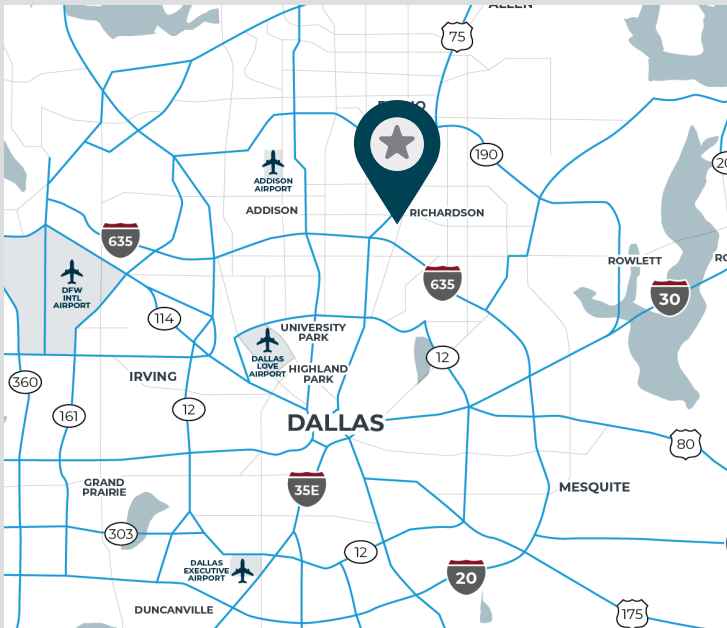




FOR SALE

405 S CENTRAL EXPRESSWAY
RICHARDSON, TX 75081



LISTING HIGHLIGHTS

- 35,193 SF
- 3.33 Acres
- 16' Clear Height
- Grade Level Loading
- Year Built : 1980
- 11 Suites (fully leased)
- ±160 Car parks
- Hwy 75 Frontage
- Marquee sign included with property
- Auto Uses Allowed
- Zoning: PD (Gateway Commercial)
- [Zoning Information Link](#)

FOR MORE INFORMATION:

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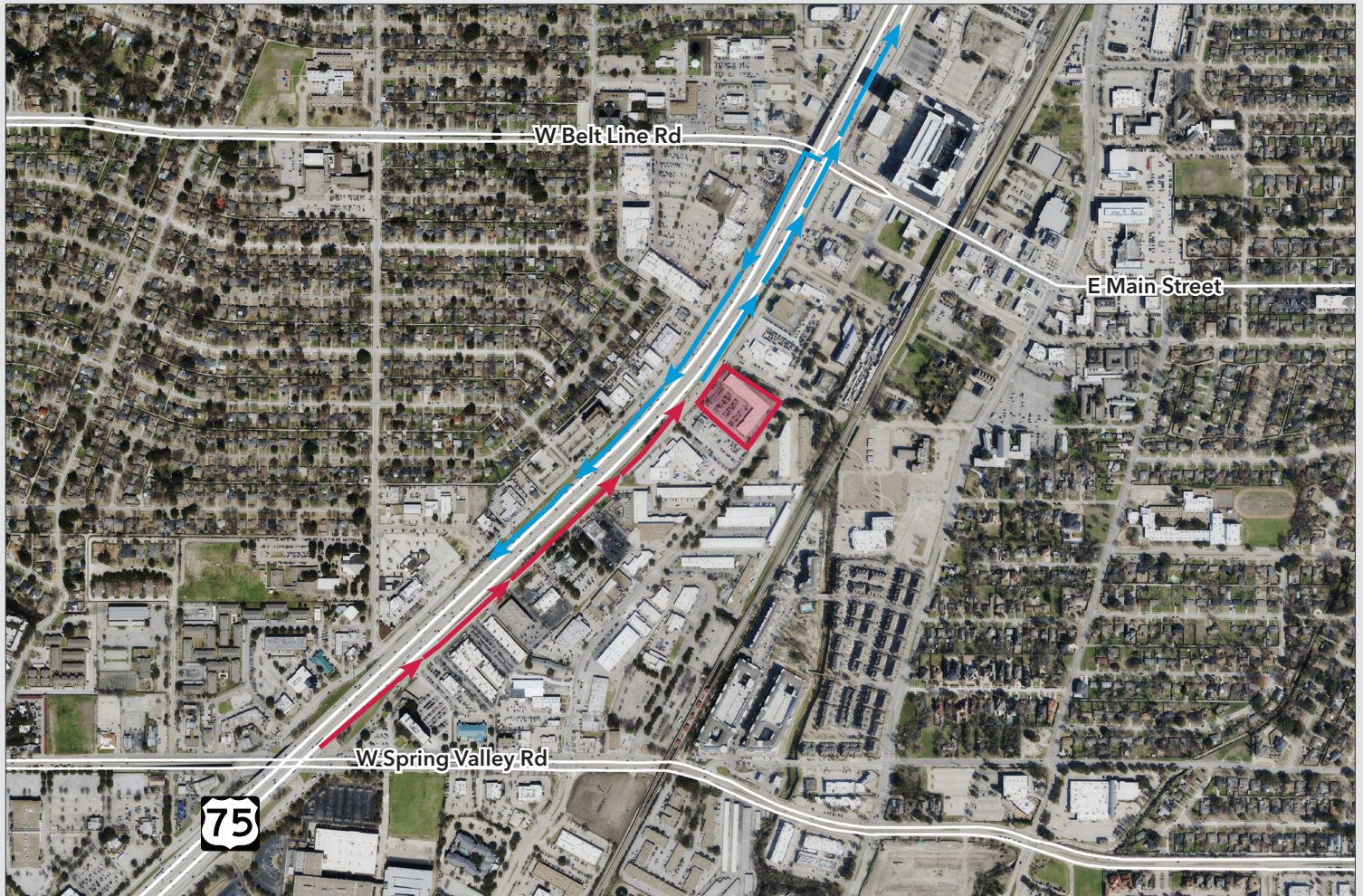
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35,193 SF - FOR SALE

405 S CENTRAL EXPY
RICHARDSON, TX 75081

INGRESS/EGRESS MAP



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35,193 SF - FOR SALE

405 S CENTRAL EXPY
RICHARDSON, TX 75081

SITE OVERVIEW

Suite 100	5,421 SF
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Suite 106	1,813 SF
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Suite 110	3,550 SF
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Suite 114	1,784 SF
-----------	----------

Suite 116	3,574 SF
-----------	----------

Suite 118	3,751 SF
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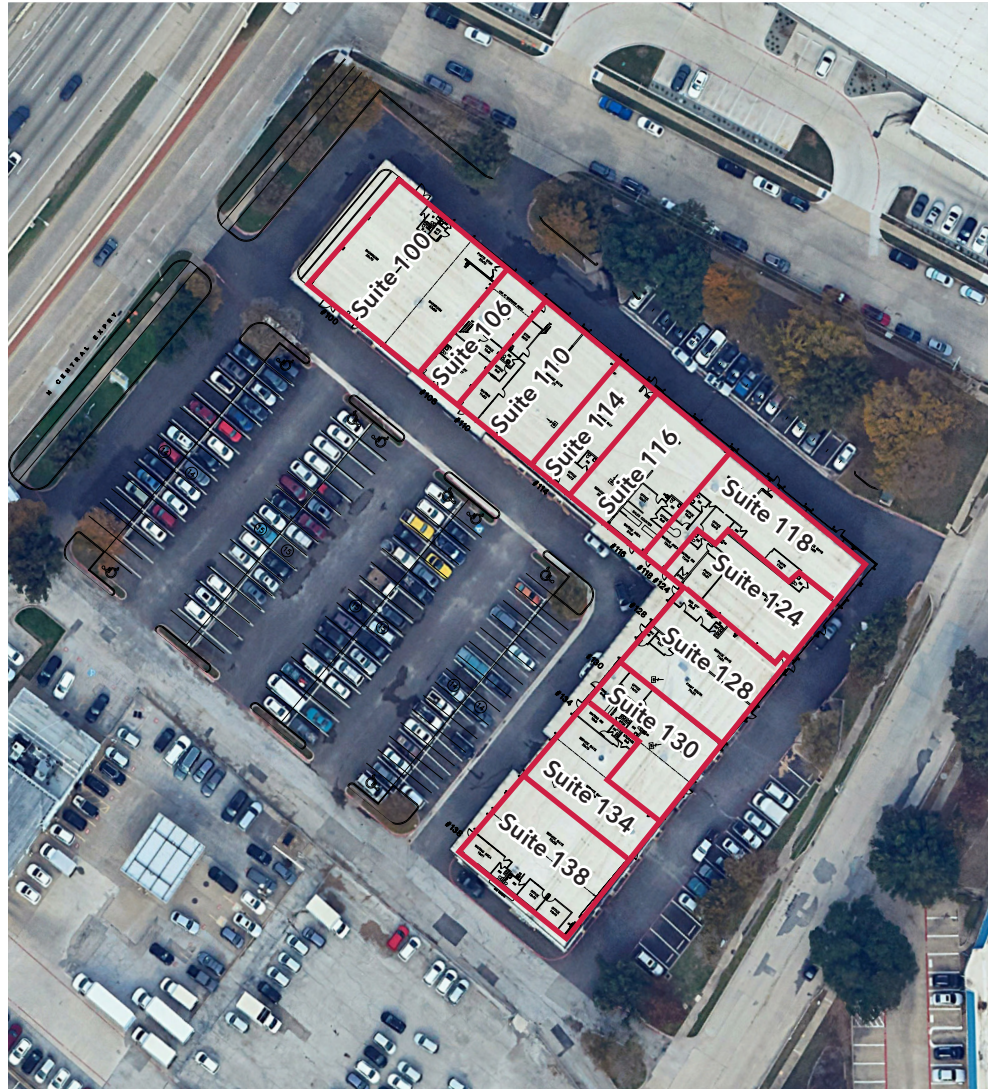
Suite 124	2,851 SF
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Suite 128	3,590 SF
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Suite 130	2,638 SF
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Suite 134	2,655 SF
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Suite 138	3,566 SF
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35,193 SF - FOR SALE

