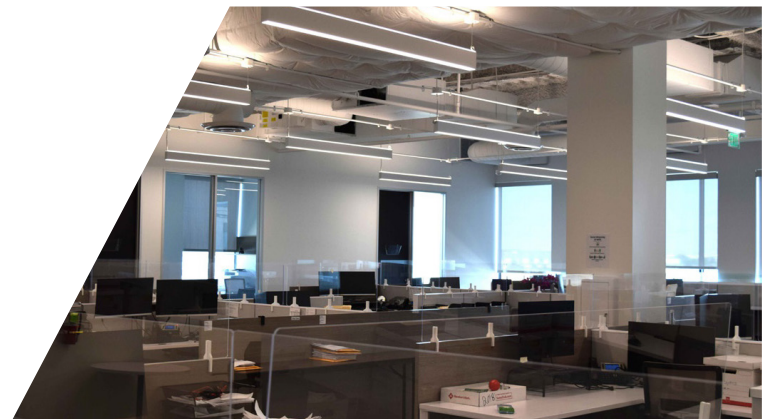


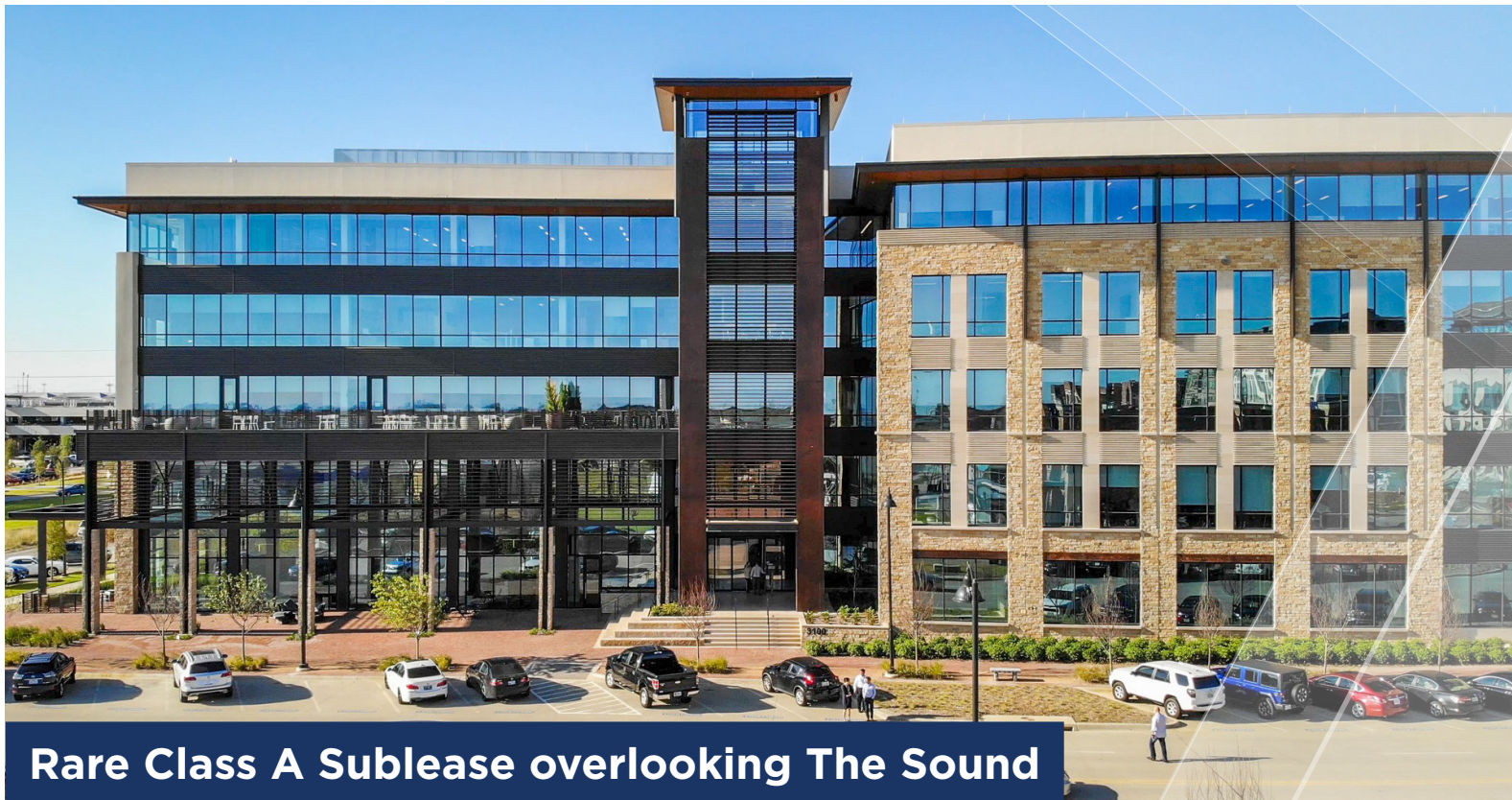


3100 THE SOUND AT CYPRESS WATERS  
**OLYMPUS**  
COPPEL, TX

8,083 SF SUBLEASE  
ON 4TH FLOOR







**Rare Class A Sublease overlooking The Sound**

# ABOUT

- \$24.50/NNN + E
- Suites 410- 8,083 SF
- Available immediately
- Sublease expires June 30, 2026
- Furniture negotiable
- Plug and play
- Parking Unreserved 5/1,000 (3/1,000 Garage + 2/1,000 Surface)
- The Sound Retail & Restaurants across the street



