

3305 Matrix Drive Richardson, TX 75082

FOR SALE OR LEASE



High-Power Flex Space in Richardson's Tech Corridor



Building Specifications

RBA: 16,800 SF

Sprinklers: Yes

Power: 800a/480v 3p Heavy

Lot Size: 1.29 AC

Clear Height: 14'

Parking: 4.17/1,000 SF (70 spaces)

Year Built: 2005

Loading: Grade Level

Zoning: I-M

Space to Innovate. Power to Grow.

3305 Matrix Drive presents a rare chance to acquire or lease a highly functional flex/industrial asset in Richardson's technology corridor. Located just four miles from The University of Texas at Dallas, the property offers access to a deep talent pool and infrastructure well-suited for power-intensive users.

Built for Innovation

800a / 480v
3-phase power

4 miles from
UT Dallas

Surrounded by
major tech
employers

Ideal for med-tech,
hardware, lab,
robotics, and
R&D users

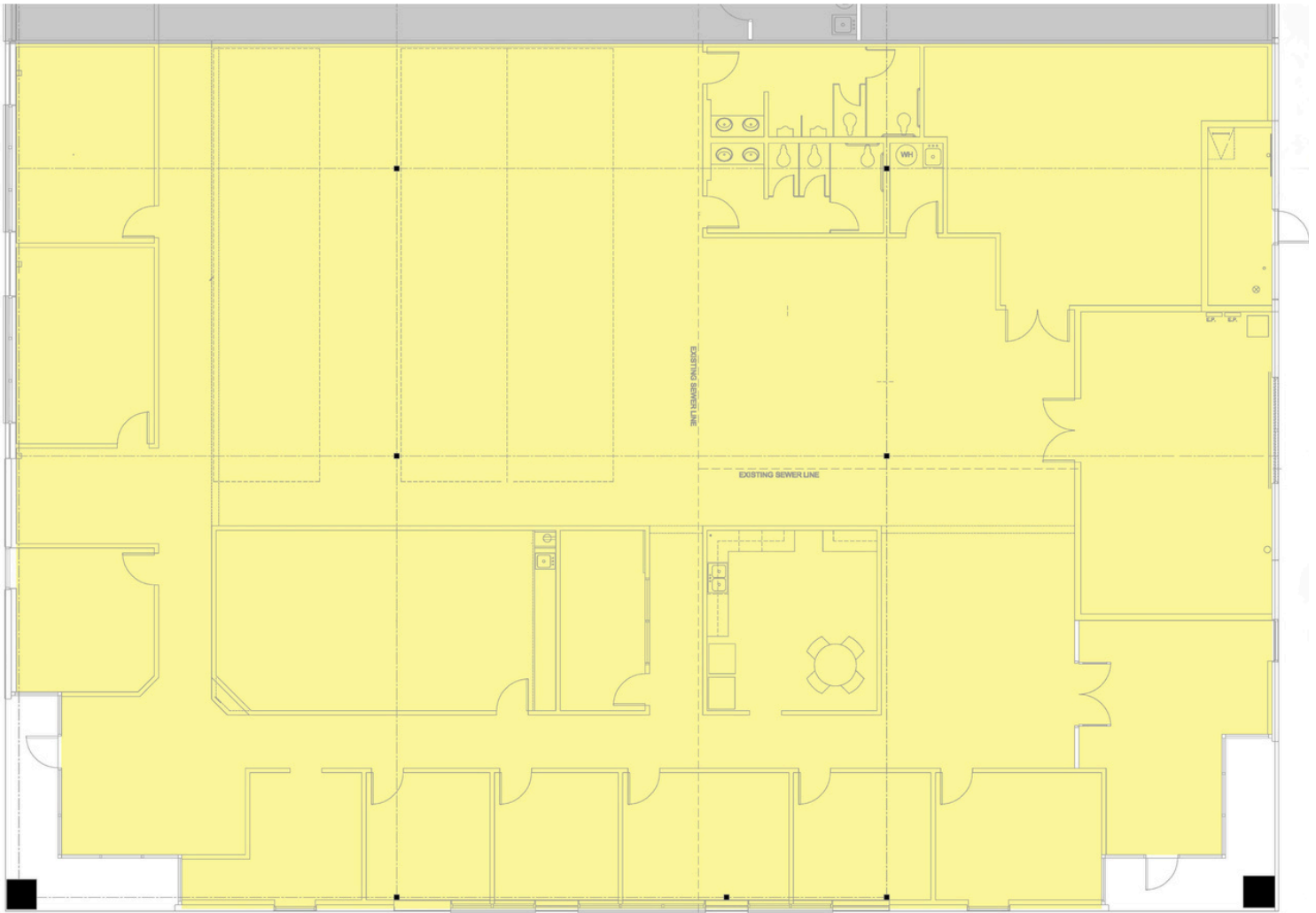
Connected to Talent. Powered for Performance.

