

HIGH-END SUBLEASE OPPORTUNITY



GALLERIA NORTH TOWER I

13737 NOEL ROAD, DALLAS, TX

CBRE

AREA AMENITIES

60 

RESTAURANTS
WITHIN 0.5 MILES

100+ 

SERVICES WITHIN
0.5 MILES

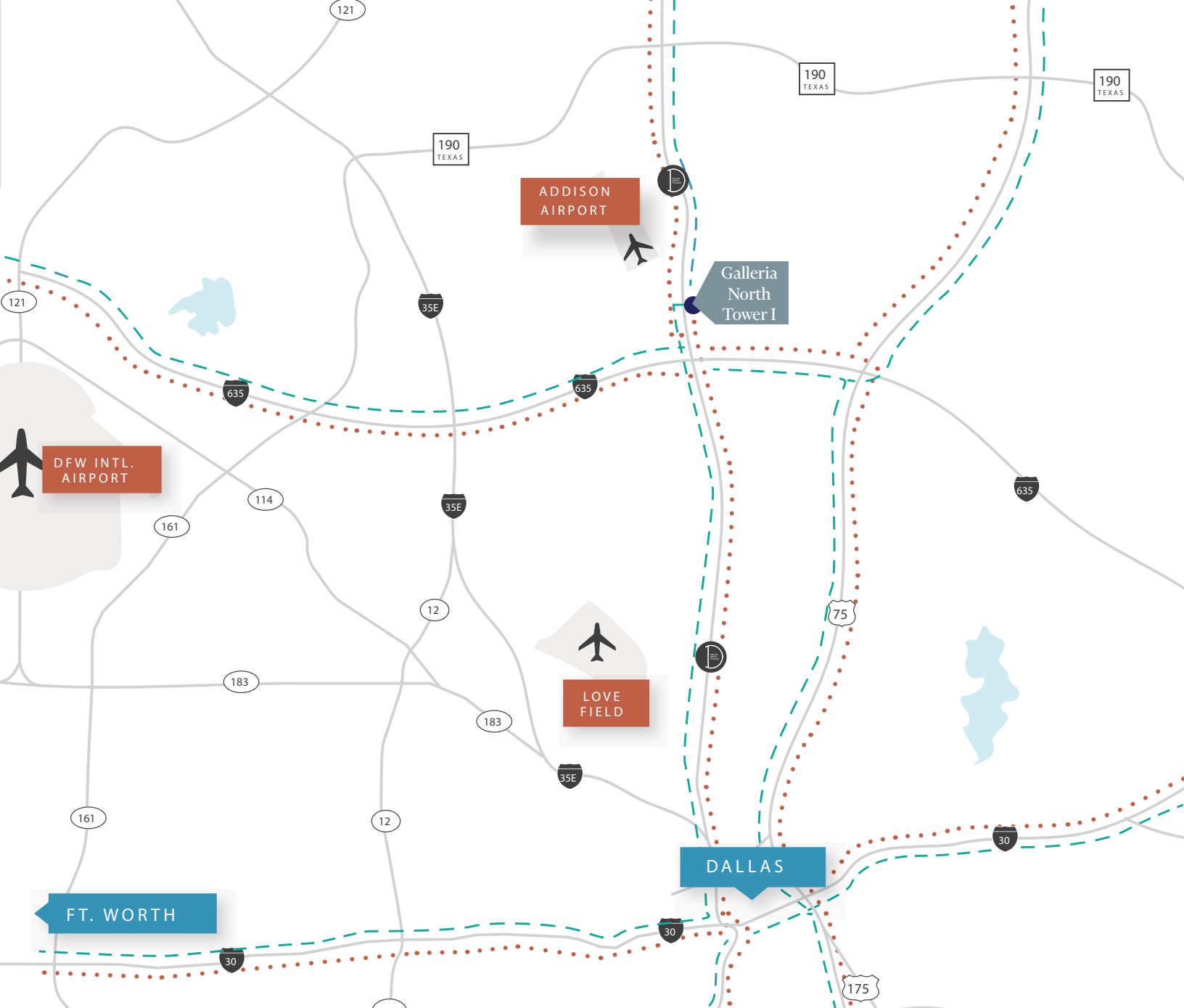
17 

HOTEL OPTIONS
WITHIN 0.5 MILES

100+ 

RETAIL OPTIONS
WITHIN 0.5 MILES





3 mins

ADDISON AIRPORT



9 mins

LOVE FIELD AIRPORT



14 mins

DFW AIRPORT



Sublease Details

ADDRESS

13737 Noel Road

SIZE

9,828- 84,549 RSF

TERM THROUGH

May 31, 2026

FF&E:

Plug & Play Available

PARKING:

