



**BOWSER TECH**  
990 N BOWSER  
RICHARDSON, TX 75081



COMMERCIAL REAL ESTATE SERVICES

37,850 SF

100% OCCUPIED

EXECUTIVE SUMMARY

# EXECUTIVE SUMMARY

---



Lee & Associates, exclusive market advisor, is pleased to offer to qualified investors Bowser Tech, located at 990 N Bowser in Richardson, Texas ("the Property"). Bowser Tech is listed for sale and is 100% occupied. The overall building size is 37,850 SF and sits on 2.608 acres of land. The location is ideal because it is nestled in the heart of Richardson's thriving business district near State Farm, Raytheon and Texas Instruments. With its strategic location just minutes from major highways, this property offers unparalleled accessibility and visibility. The Property offers generous square footage with adaptable layouts to suit both small and large operations. Positioned in a high-demand area with proximity to retail, dining, and Richardson's robust workforce.

In past years, the Property has demonstrated strong leasing. With in-place rental rates below market, there is immediate opportunity to maximize investor returns. Overall, this property offers a rare opportunity to acquire a flex space located in an emerging area of Richardson.

## CONFIDENTIALITY AGREEMENT

The information contained in the following Marketing Proposal is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Lee & Associates Capital Markets Group and should not be made available to any other person or entity without the written consent of Lee & Associates Capital Markets Group. This Marketing Proposal has been prepared to provide summary, unverified information to the aforementioned owner of the property receiving it. The information contained herein is not a substitute for a thorough due diligence investigation. Lee & Associates Capital Markets Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Proposal has been obtained from sources we believe to be reliable; however, Lee & Associates Capital Markets Group has not verified, and will not verify, any of the information contained herein, nor has Lee & Associates Capital Markets Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. The owner must take appropriate measures to verify all of the information set forth herein.

## OFFERING MEMORANDUM DISCLAIMER

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to any interested persons. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the material referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or Lee & Associates-Dallas nor any of their respective officers, directors, employees, affiliates or representatives make any representation or warranty, express or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any person reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.



# BOWSER TECH

990 N BOWSER  
RICHARDSON, TX 75081

Situated in a highly desirable area, the Property offers convenient access to a strong workforce and supports a high standard of living for both employees and leadership. Highly sought-after infill location, offering rarity in a market with limited available land for development and rising construction costs. Bowser Tech represents an outstanding investment opportunity in a thriving Richardson submarket.

Property Size	37,850 SF (10 Tenants)
Year Built	1983
Number of Buildings	1
Land Size	2.608 Acres
Percentage Leased	100%
Dock High	6 Doors
Grade Level	3 Doors
Semi Dock	2 Doors
Car Parks	153
Parking Ratio	4.04/1,000
WALT (as of Jan 2025)	2.26 Years
Office Finish	±56%

