

FOR SUBLEASE

Canal Centre

400 East Las Colinas Boulevard
Irving, TX 75039



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Office sublease available in amenity-rich Las Colinas

- Suite 620 containing 4,093 RSF
- Lease expiration—September 2025
- Great condition; lightly used space; plug & play
- Large fitness center and deli/bakery on first floor
- Minutes from DFW airport and Dallas CBD
- Located in the heart of Las Colinas Urban Center
- Walkable to Water Street restaurants and activities and the Toyota Music Factory entertainment hub
- Direct access to the 126-acre Lake Carolyn with 7+ miles of running and walking trails
- Tenants have access to Foster Co. (coworking space)

Get more information

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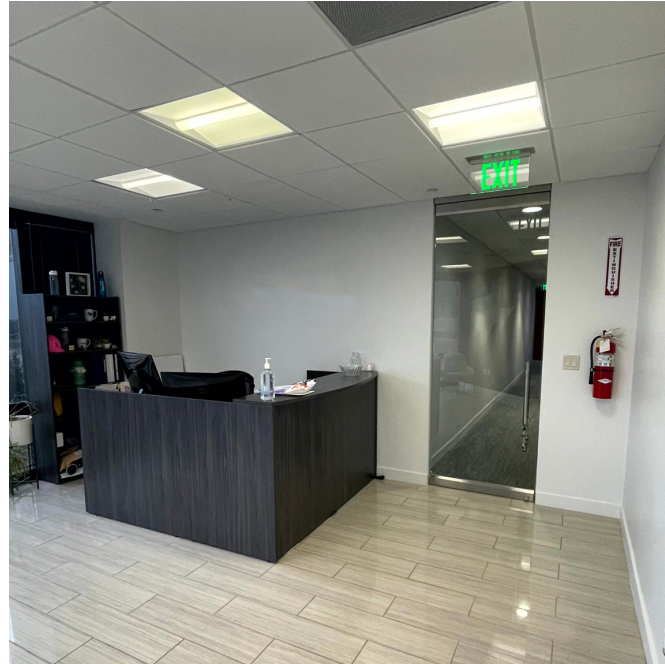
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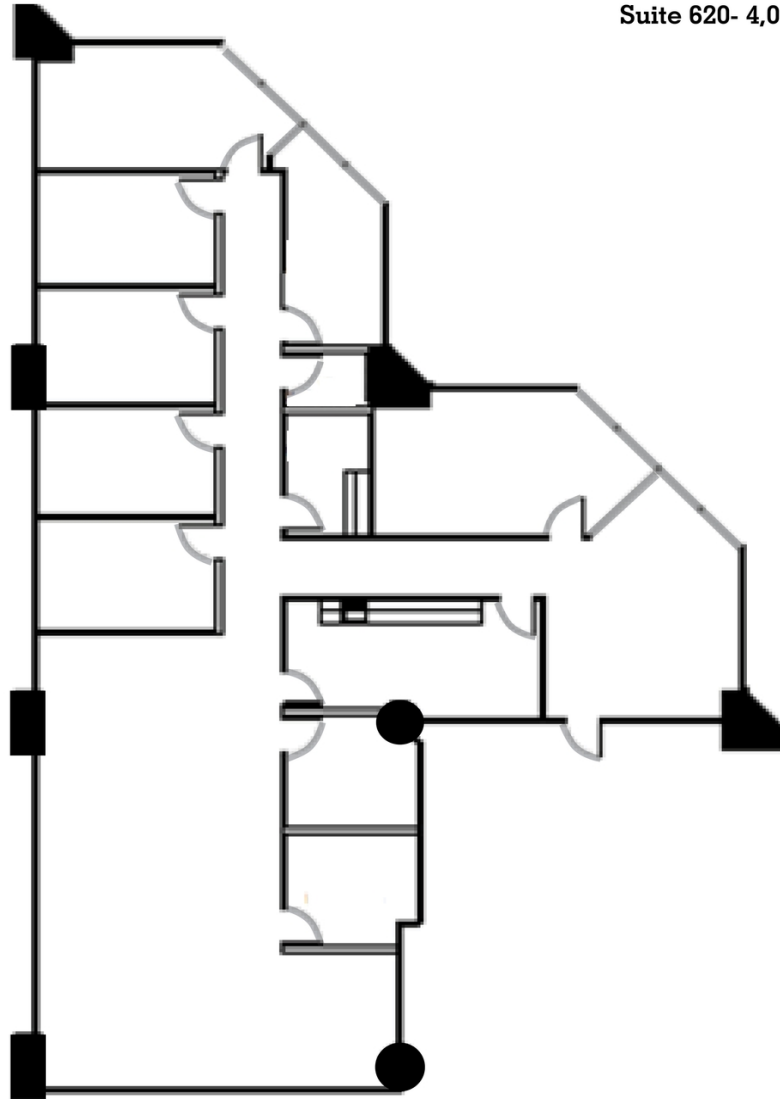
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**AVISON
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Gallery