# Suite 410

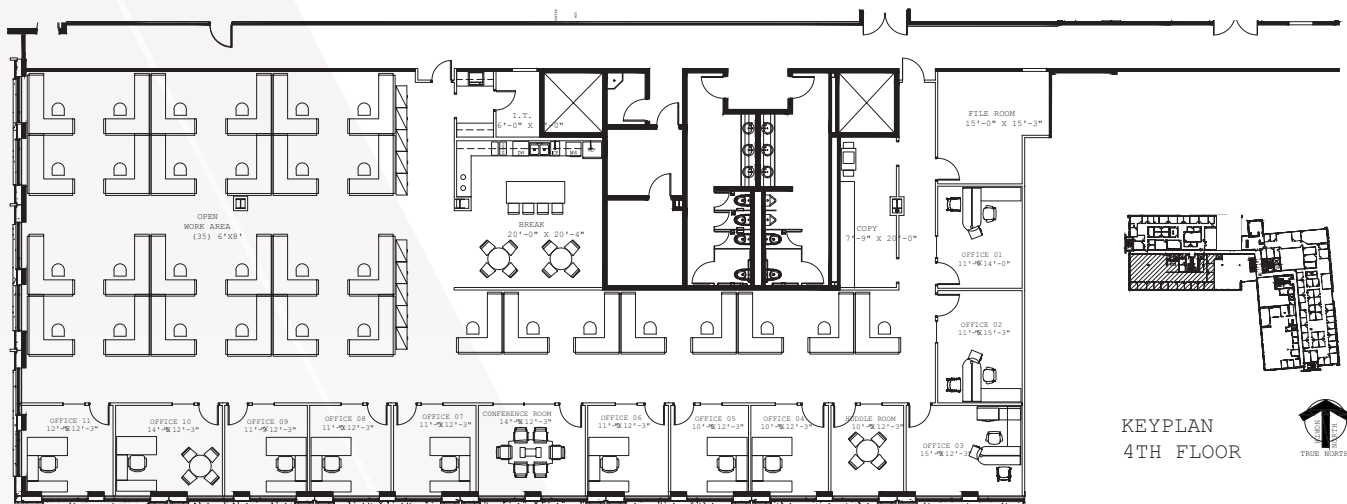
8,083 SF

32 Cubes

12 Offices

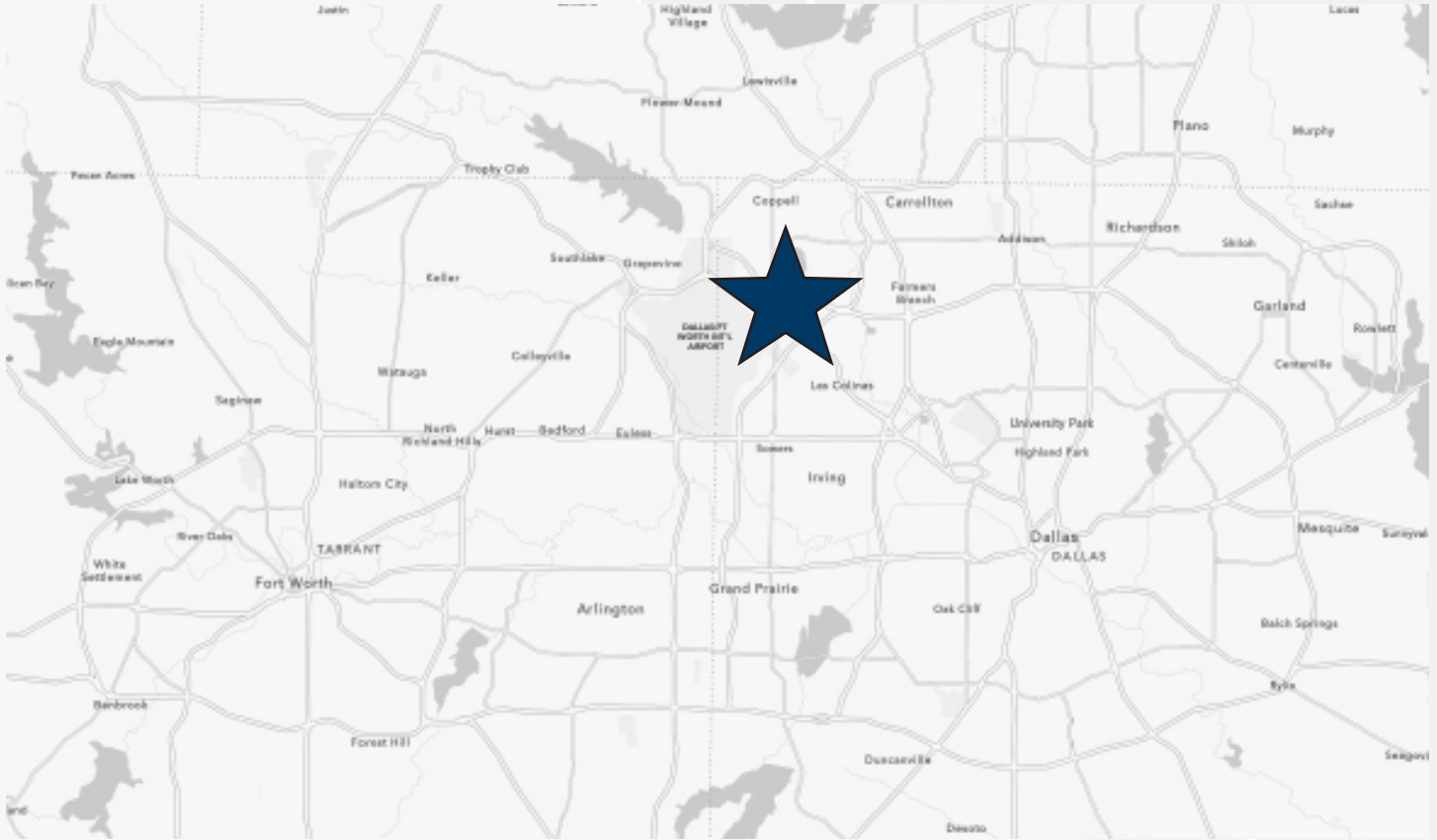
1 Conference Room

Break Room





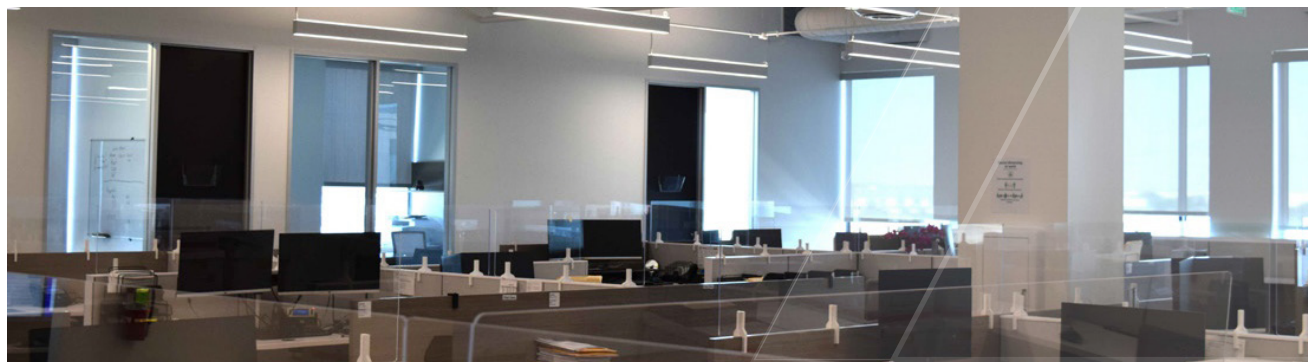
# THE LOCATION



## DEMOGRAPHICS

<b>17,874</b>	<b>4,585</b>	<b>85</b>	<b>16</b>	<b>17</b>
Day Time Population	Residents	Corporate Tenants	Restaurants	Office Buildings





**Steve Wentz**  
+1 972 663 9654  
[steve.wentz@cushwake.com](mailto:steve.wentz@cushwake.com)

**Spencer Oster**  
+1 972 663 9964  
[spencer.oster@cushwake.com](mailto:spencer.oster@cushwake.com)

**Travis Boothe**  
+1 972 663 9843  
[travis.boothe@cushwake.com](mailto:travis.boothe@cushwake.com)



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