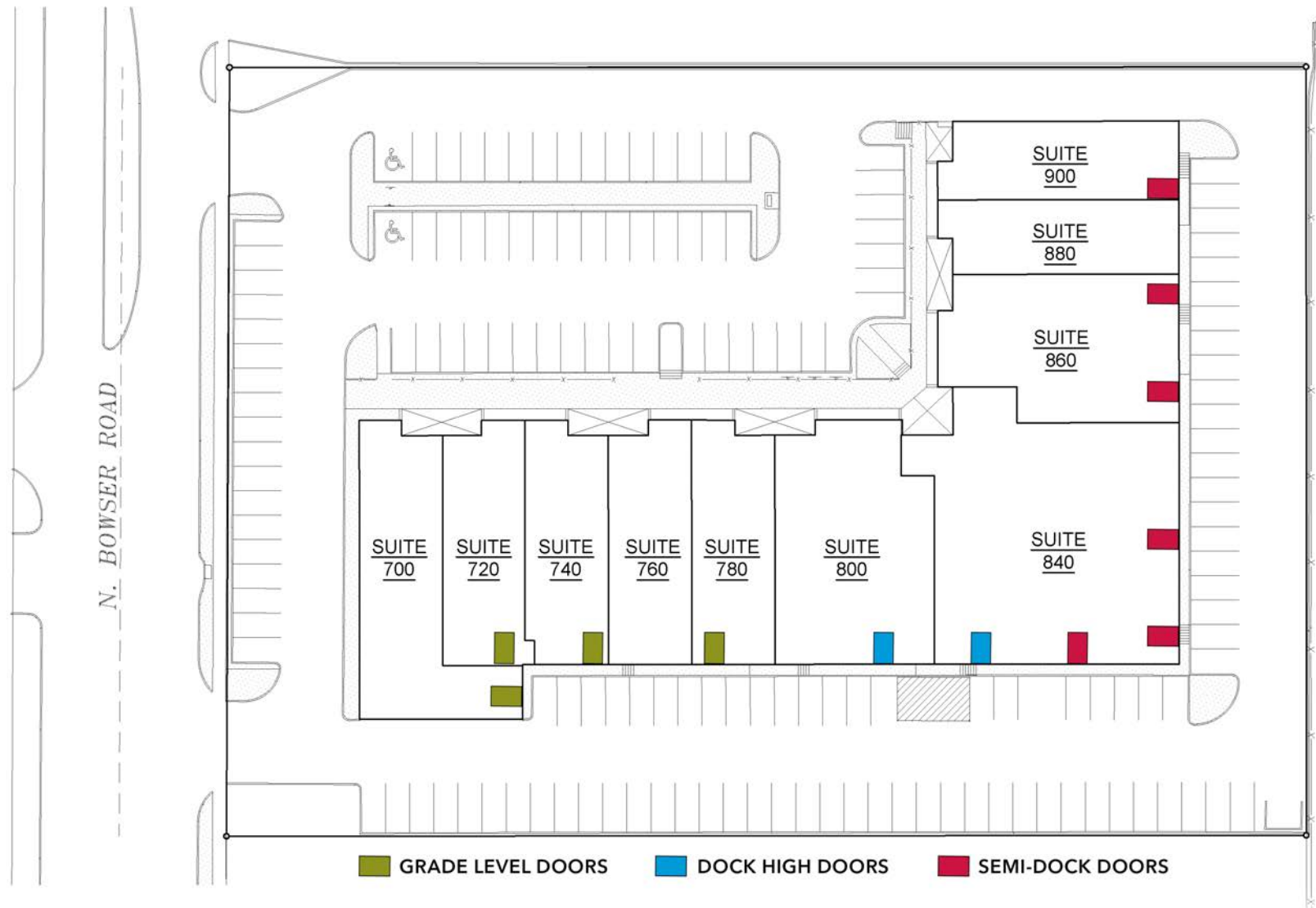
In-Place NOI (Annualized month one)	\$400,524
----------------------------------------	-----------