405 S CENTRAL EXPY
RICHARDSON, TX 75081

RENT ROLL

SUITE	RSF	Tenant	Lease Commencement	Lease Expiration	Rate	Monthly	Annual	Annual Bumps
Suite 100	5,421 SF	Texas Superbikes	10/1/2024	11/30/2029	\$19.50	\$8,809	\$105,708	\$1.03
Suite 106	1,813 SF	Texas Superbikes	6/1/2025	7/31/2028	\$16.00	\$2,417	\$29,008	4.0%
Suite 110	3,550 SF	Zam Tires	1/1/2024	1/31/2027	\$19.76	\$5,845	\$70,140	\$0.79
Suite 114	1,784 SF	Dallas Auto Care	9/1/2023	9/30/2026	\$14.82	\$2,203	\$26,439	\$0.59
Suite 116	3,574 SF	Angels Halo	11/15/2015	2/28/2027	\$14.00	\$4,170	\$50,036	None
Suite 118	3,751 SF	Happy Trails	7/1/2016	6/30/2026	\$11.75	\$3,673	\$44,074	-
Suite 124	2,851 SF	Kent Junkert	7/1/2021	6/30/2026	\$10.75	\$2,554	\$30,648	-
Suite 128	3,590 SF	Zach Enterprises	10/1/2025	9/30/2028	\$13.50	\$4,038	\$48,465	\$0.50
Suite 130	2,638 SF	All Star Auto & Glass	5/1/2021	4/30/2029	\$14.05	\$3,089	\$37,072	\$0.50
Suite 134	2,655 SF	Angels Halo	2/15/2020	2/28/2027	\$14.00	\$3,098	\$37,170	None
Suite 138	3,566 SF	Devolan Investment Group	12/1/2020	11/30/2028	\$13.75	\$4,086	\$49,032	\$0.25
						NOI \$527,792		

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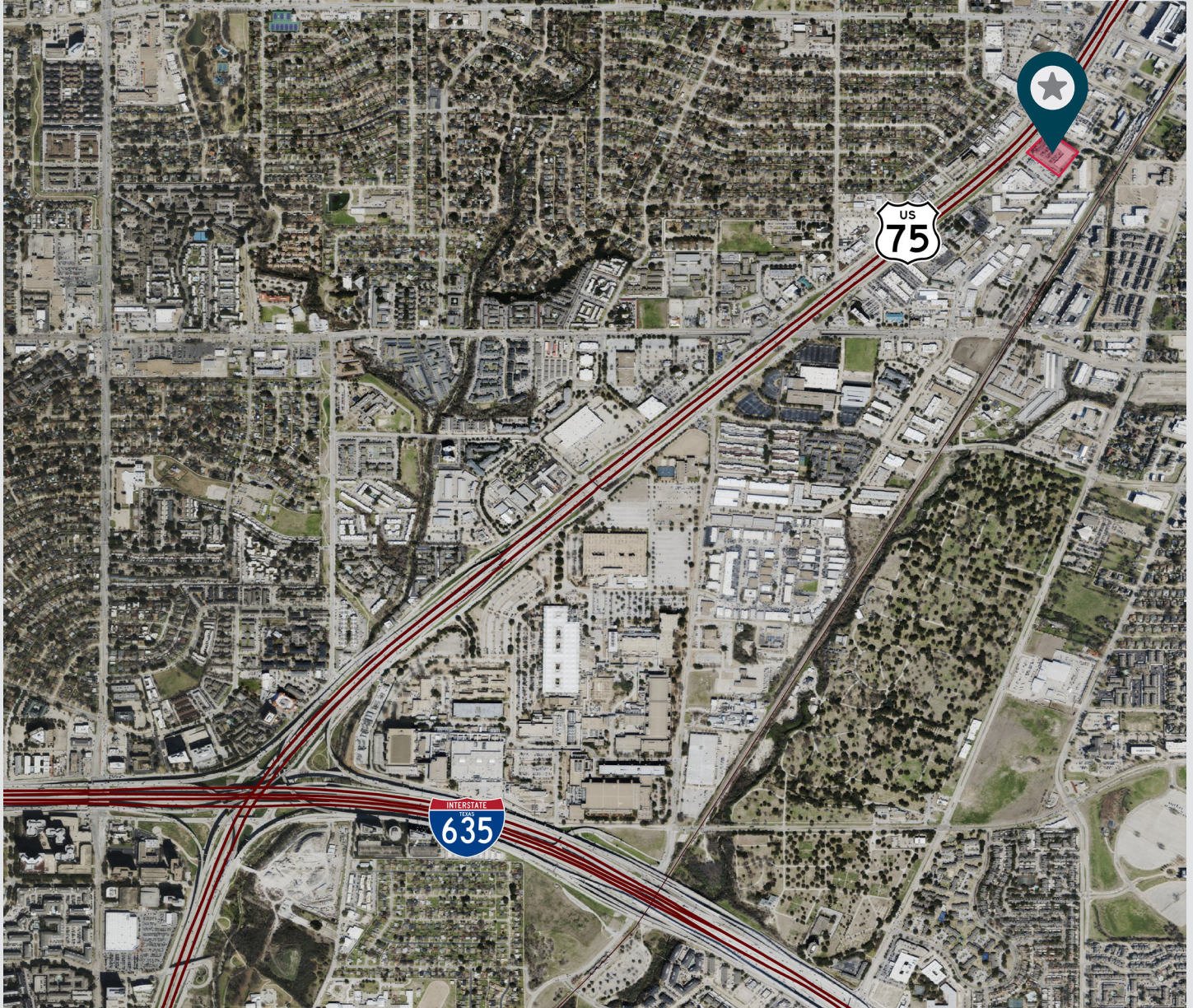
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35,193 SF - FOR SALE

