

OFFICE
SUBLEASE

UP TO
122,800 SF

CLASS A
OFFICE SPACE

PLUG & PLAY



Building Features:

- Excellent ingress/egress to North Central
- Expressway 100% covered, structured parking
- Full service Cafe
- On-site property management and engineering staff
- 24/7 security, after-hours key-card access
- system at all primary entrances and elevators for after-hours use with individual
- floor codes
- Full service bank located in lobby
- Year Built: 1984
- 8080 North Central Expressway - Dallas, Texas 75206

Sublease Features:

- Up to 122,800 SF Available
- Includes 6 full floors
- Office intensive and open
- F, F & E available
- Master lease expires October 31, 2022
- Parking Ratio 3.75/1,000 SF

Lincoln Porte | + 14500 Trinity Boulevard | Fort Worth, Texas 76155



PRICE \$1,500.000

FULL FLOOR SUBLEASE AVAILABLE

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SUBLEASE FEATURES

- Suite 2400, 24th Floor
 - 25,264 SF
 - Term thru March 31, 2027
 - \$19.00 +E
 - Furniture
 - Creative Finish-out
 - Open and collaborative layout
- Class A office building in Arts District
 - Walk to DMA, Meyerson Symphony Center, Nasher Sculpture Garden, Klyde Warren Park,
 - Redesigned lobby and streetscape
 - Bike-friendly storage
 - Full Floor Wi-Fi community lounge
 - Sky bridge to dining and retail

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Walkable Amenities

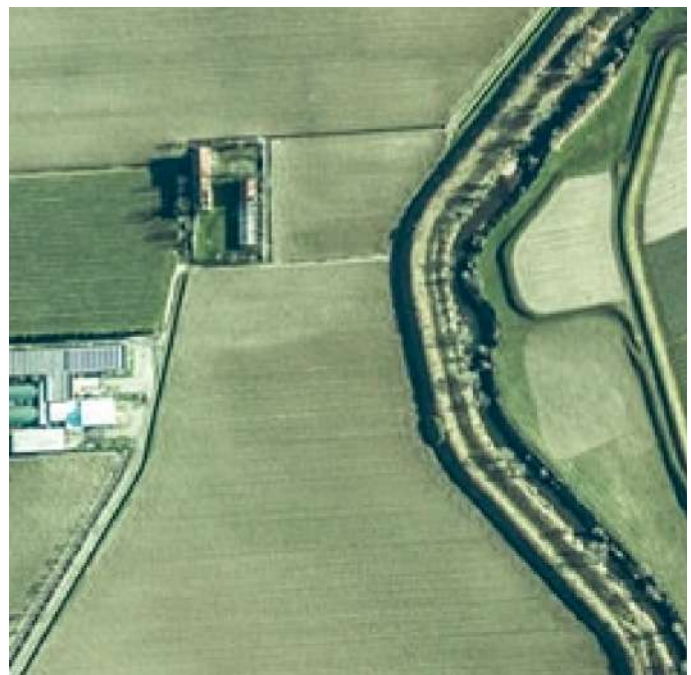


WALK SCORE: 89

2626 Cole Avenue scores an 89

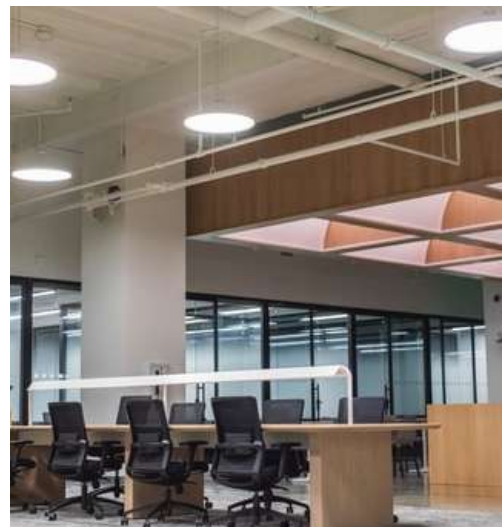
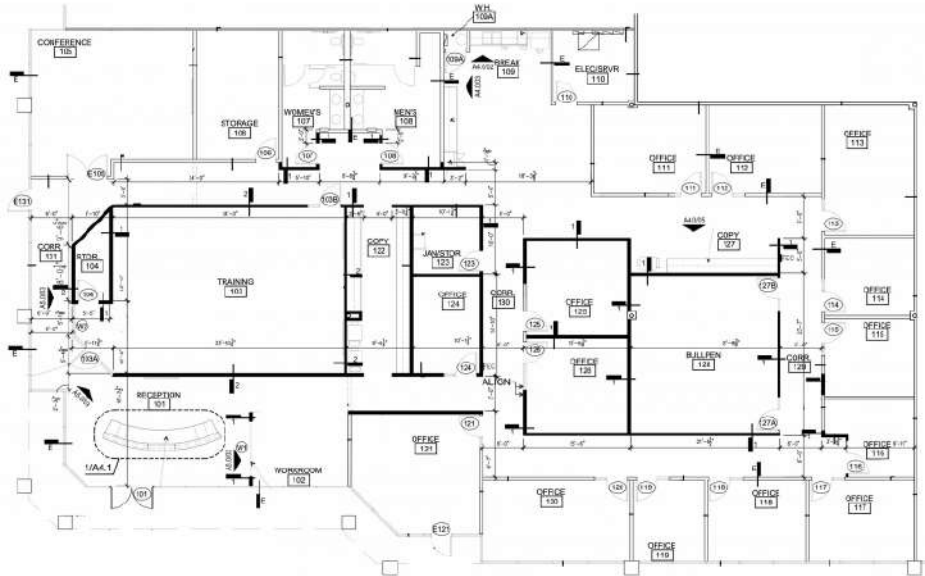
on a scale of 1 - 100 in terms

of walkability, as compared to other cities such as New York [85.3], San Francisco [84.9] and Chicago [74.3].

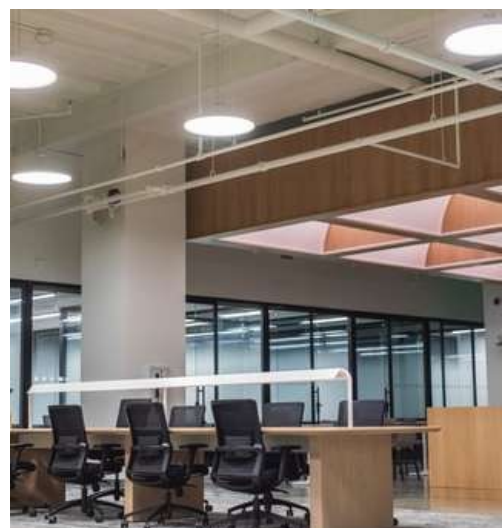


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717 WOODOFFICE



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FOR LEASE | FULL FLOOR

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