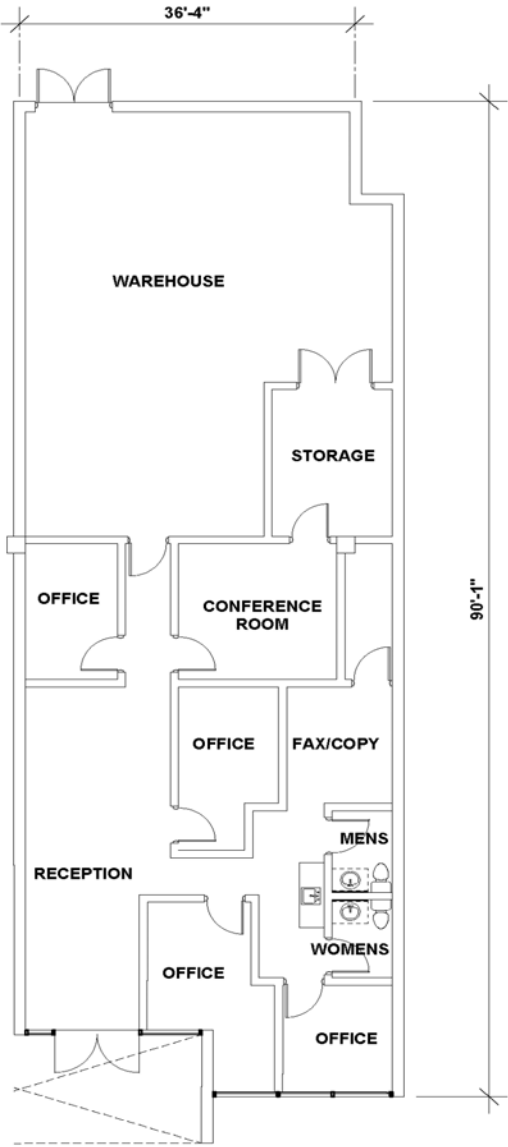
# SITE PLAN & LOADING DOORS



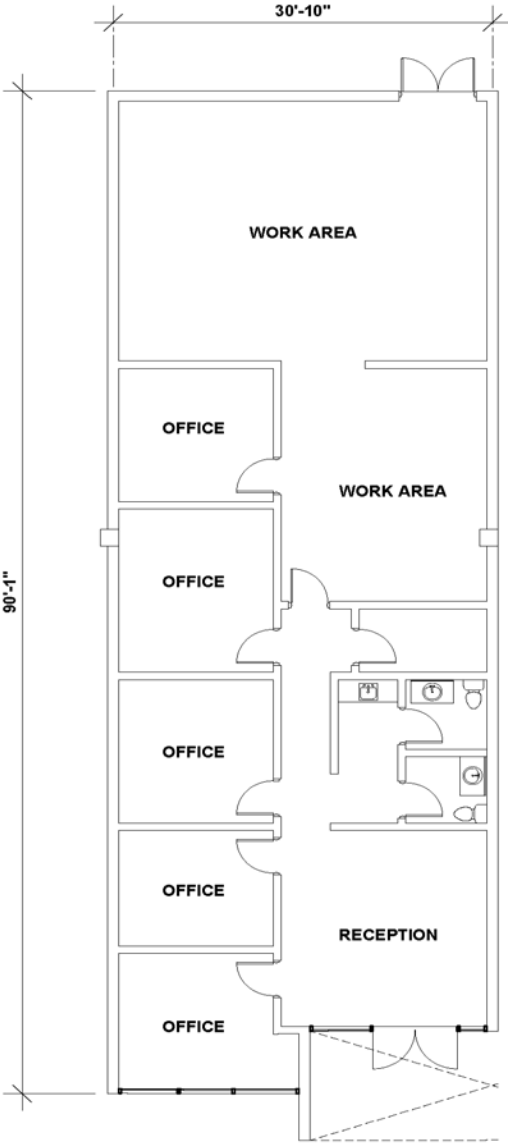
# FLOOR PLAN



Suite 700



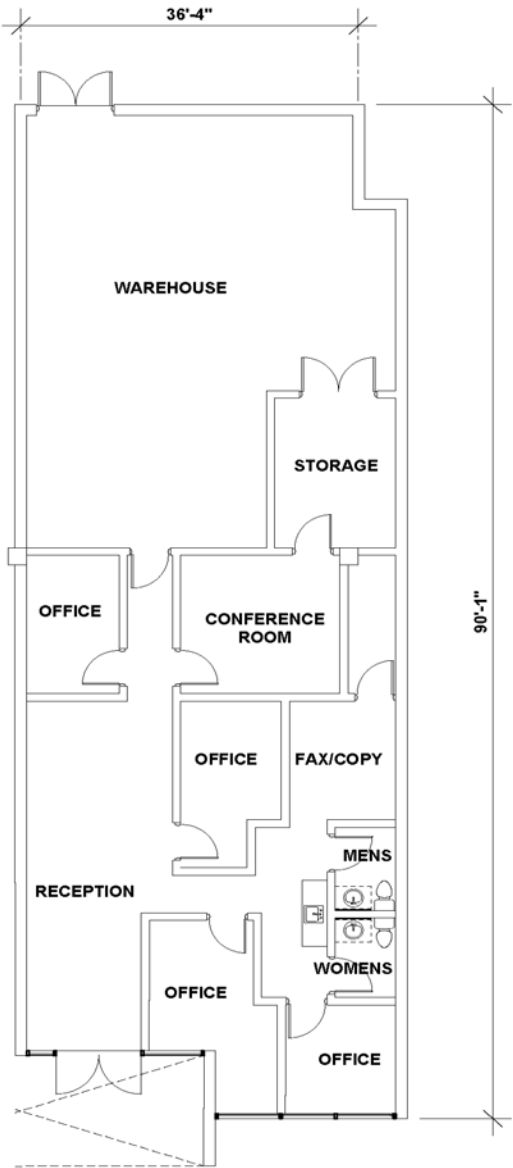
Suite 720



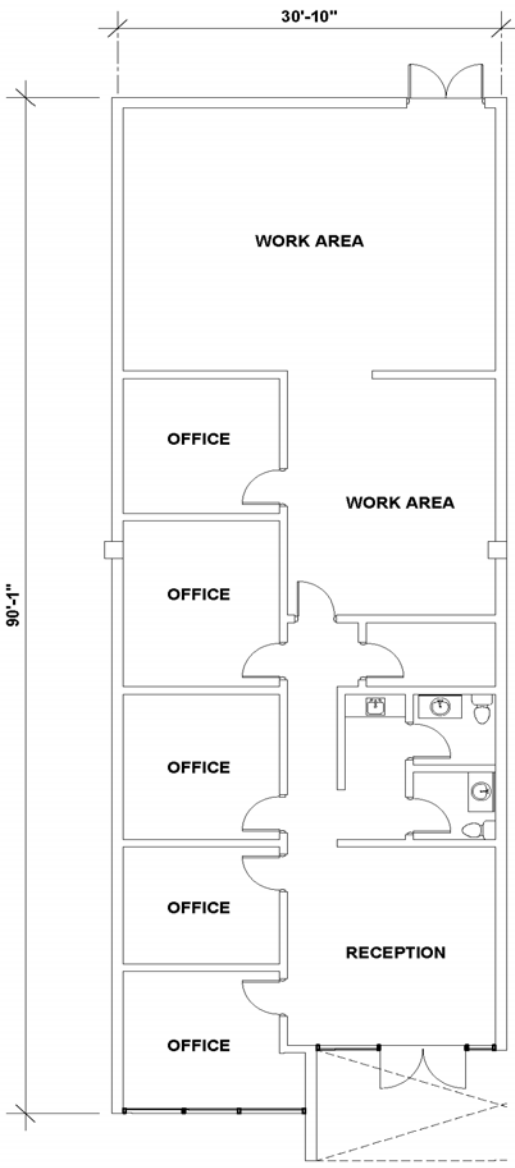
# FLOOR PLAN



Suite 740



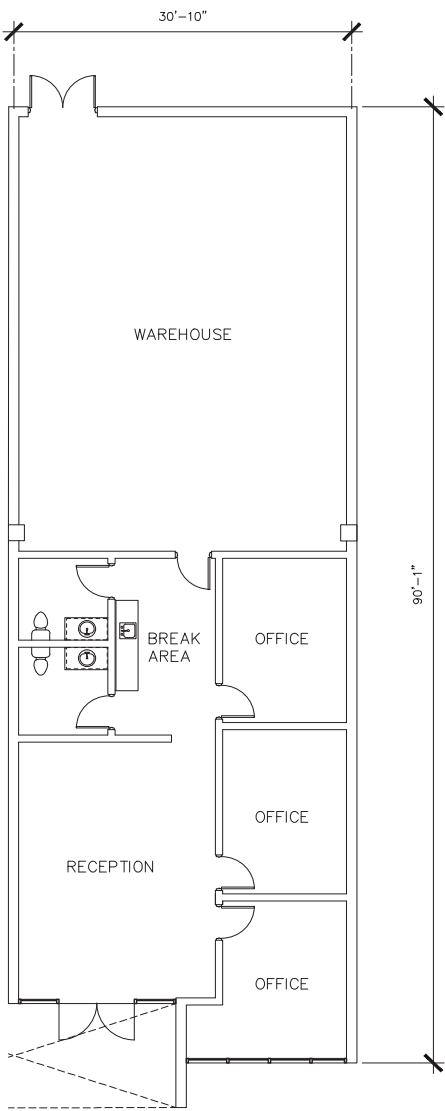