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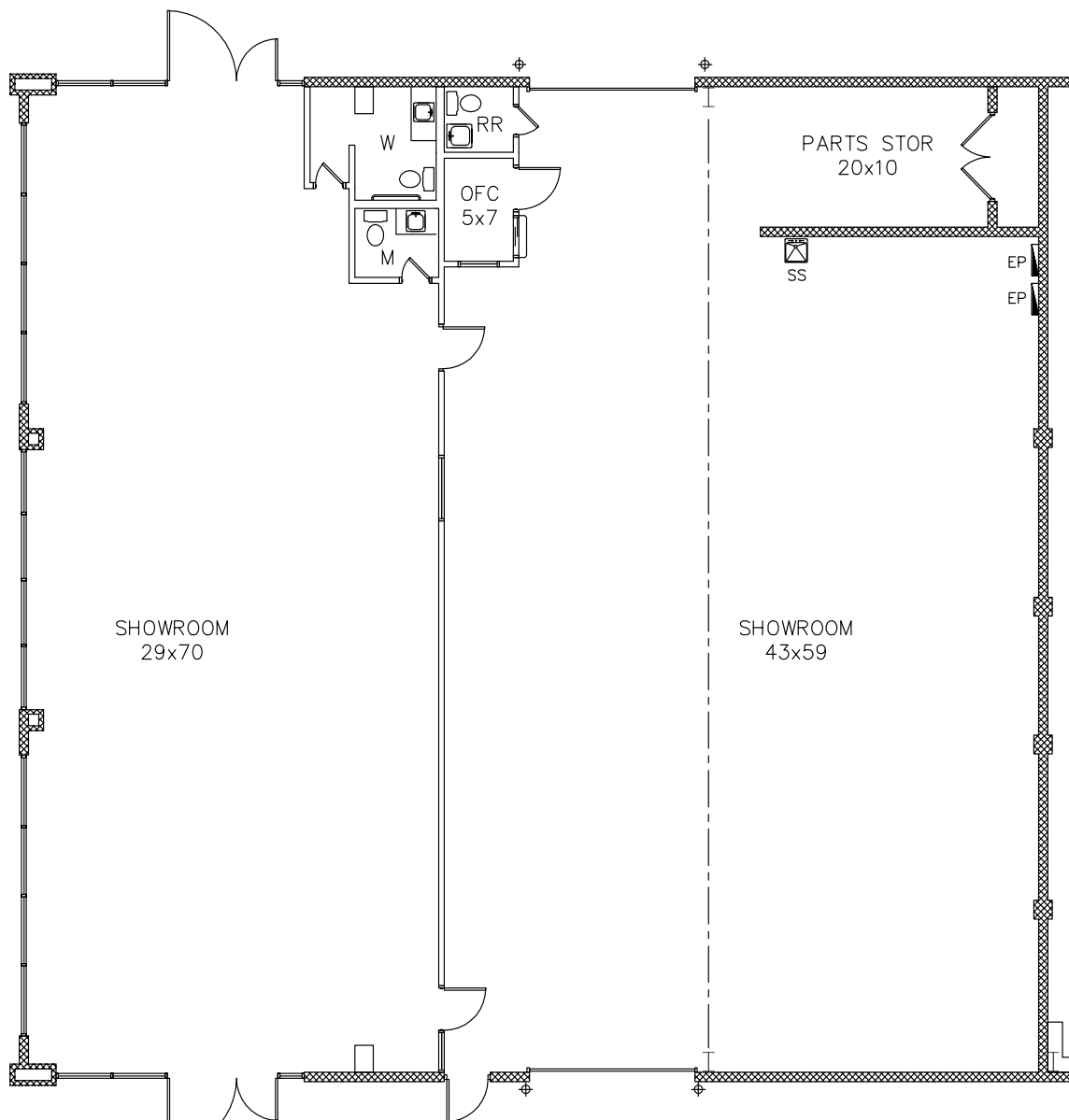
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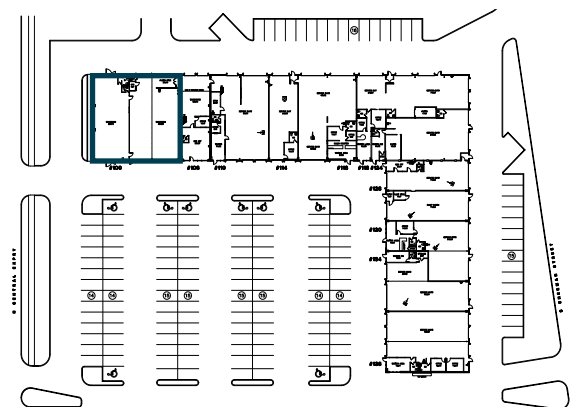
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- **Suite 100**
- 5,421 SF
- 200 SF office
- 2 Grade Level doors



FOR MORE INFORMATION:

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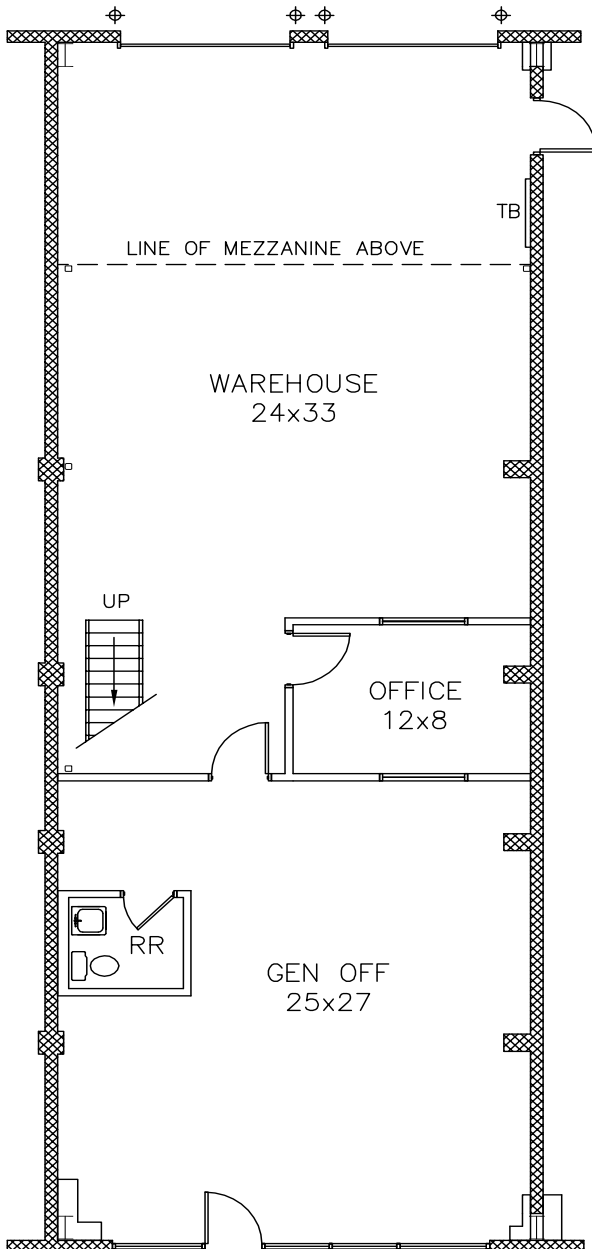
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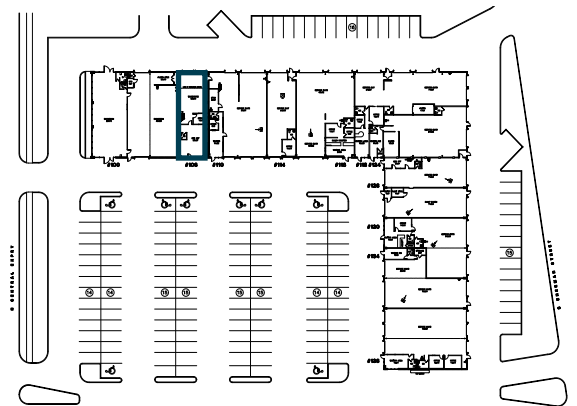
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- **Suite 106**
- 1,813 SF
- 842 SF office
- 2 Grade Level doors



FOR MORE INFORMATION:

