



# AVAILABLE | TURNKEY SPACE FOR SUBLEASE

2110 W Walnut Ln • Irving, Texas 75038

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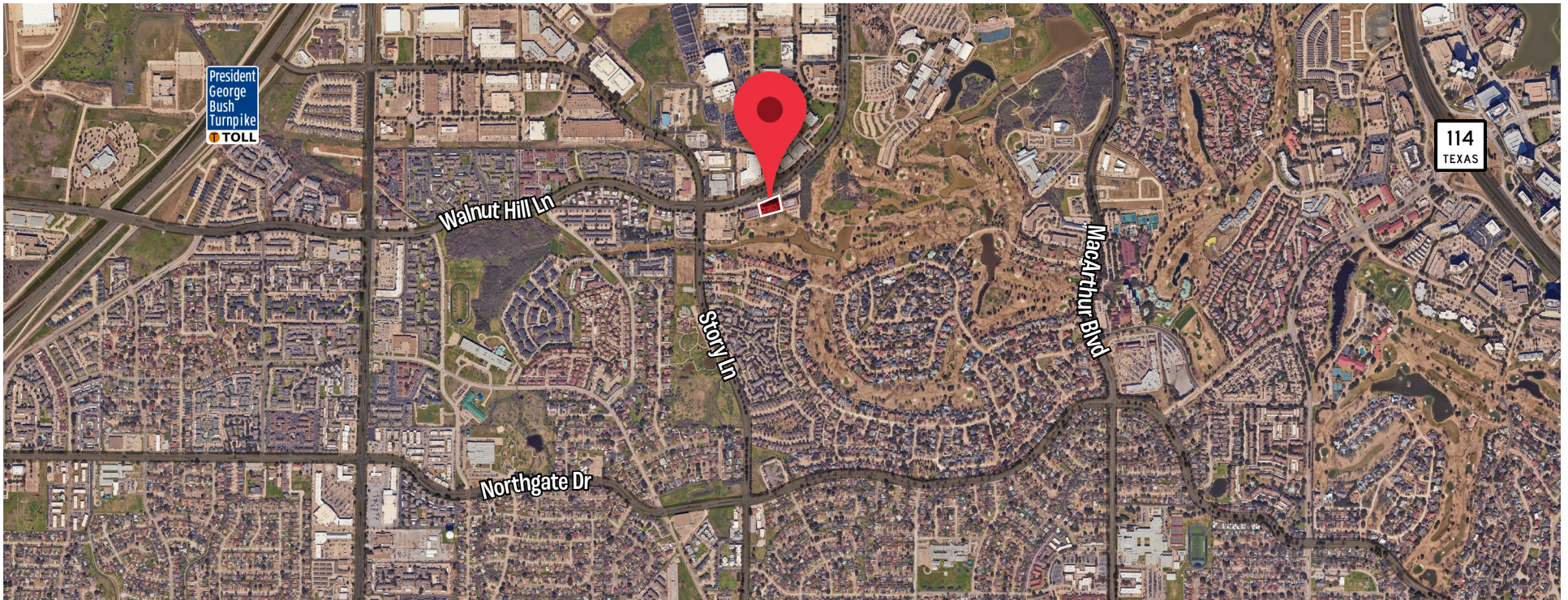
# Property Information

## SUBLEASE DETAILS

<b>Address</b>	2110 West Walnut Lane
<b>City, State</b>	Irving, Texas 75038
<b>Leaseable Area</b>	15,294 SF (Above Standard)
<b>Sublease Term</b>	30th Nov. 2032 (Term Flexible)

