

**TECHNOLOGY BUSINESS CAMPUS**  
**PHASE III**  
**RICHARDSON, TEXAS**  
**FOR SALE OR LEASE**

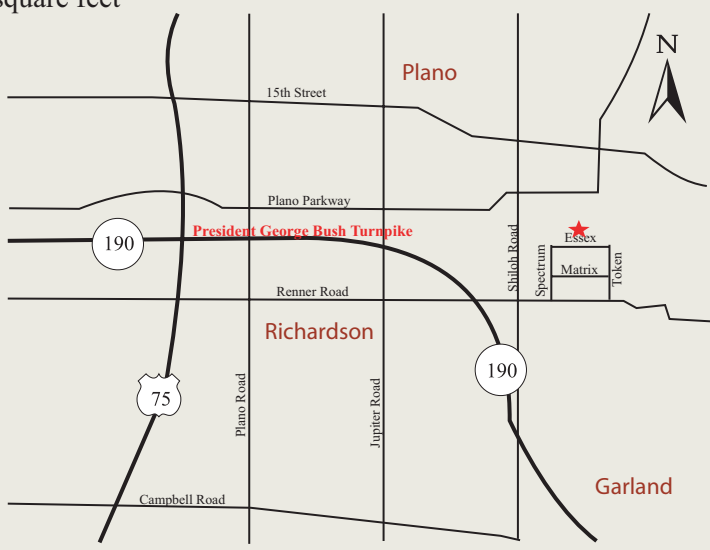
**Why**  
**Ownership?**

- Own for less than you can lease
- Build equity versus paying rent
- Tax benefits
- Excellent investment/retirement package alternative



**Project Features:**

- 93,000 total square feet available
- Six (6) buildings ranging in size from 11,000 to 20,000 square feet
- Divisible to 5,000 square feet
- Parking ratio up to 4.0/1,000 square feet
- 14'-16' Clear Height
- Grade Level and Dock-High Accessible
- Accessible via President George Bush Turnpike (Hwy. 190) Renner Road and Shiloh Road



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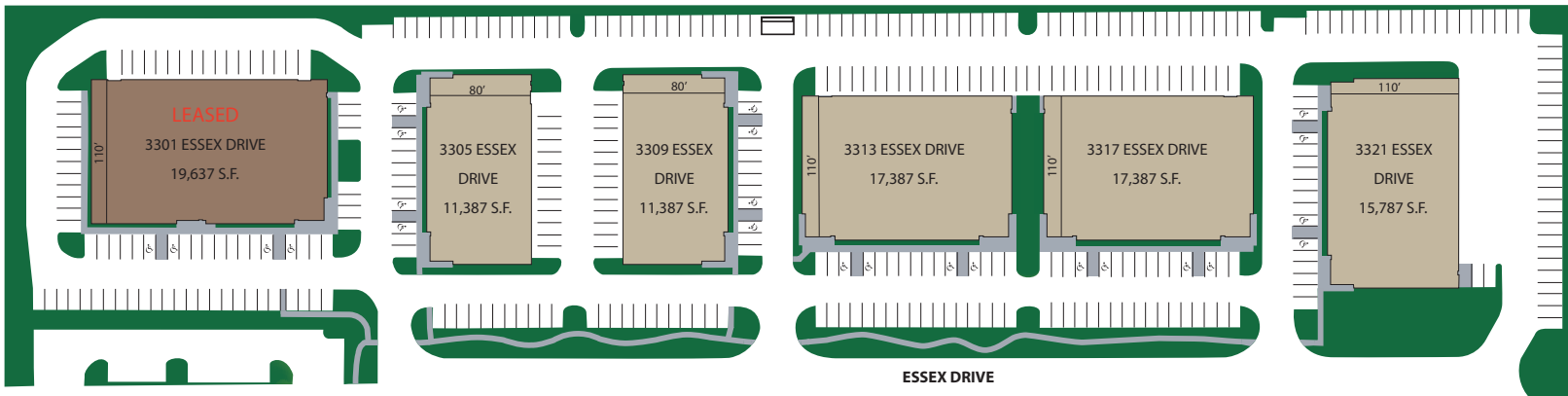
# TECHNOLOGY BUSINESS CAMPUS

## PHASE III

RICHARDSON, TEXAS

FOR SALE OR LEASE

**Vantage**<sup>®</sup>  
Companies



### PART OF A 41-ACRE MASTER-PLANNED DEVELOPMENT



#### AMENITIES:

- Extensive conference center
- 24-hour fitness facility
- On-site sales/leasing office
- On-site property management
- In-house construction and design team
- Professionally landscaped

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