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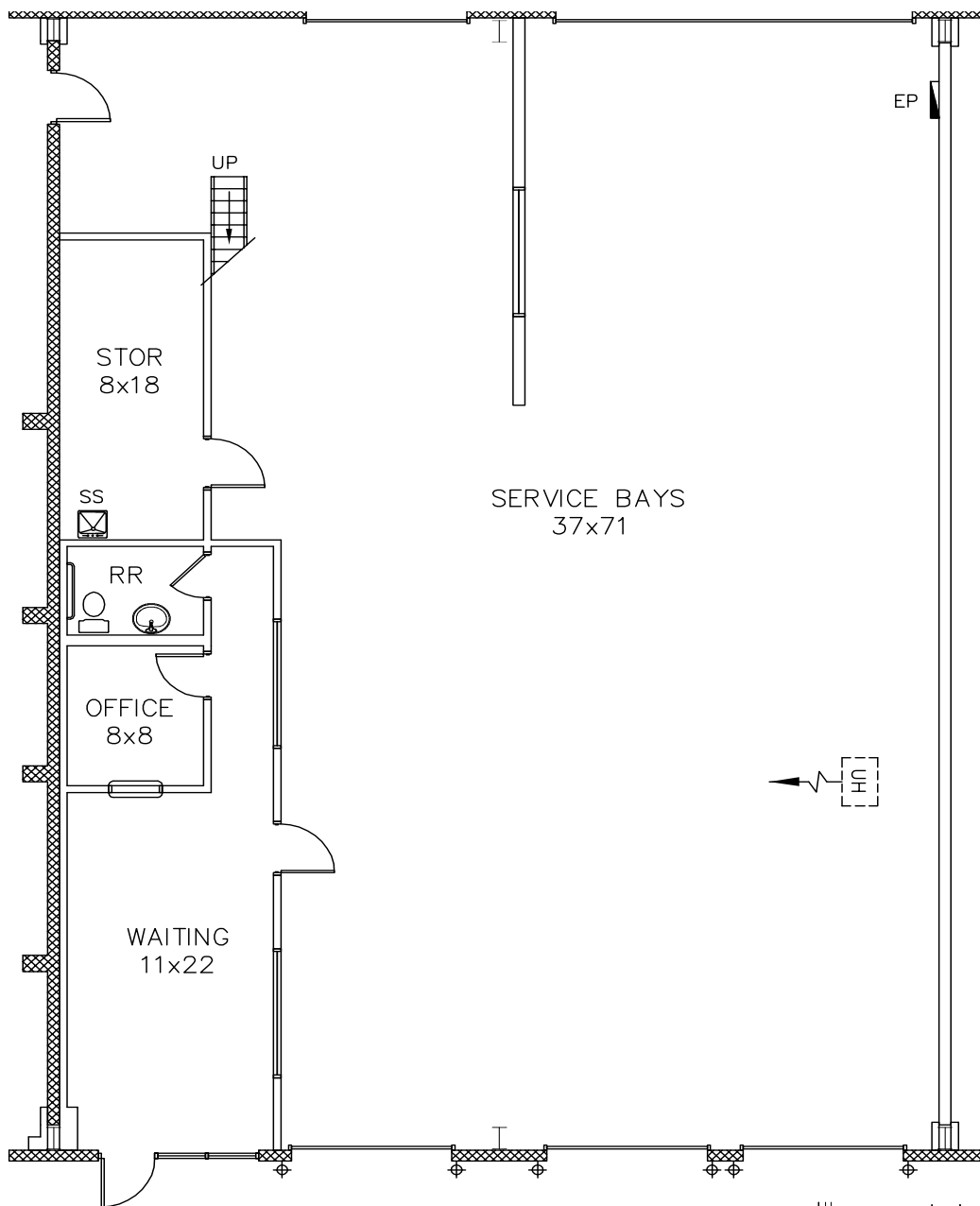
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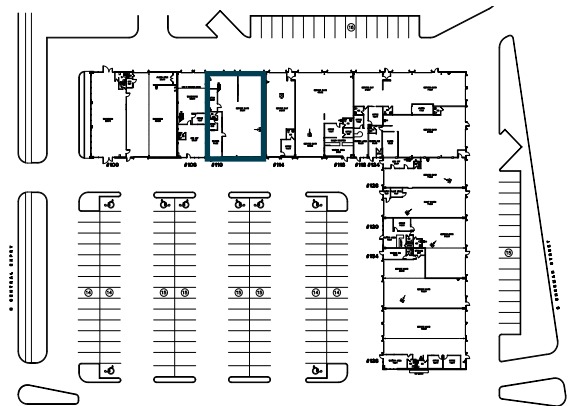
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- **Suite 110**
- 3,550 SF
- 492 SF office
- 5 Grade Level doors



FOR MORE INFORMATION:

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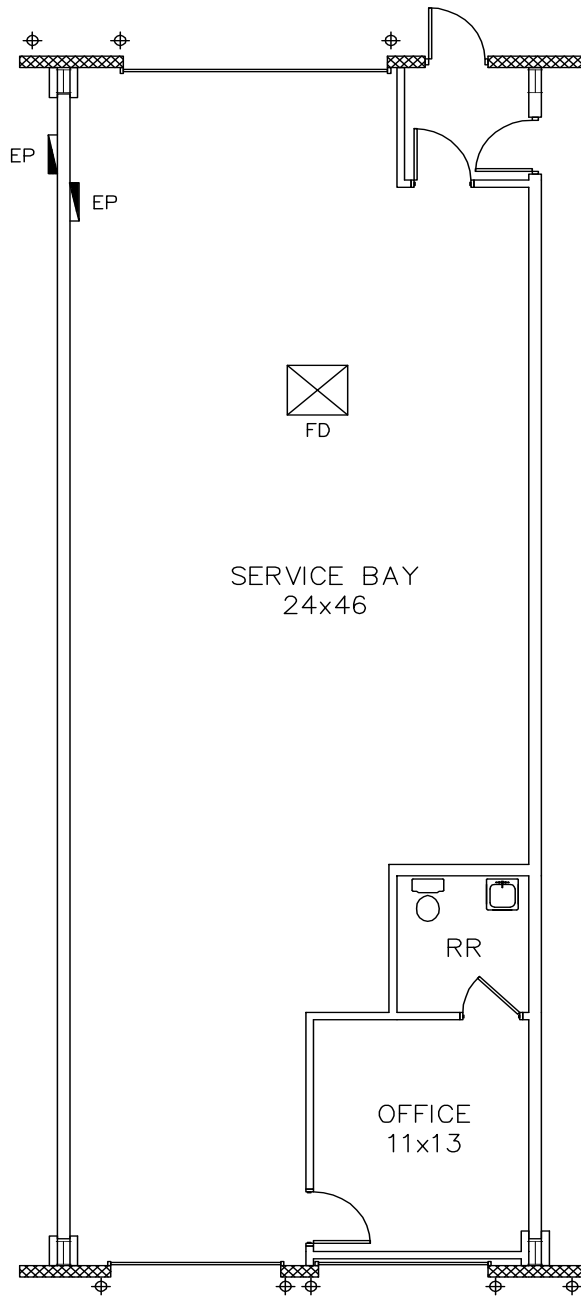
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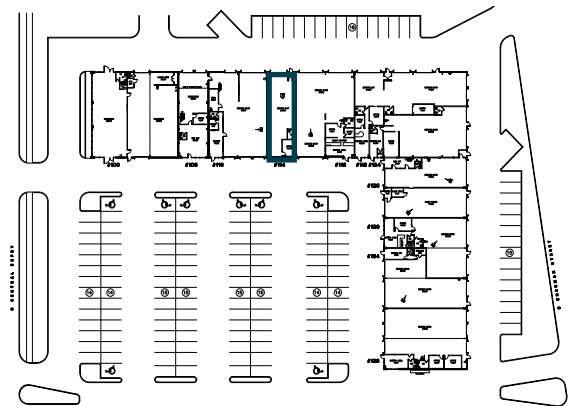
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- **Suite 114**
- 1,784 SF
- 256 SF office
- 2 Grade Level doors



FOR MORE INFORMATION:

