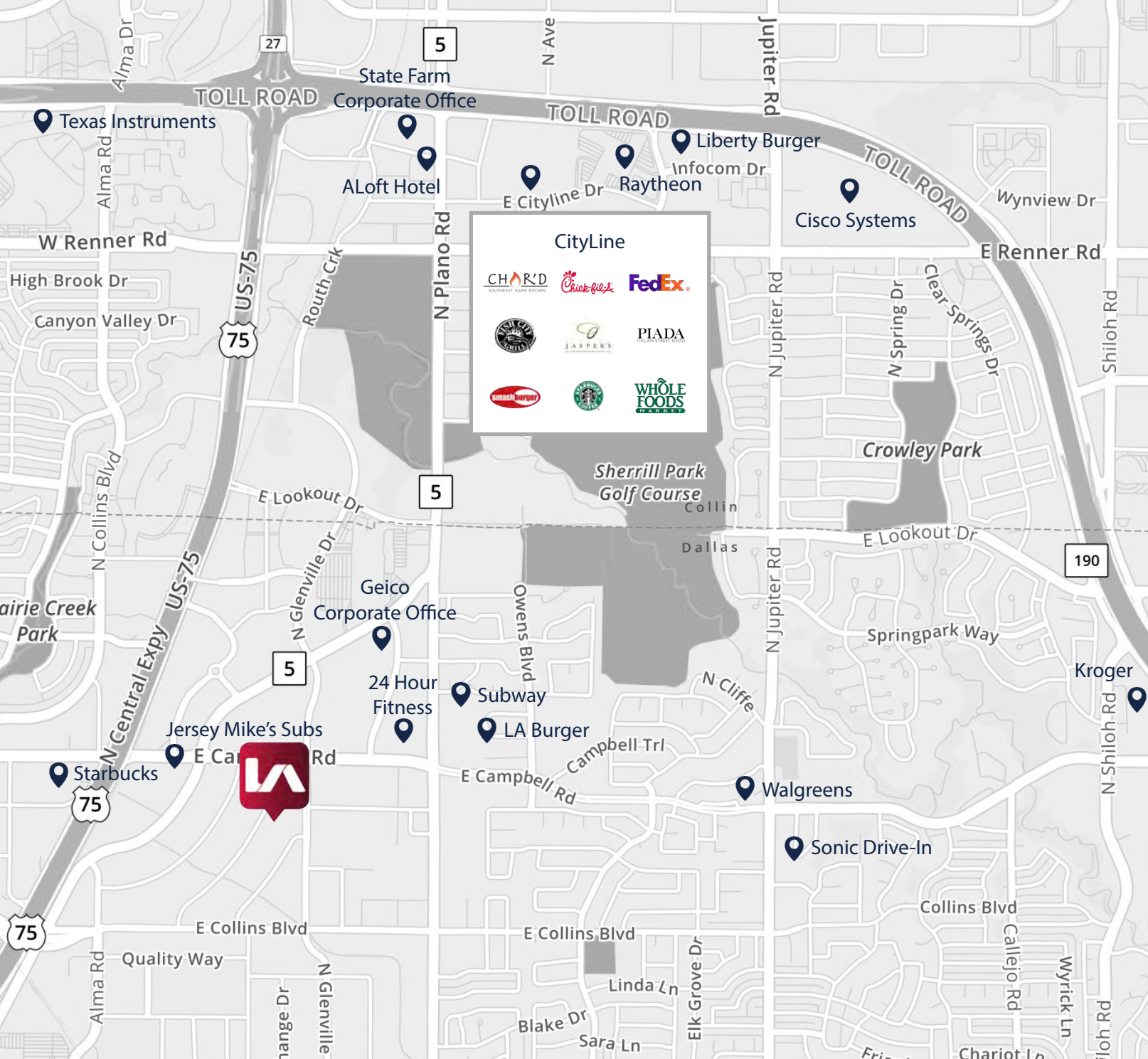
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