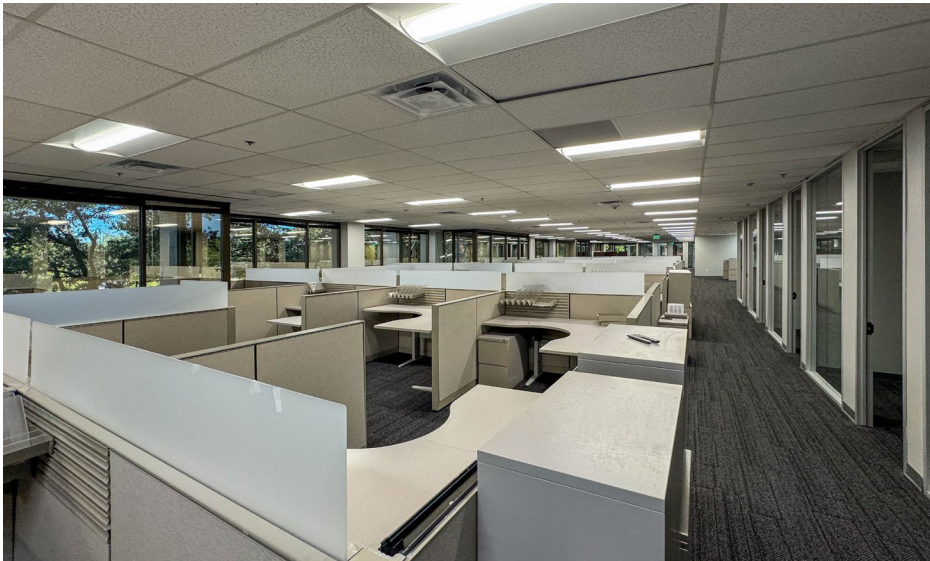
## SPACE FEATURES & PROPERTY HIGHLIGHTS

- Newly finished office Space & Move-In Ready
- All furniture included, plug-and-play setup
- Great elevator exposure
- Workout facility
- Building conference room
- Grab & Go Kitchen (1st Floor)
- Shared game room
- Property includes private offices, reception area, large kitchen, breakroom, cubicles, LED lighting, glass conference, several all-glass privates
- Situated on Cottonwood Valley Golf Course