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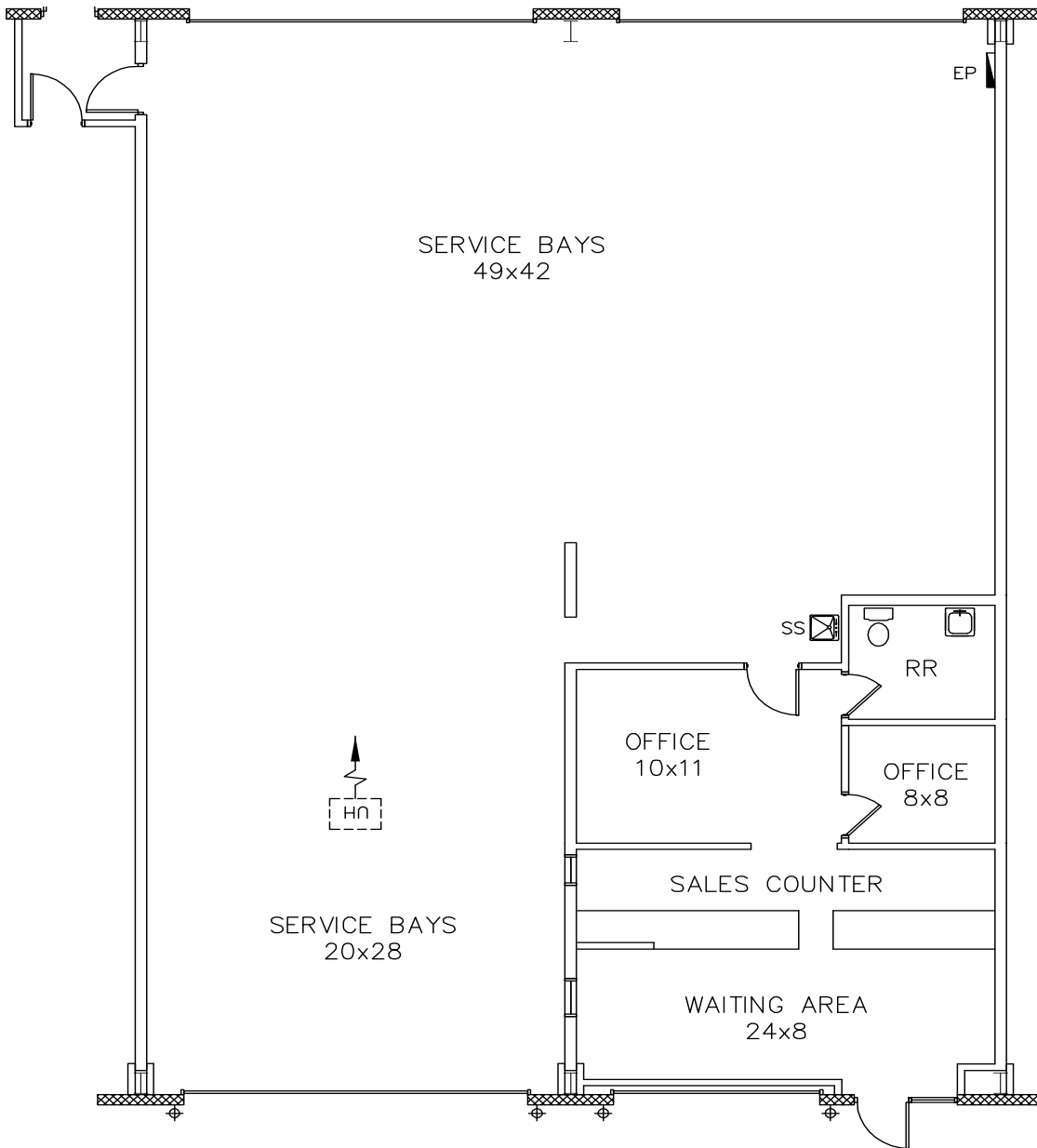
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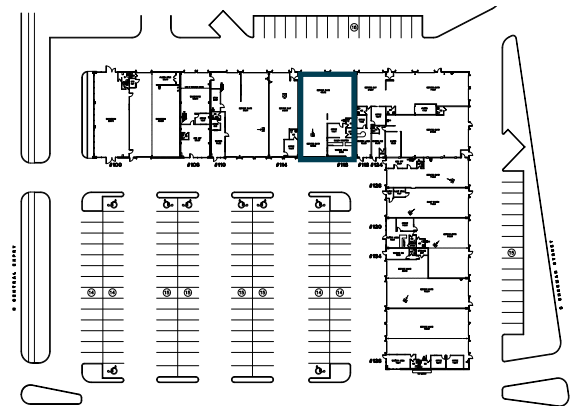
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- **Suite 116**
- 3,574 SF
- 771 SF office
- 3 Grade Level doors



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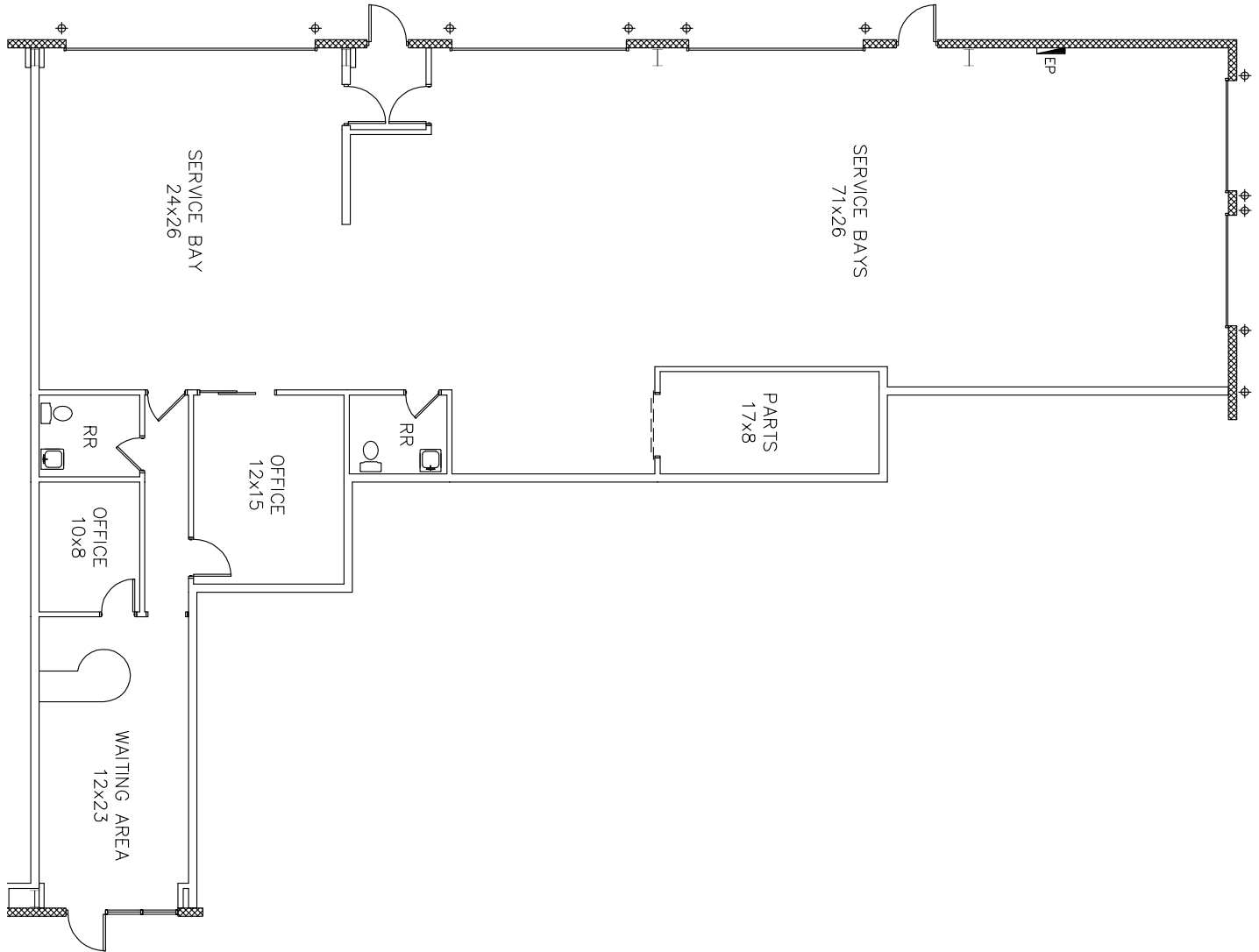
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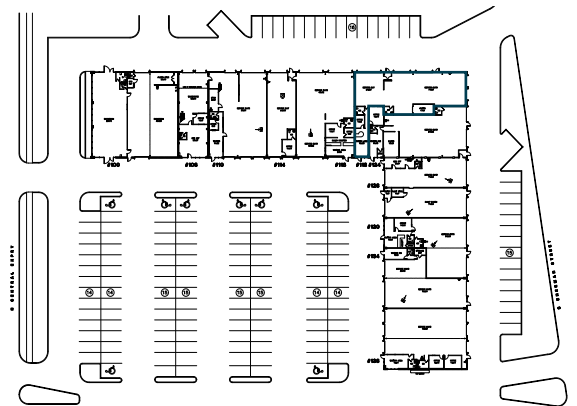
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- **Suite 118**
- 3,751 SF
- 784 SF office
- 5 Grade Level doors