3.20/1,000 Garage Parking with Convenient Visitor Parking





Exclusive Amenities & Building Features

379,518 SF CLASS "A" 16-STORY
OFFICE BUILDING

24,000 RSF AVERAGE FLOOR PLATE

CONFERENCE CENTER

FITNESS CENTER

HIGH VISIBLE LOCATION
ALONG DALLAS TOLLWAY

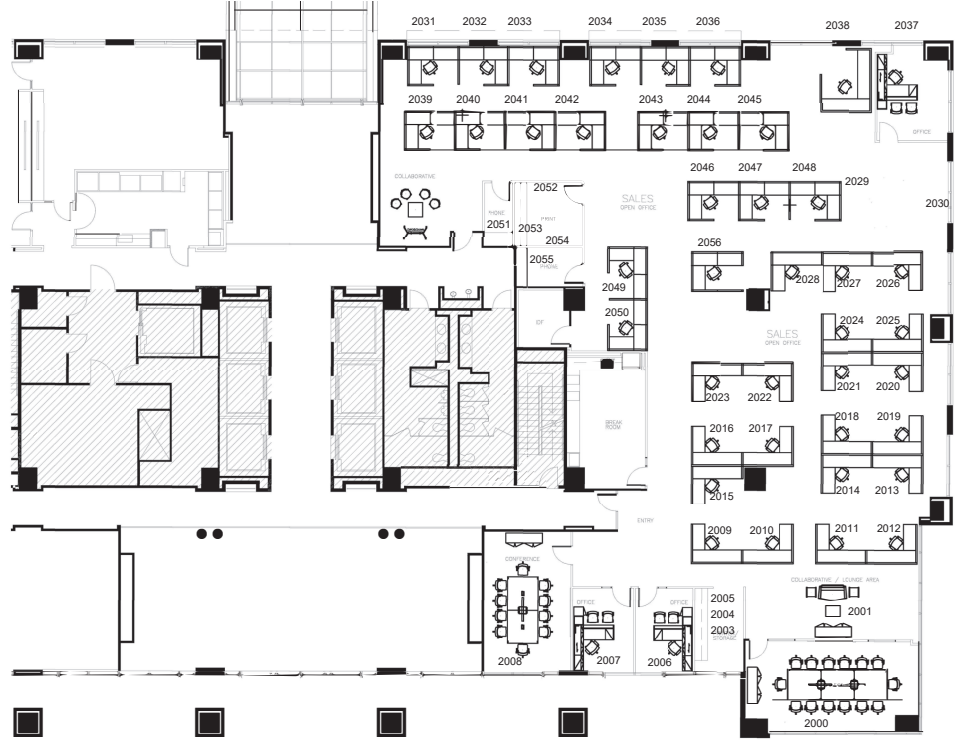
ADJACENT TO GALLERIA MALL
& 200 SHOPS & RESTAURANTS



Sublease Plans

Second Floor

9,828 RSF Floor Plate



Fourth Floor

24,907 RSF Floor Plate



Sublease Plans

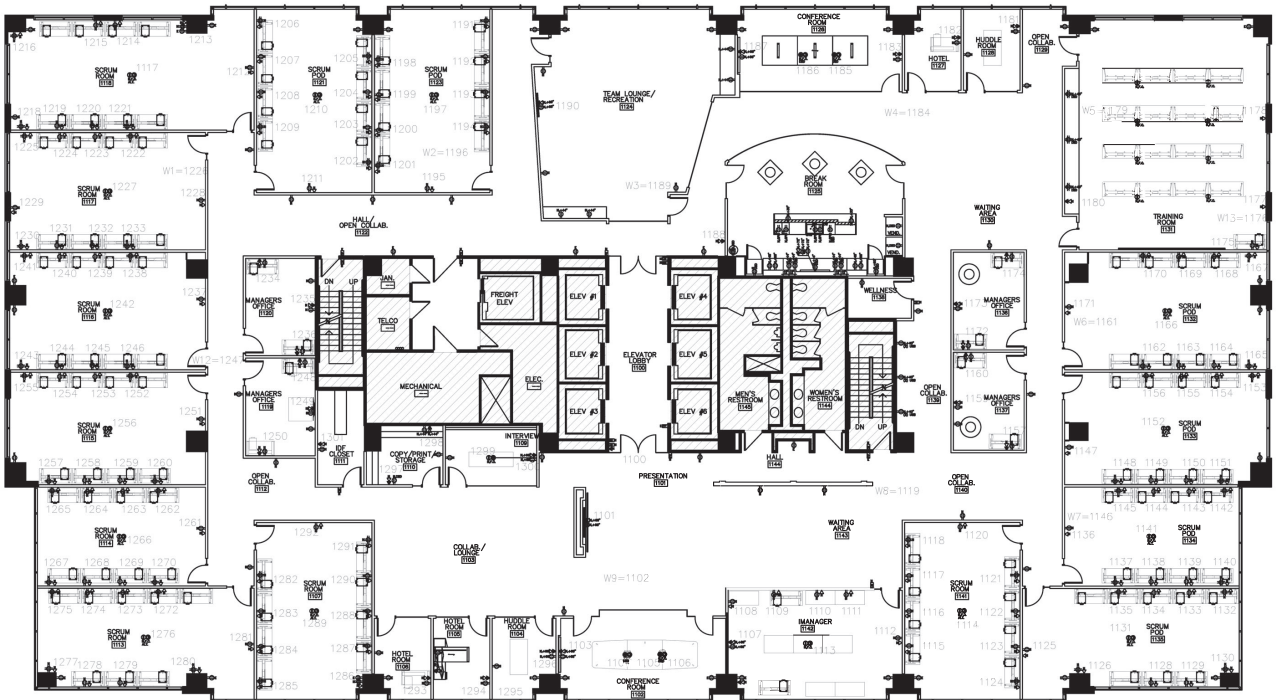
Fifth Floor

24,907 RSF Floor Plate



Eleventh Floor

24,907 RSF Floor Plate



HIGH-END SUBLEASE

OPPORTUNITY

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CBRE

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