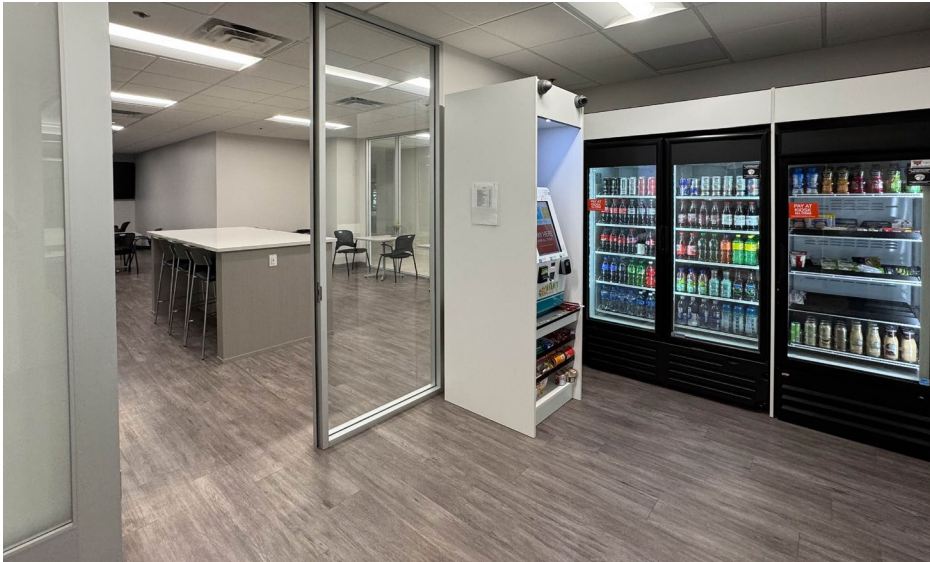


# Suite Imagery



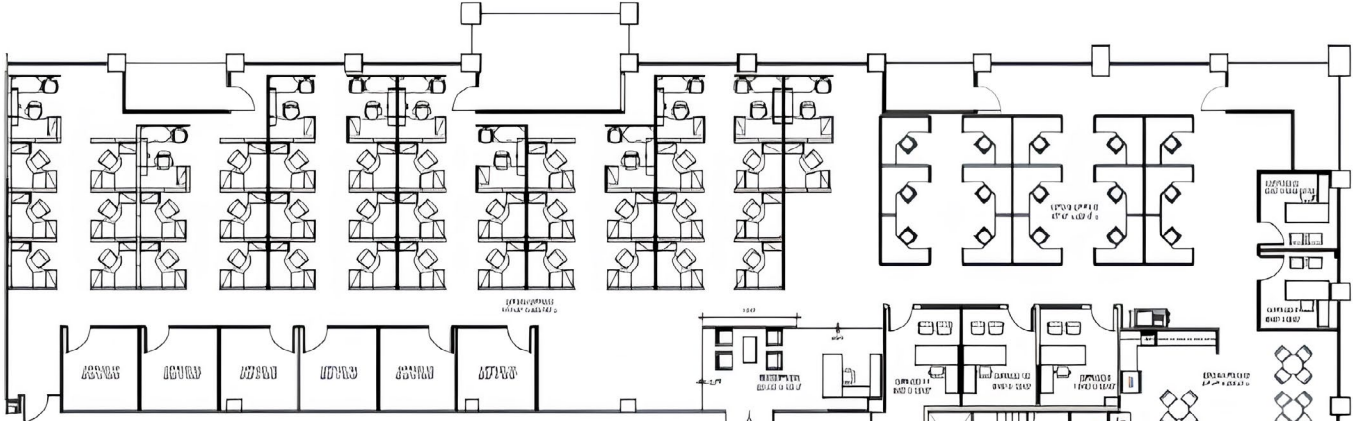


# Amenities & Parking



# Floorplan

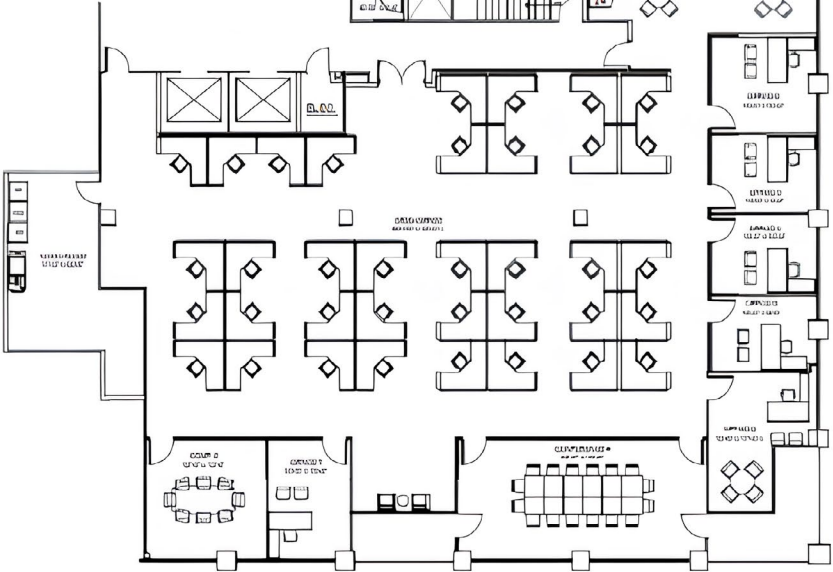
## New Layout



## Old Layout



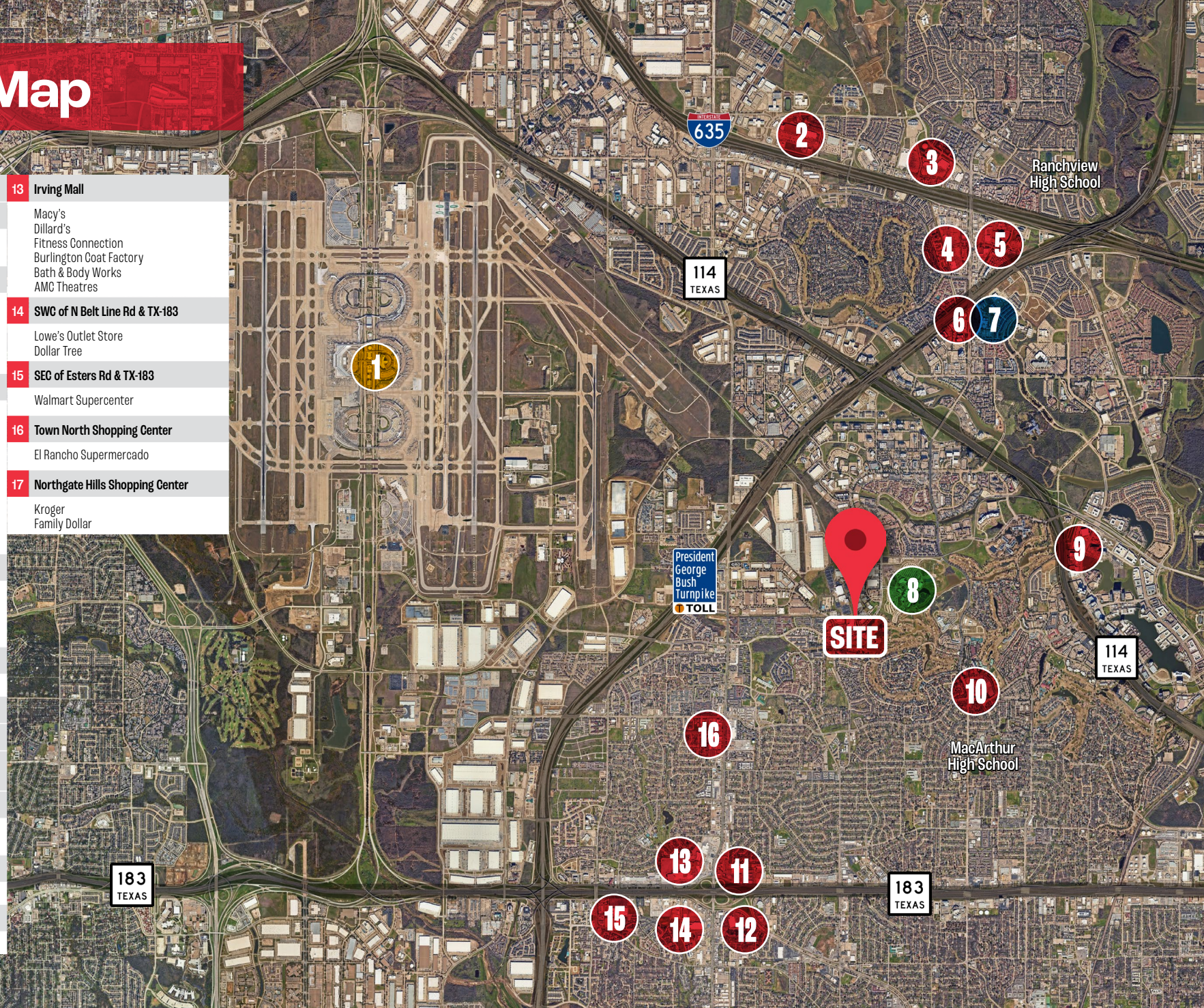
KEY PLAN - 2ND FLOOR





# Aerial Map

- 1 Dallas Fort Worth Int'l Airport (DFW)**
- 2 NWC of Olympus Rd & I-635**  
The Home Depot  
Future H-E-B
- 3 MacArthur Marketplace**  
Walmart Supercenter  
Sam's Club  
Patel Brothers  
Kohl's  
PetSmart
- 4 MacArthur Park**  
Target  
Kroger  
Michael's  
Bath & Body Works  
TJ Maxx & HomeGoods  
Ross Dress for Less  
Office Depot  
Daiso  
Ulta Beauty  
Men's Wearhouse
- 5 MacArthur Crossing**  
Total Wine & More  
Sprouts Farmers Market  
Planet Fitness  
Orangetheory Fitness
- 6 The Shops at MacArthur Hills**  
Whole Foods Market
- 7 Medical City Las Colinas**
- 8 Dallas College North Lake Campus**
- 9 Toyota Music Factory & Irving Convention Center at Las Colinas**
- 10 Las Colinas Plaza**  
Tom Thumb  
Petco
- 11 Irving Towne Center**  
Target
- 12 SEG of N Belt Line Rd & TX-183**  
The Home Depot
- 13 Irving Mall**  
Macy's  
Dillard's  
Fitness Connection  
Burlington Coat Factory  
Bath & Body Works  
AMC Theatres
- 14 SWC of N Belt Line Rd & TX-183**  
Lowe's Outlet Store  
Dollar Tree
- 15 SEC of Esters Rd & TX-183**  
Walmart Supercenter
- 16 Town North Shopping Center**  
El Rancho Supermercado
- 17 Northgate Hills Shopping Center**  
Kroger  
Family Dollar







# MOHR<sup>TM</sup>

PARTNERS

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