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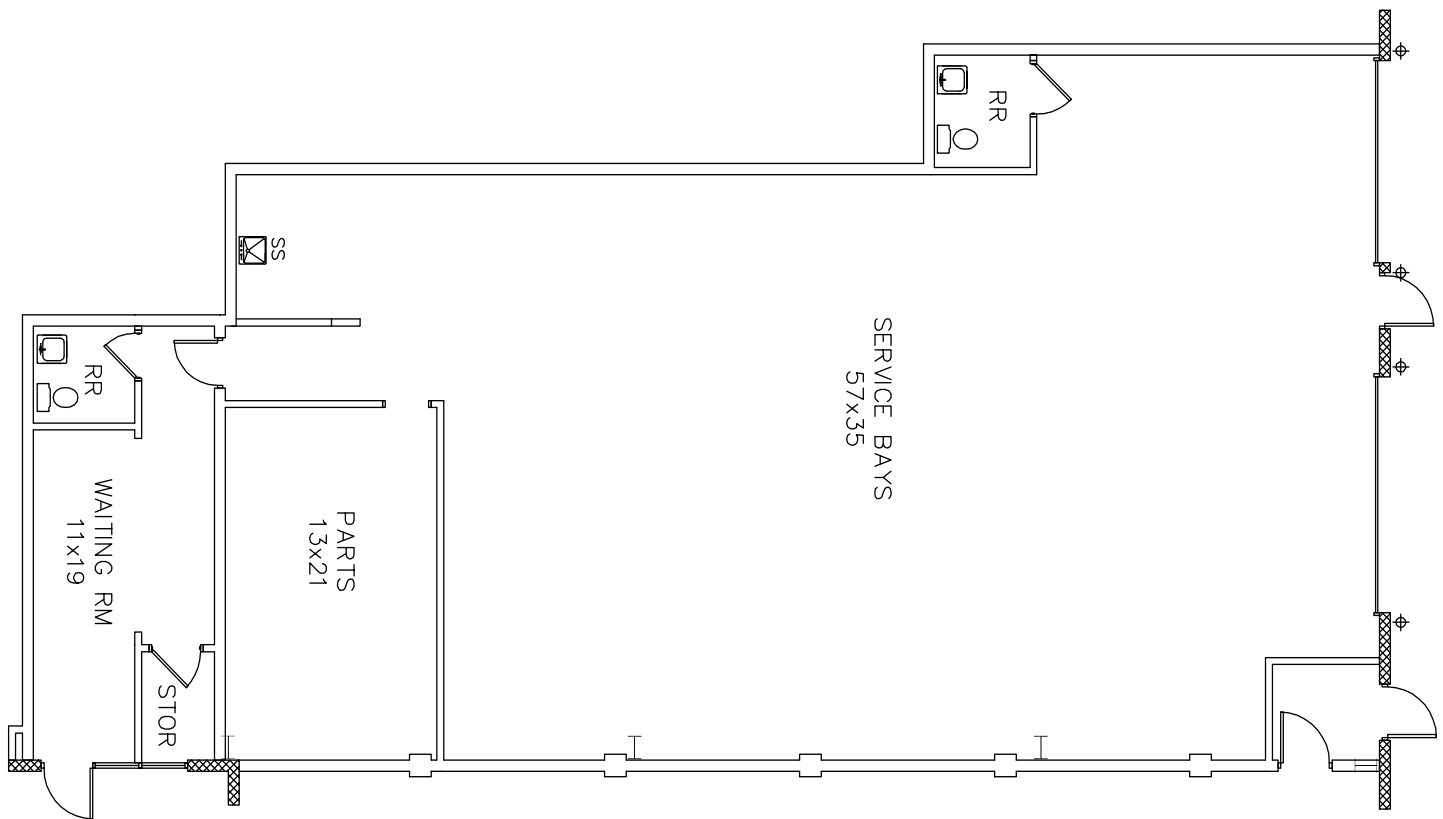
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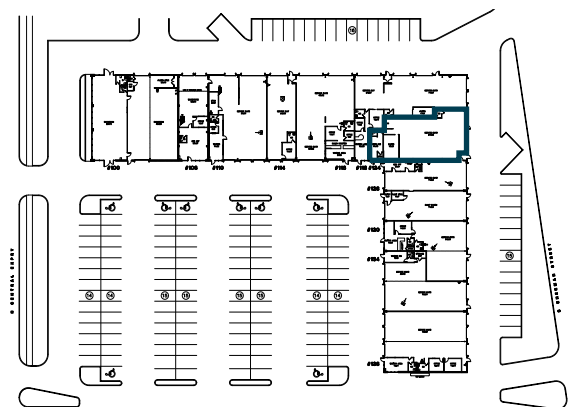
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- **Suite 124**
- 2,851 SF
- 317 SF office
- 2 Grade Level doors



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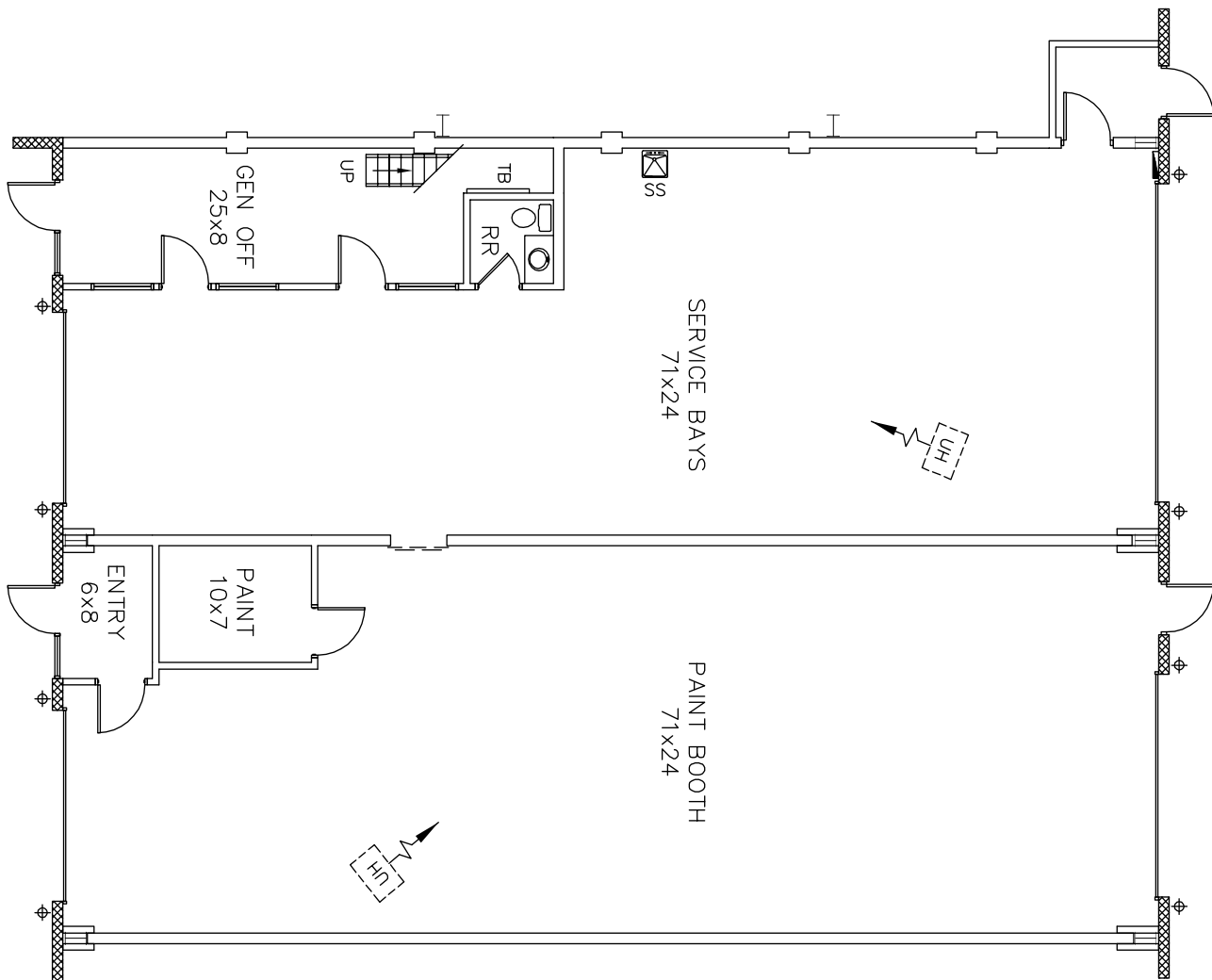
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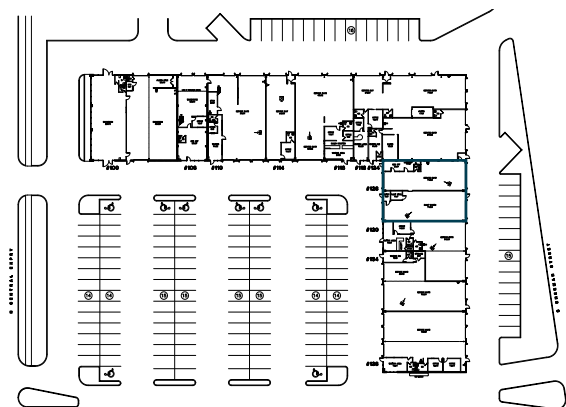
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- **Suite 128**
- 3,590 SF
- 308 SF office
- 5 Grade Level doors