Strategically located within one of North Texas' most established technology hubs, the property offers convenient access to top-tier talent, major employment centers, and regional transportation networks, creating an ideal environment for forward-thinking businesses.



3305 Matrix Drive
Richardson, TX 75082

Suite 100 Floor Plan



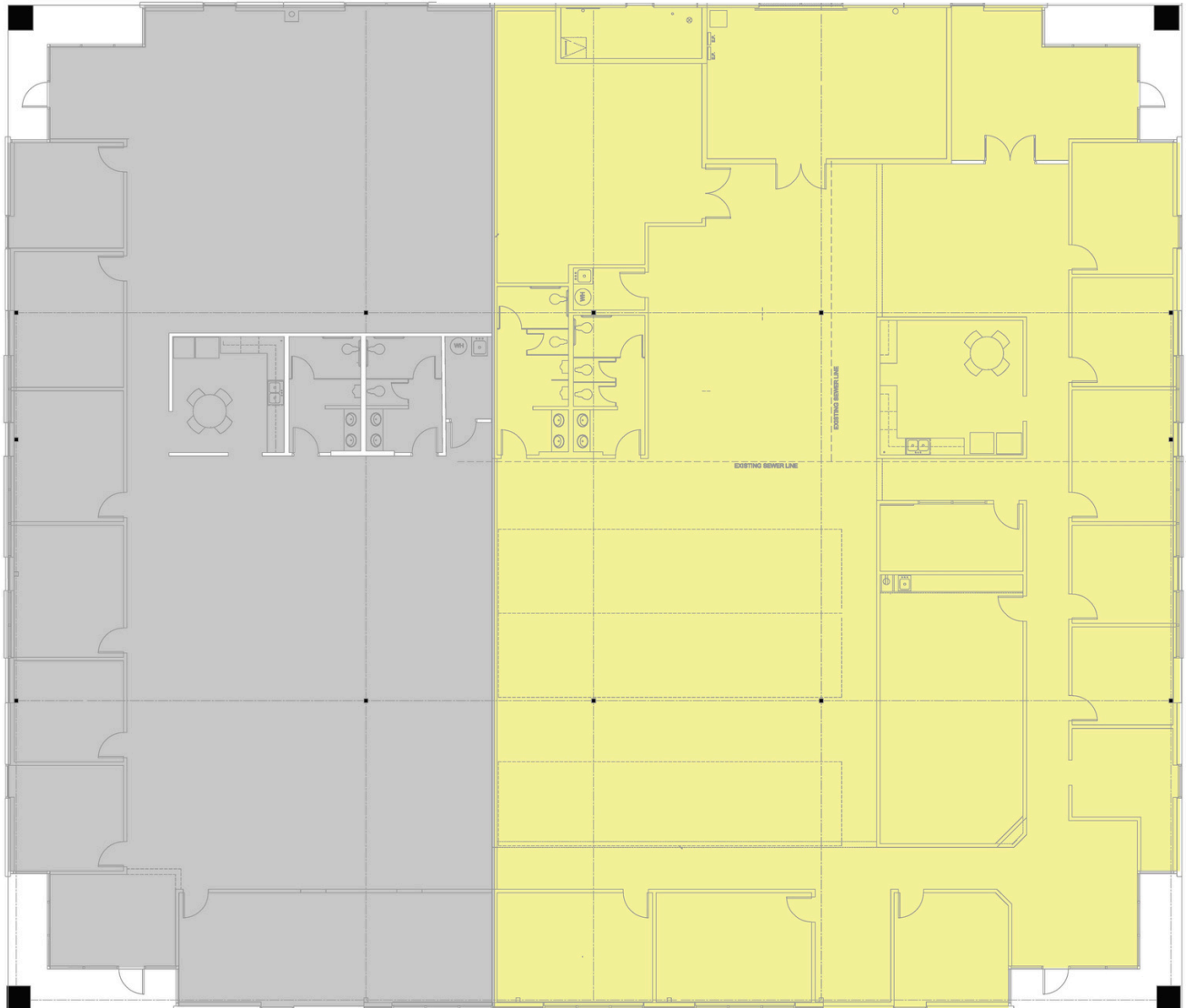
**9,680 RSF
AVAILABLE**

Suite 100 + Suite 200 Floor Plan

9,680 SF Available

Suite 200
OCCUPIED
7,120 RSF

Suite 100
AVAILABLE
9,680 RSF









SCOTT JESSEN, SIOR, CCIM

972-980-2825 d

214-914-4068 m

SJessen@CitadelPartnersUS.com

GRANT RICKERTSEN

972-918-3396 d

563-219-3576 m

GRickertsen@CitadelPartnersUS.com