Suite 760



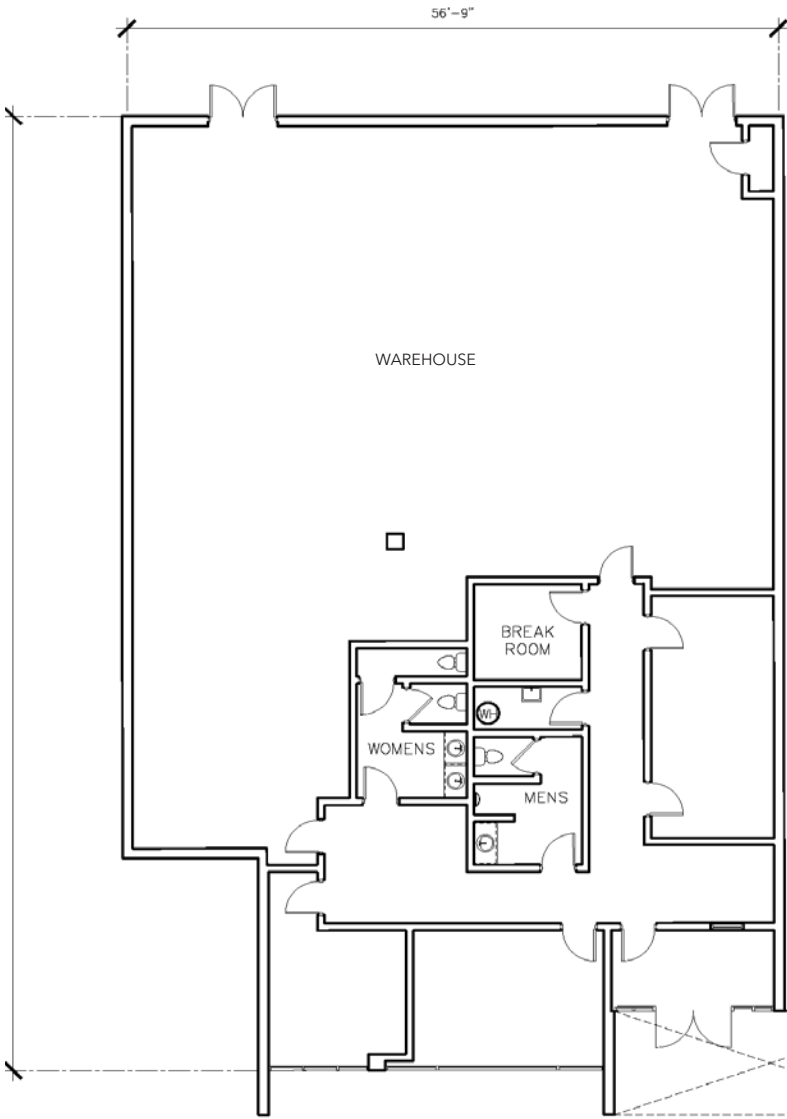
# FLOOR PLAN



Suite 780



Suite 800

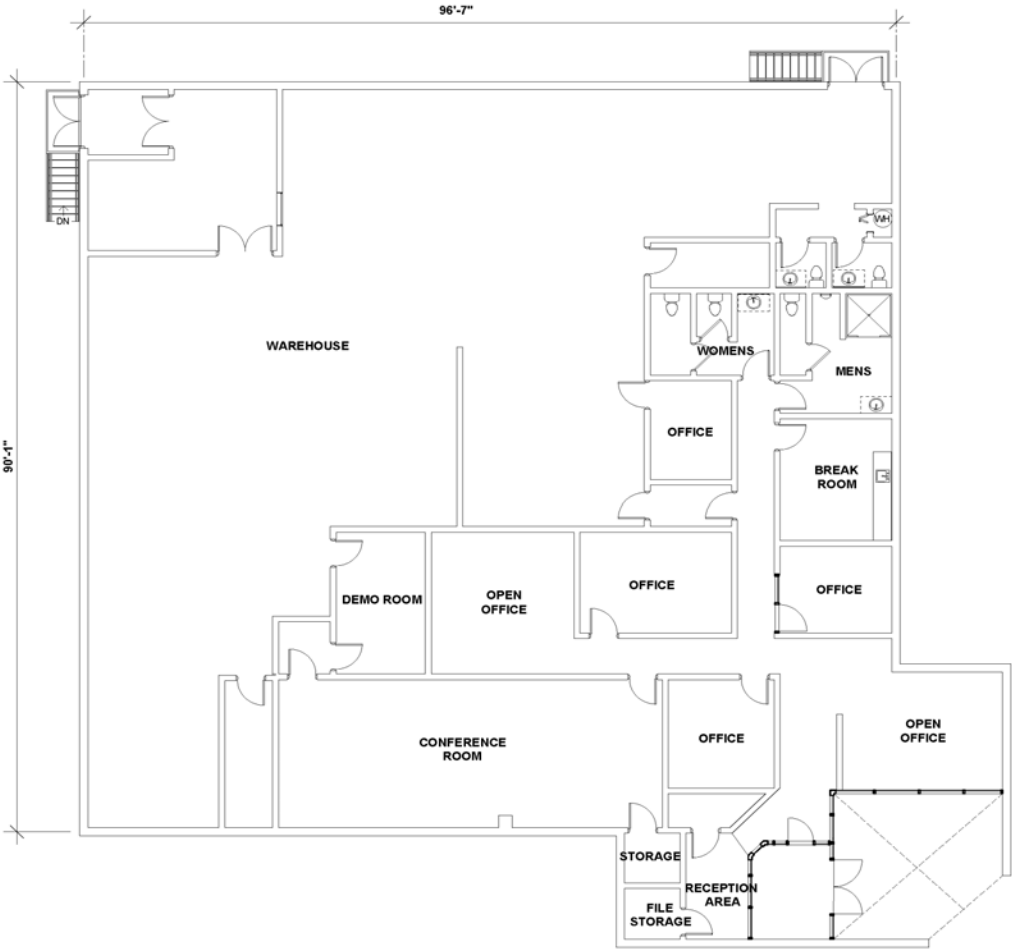




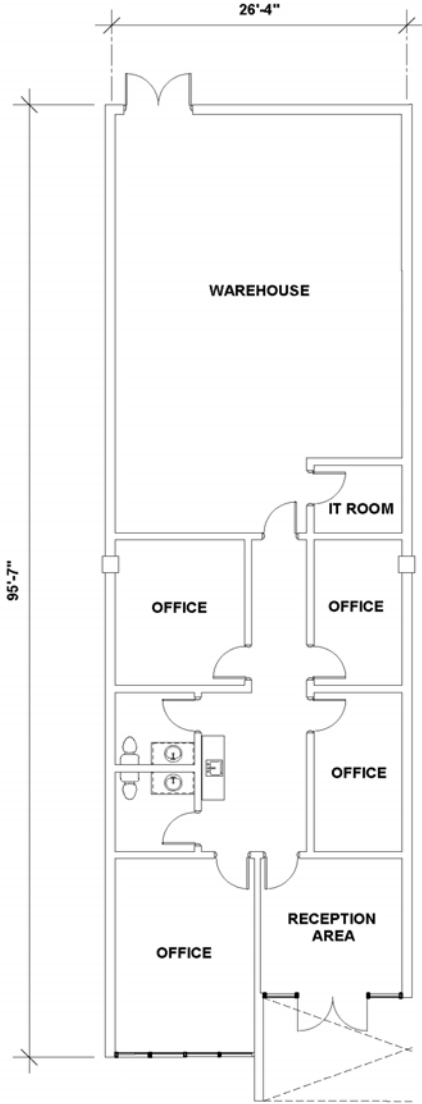
# FLOOR PLAN



Suite 840



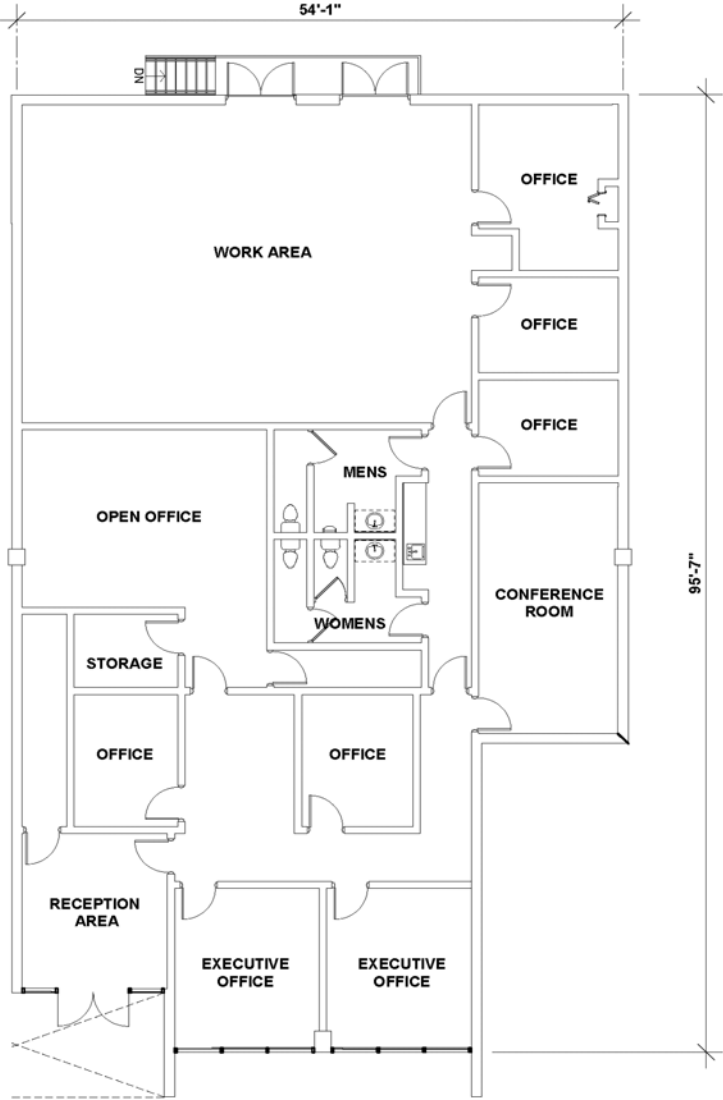
Suite 880