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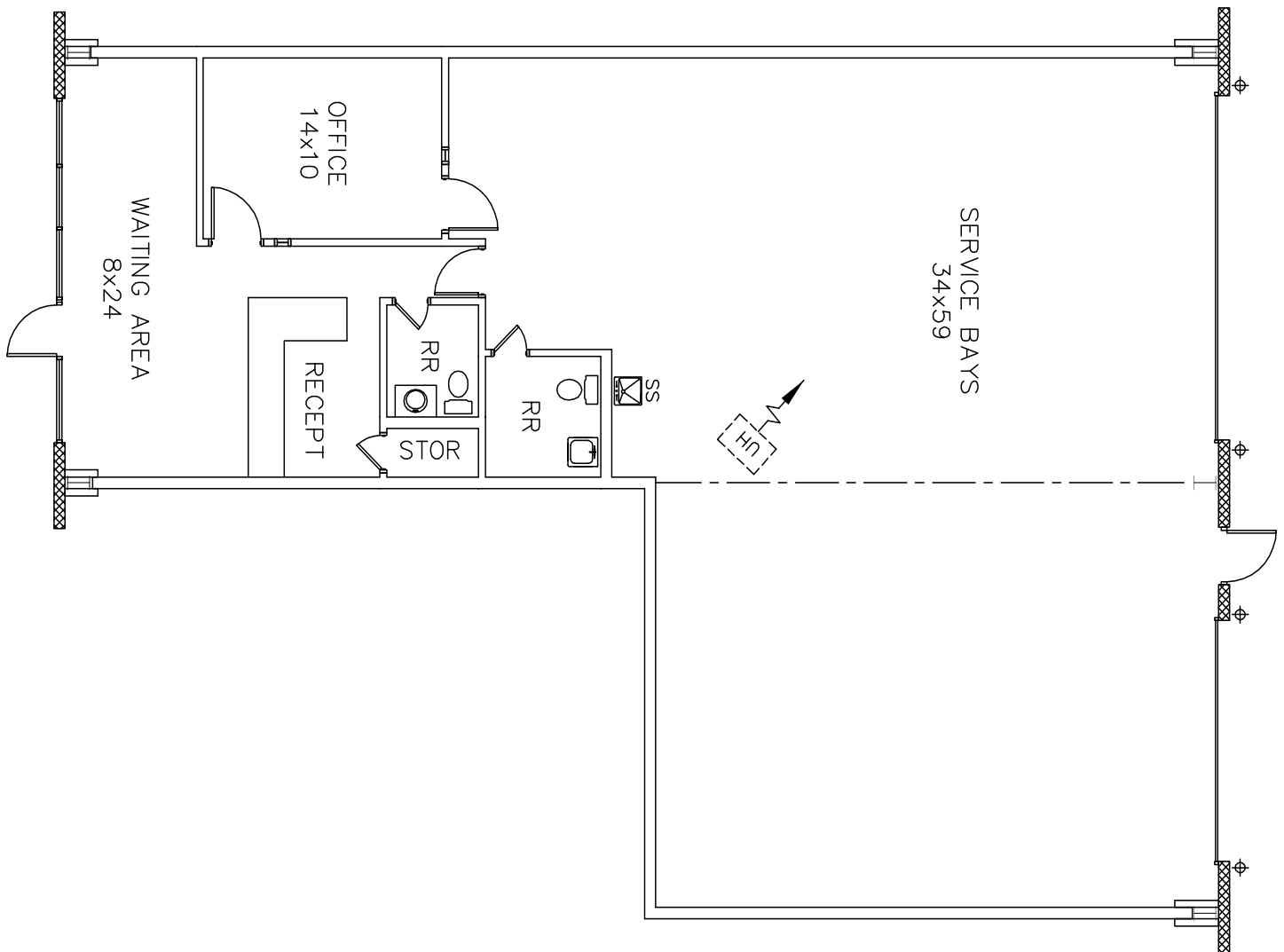
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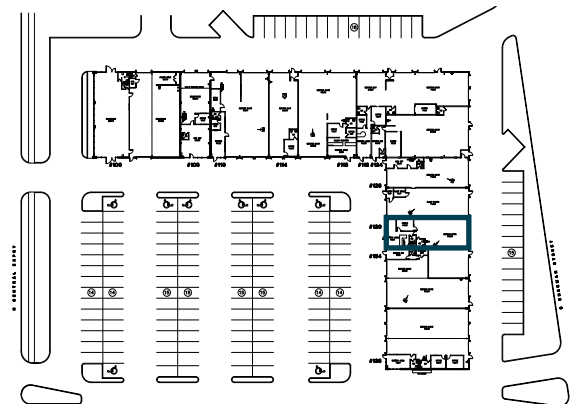
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- **Suite 130**
- 2,638 SF
- 633 SF office
- 2 Grade Level doors



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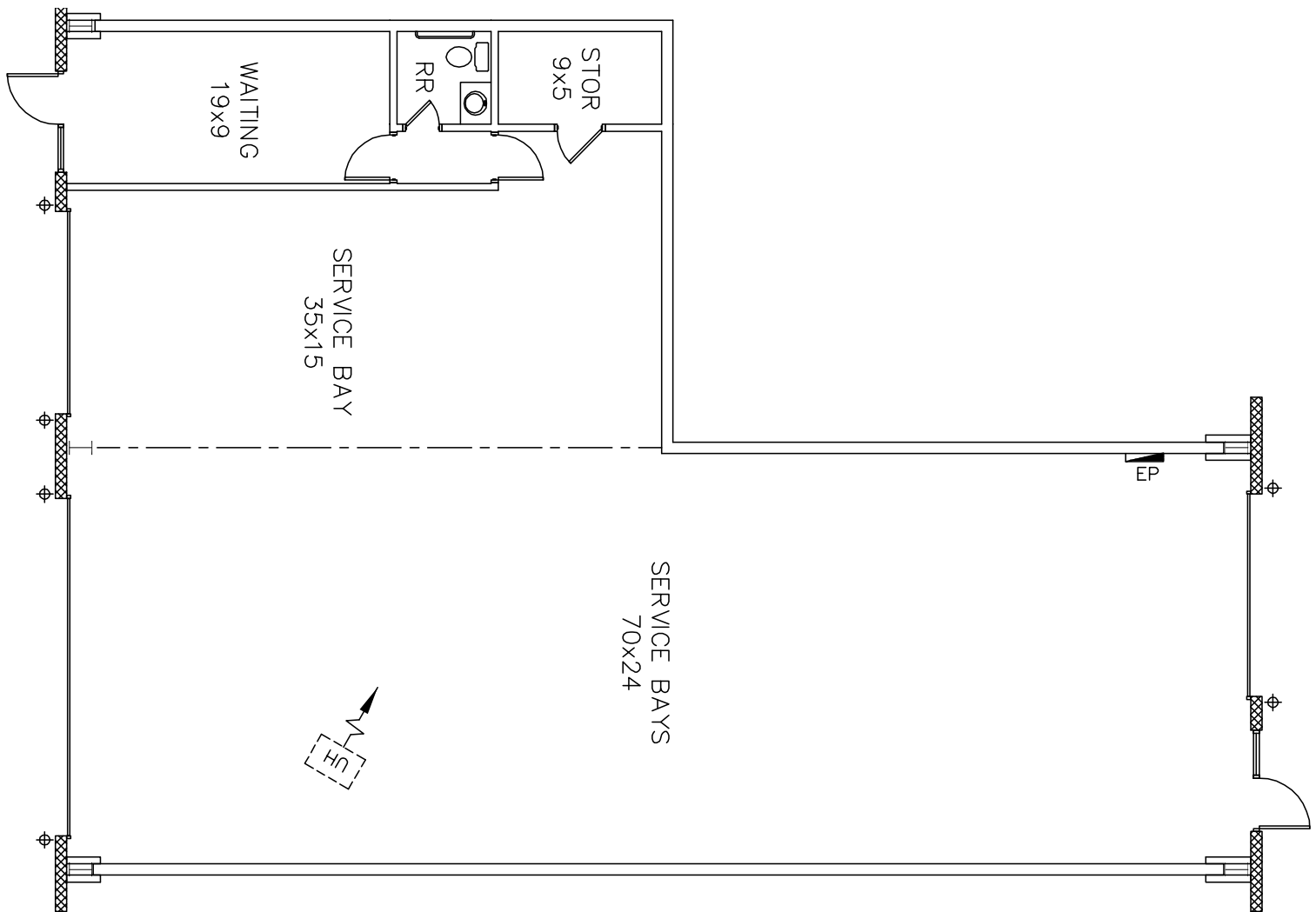
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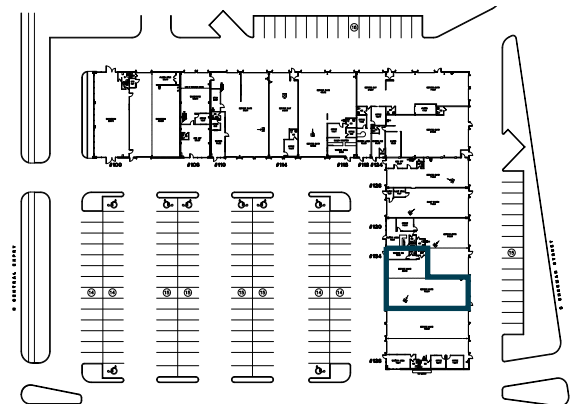
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- **Suite 134**
- 2,655 SF
- 246 SF office
- 2 Grade Level doors