Suite 620- 4,093 RSF



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Surrounding area

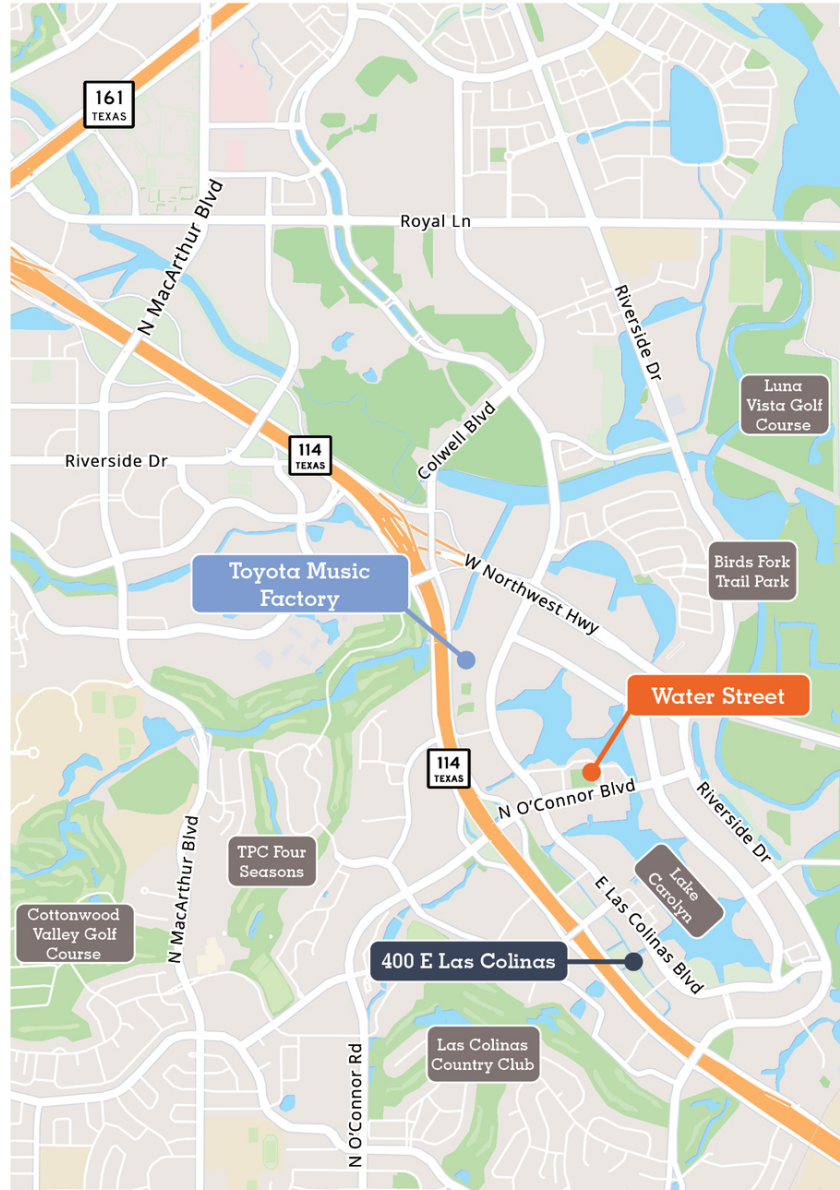
400 East Las Colinas Boulevard

Toyota Music Factory

- The Pavilion at Toyota Music Factory
- Bar Louis
- The Bluefish
- Budlong Southern Chicken
- Gloria's Latin Cuisine
- Grimaldi's Pizzeria
- Kitchen 101
- Mama Tried
- Pacheco Taco Bar
- Pop Factory
- The Rayleigh Underground
- Reservoir
- TCBY Frozen Yogurt
- Thirsty Lion
- Yard House
- Alamo Drafthouse
- Irving Convention Center
- The Westin

Water Street

- Hugo's Invitados
- Pax & Beneficia
- Monaco
- Pacific Table
- Cork & Pig Tavern
- Creamistry
- Go Fish Poke
- The Ginger Man
- Gondola Adventures
- Mandalay Canals
- Stand Up Paddle North Texas
- Mustangs of Las Colinas Museum and Sculpture
- Homewood Suites
- Omni Las Colinas
- Aloft Las Colinas



60+
restaurant
options
within 4 miles

20+
retail
options
within 4 miles

40+
lodging
options
within 4 miles

10
miles to
DFW Airport



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