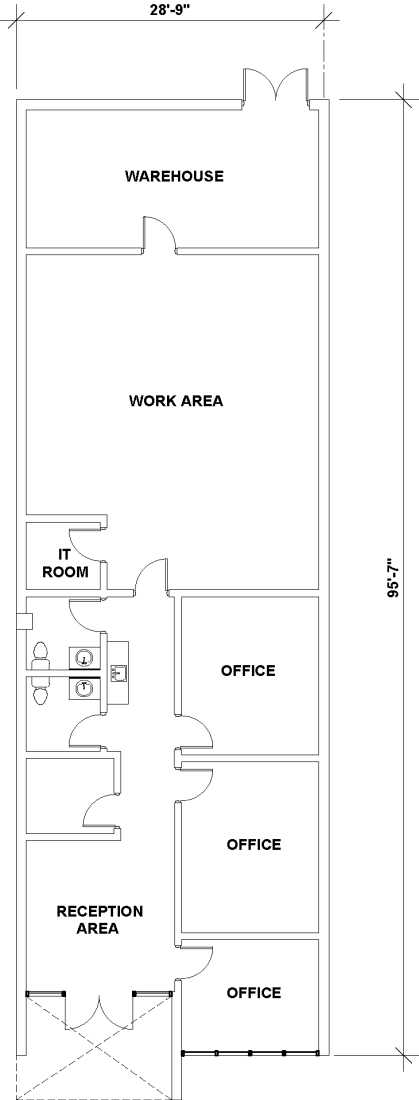
# FLOOR PLAN



Suite 860



Suite 900

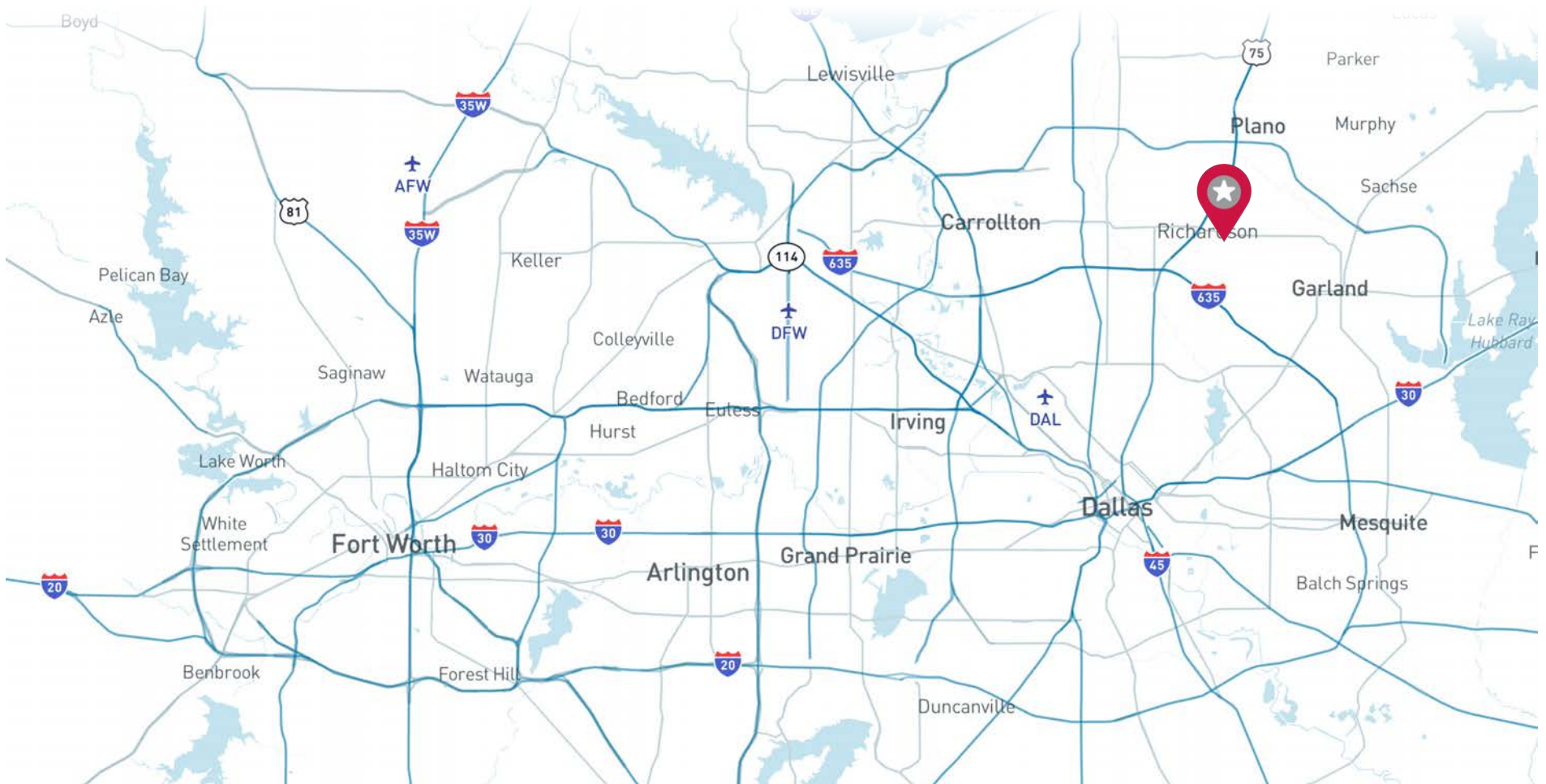


# LOCATION MAP



## RICHARDSON, TEXAS

Richardson is the home of the Telecom Corridor, which contains several of the world's largest telecommunications companies, Texas Instruments, Cisco, and Fujitsu Network Communications, to name a few. However, despite the moniker, Richardson has a diverse tenant base. For example, healthcare and insurance firms take up a large portion of the submarket's office space. In addition, the submarket provides a highly talented labor force to draw from, with 58% of the population holding a bachelor's degree or higher. The submarket also benefits from DART (Dallas Area Rapid Transit) access: four Dallas Area Rapid Transit rail stations are located here, more than any other suburban office submarket in the metroplex.





# SITE IMAGES





# SITE IMAGES





FOR MORE INFORMATION, CONTACT:

**George Tanghongs**  
Principal  
214.718.1817  
[george@lee-associates.com](mailto:george@lee-associates.com)

**Jessica Reinhardt**  
Principal  
972.891.5236  
[jreinhardt@lee-associates.com](mailto:jreinhardt@lee-associates.com)