FOR MORE INFORMATION:

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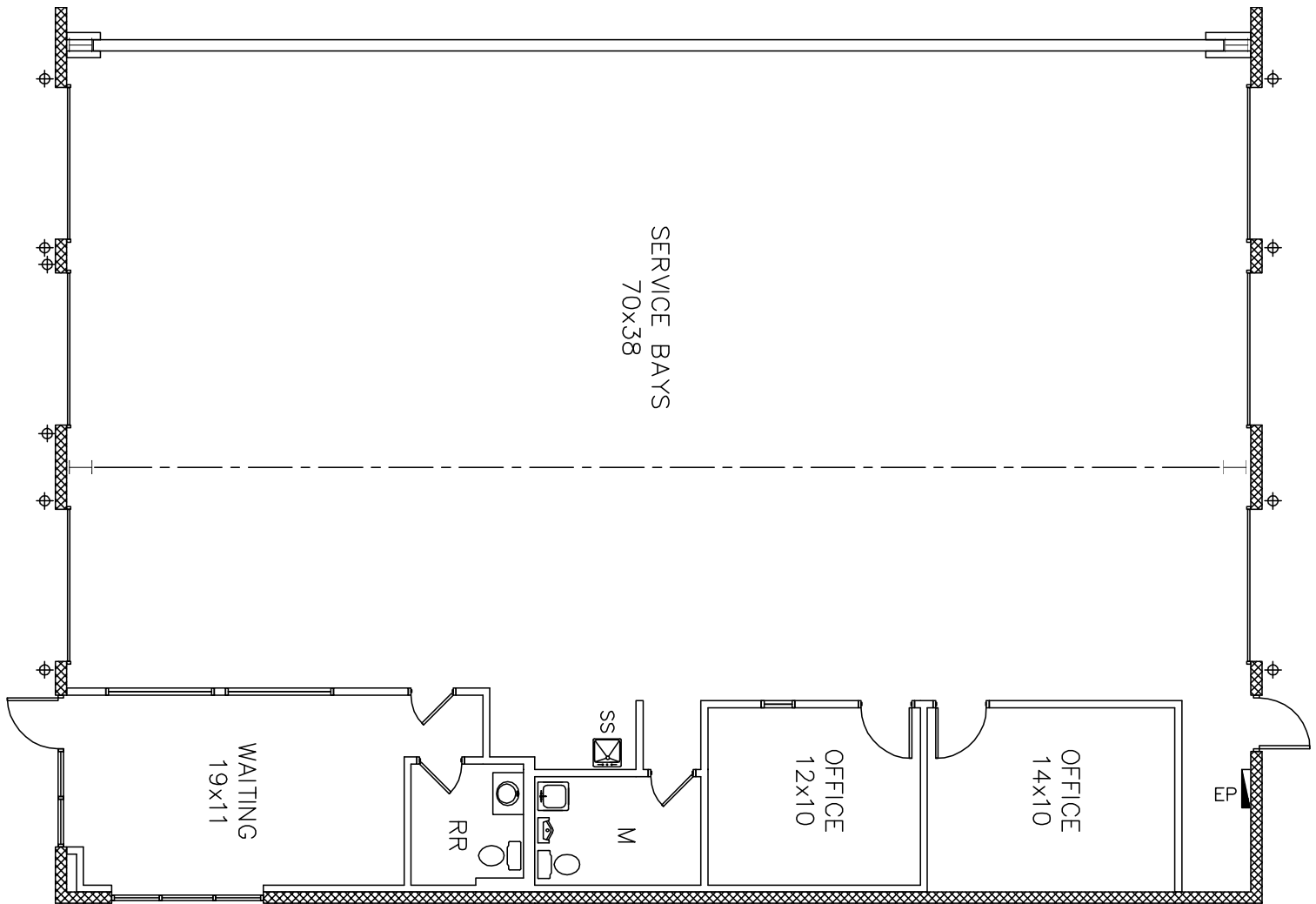
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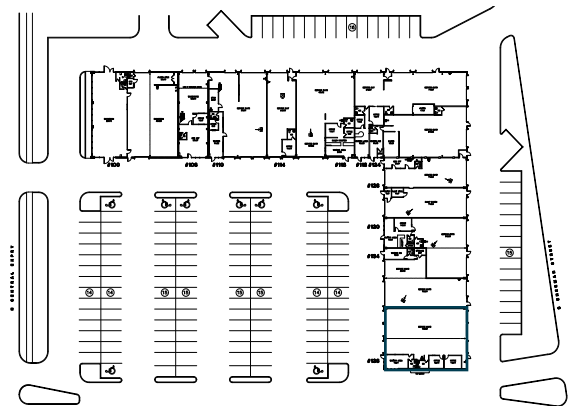
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- **Suite 138**
- 3,566 SF
- 787 SF office
- 6 Grade Level doors



FOR MORE INFORMATION:

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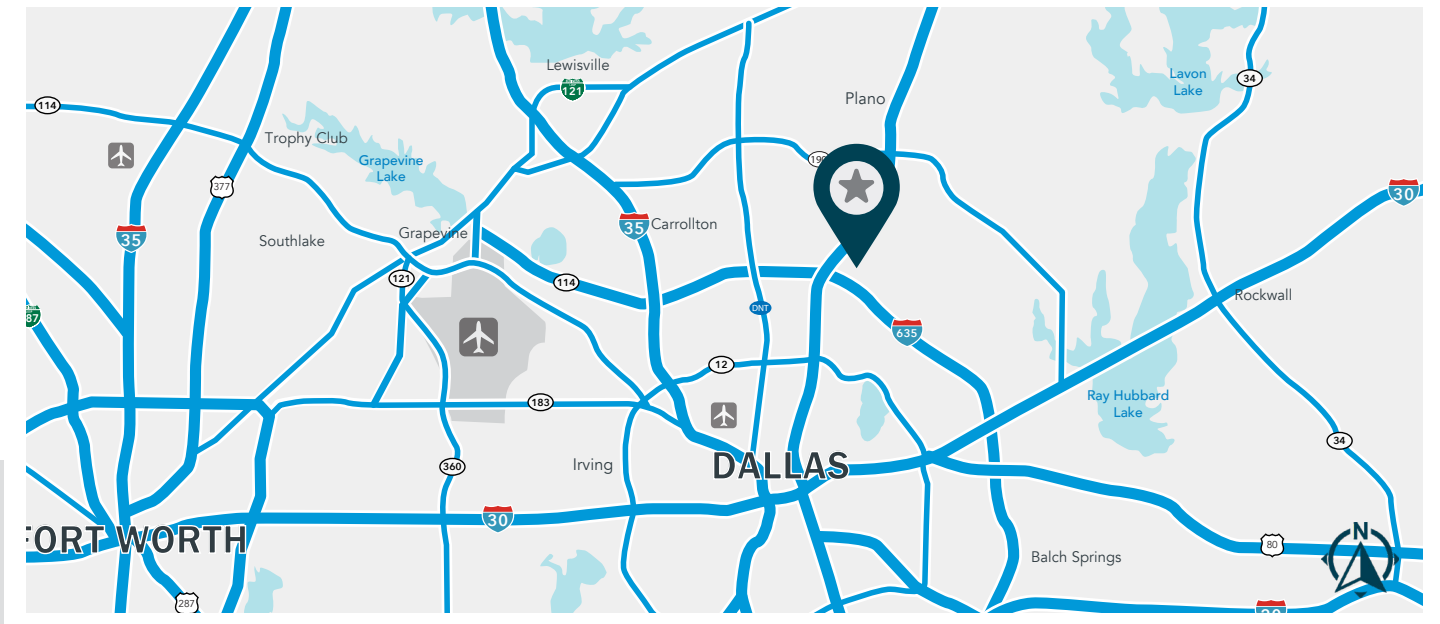
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LOCATION OVERVIEW

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