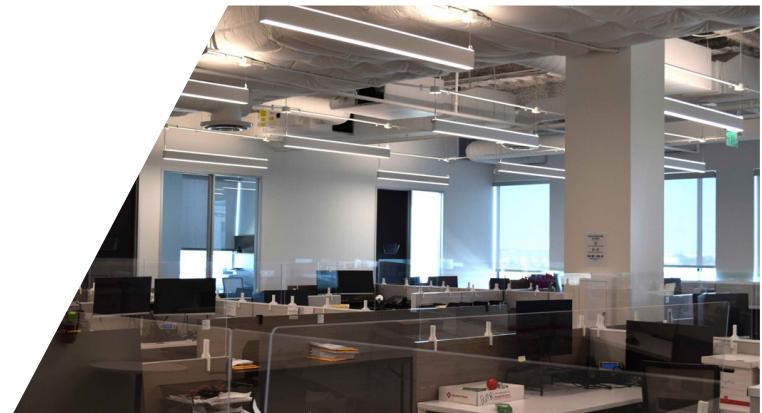
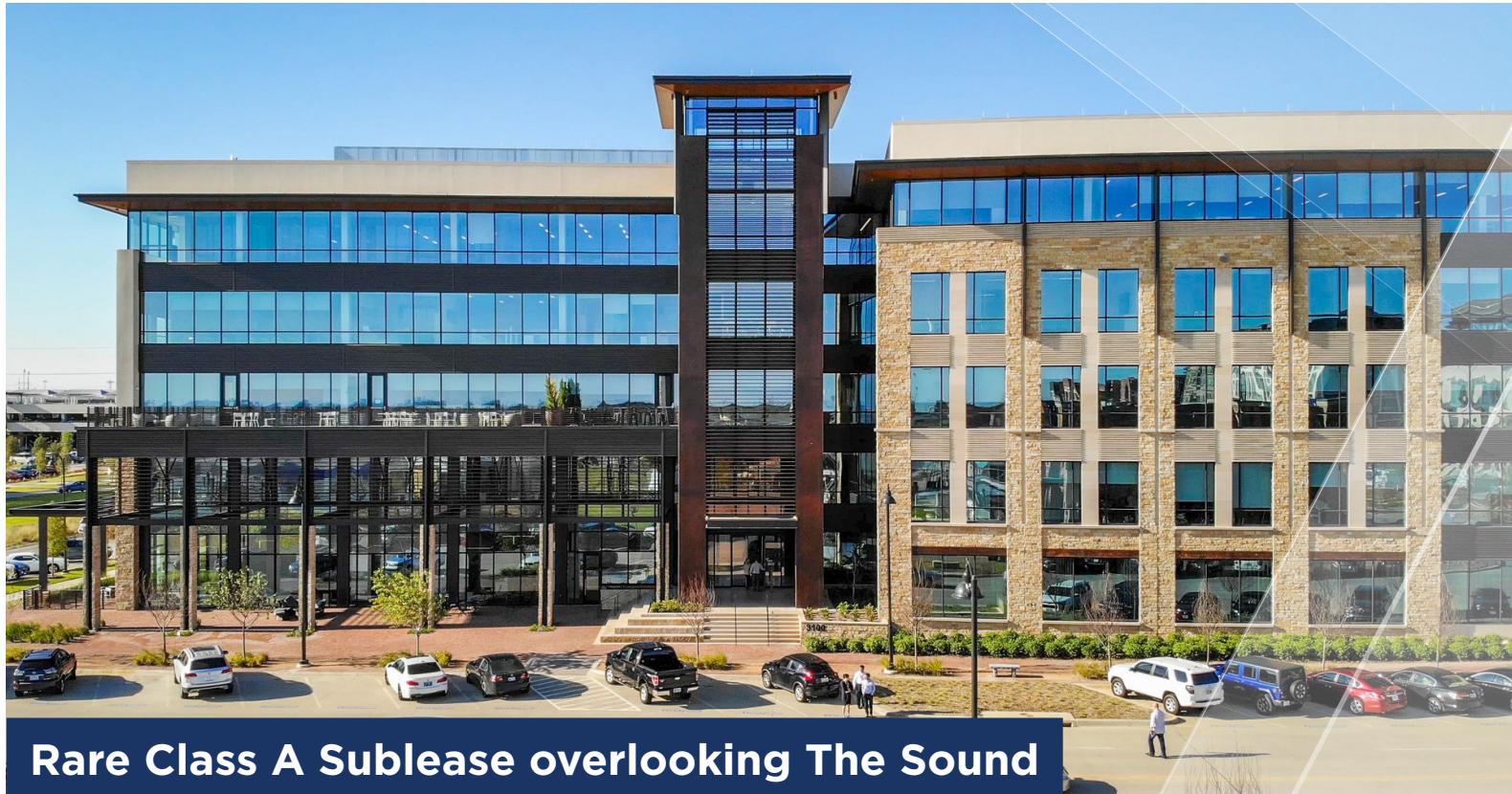


3100

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

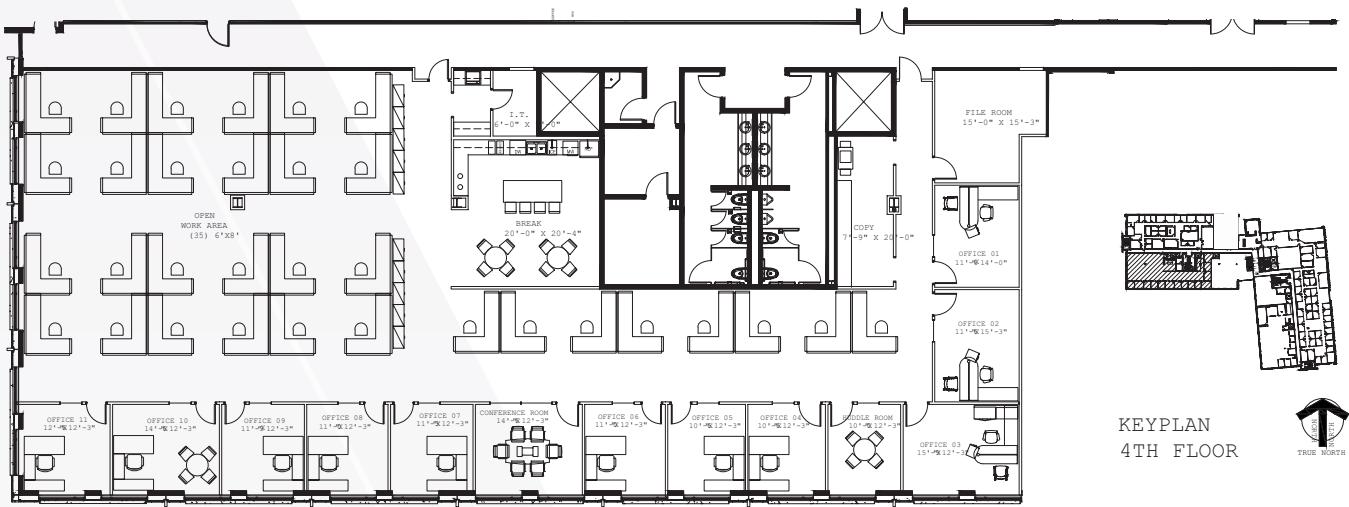
## 8,083 SF

**32 Cubes**

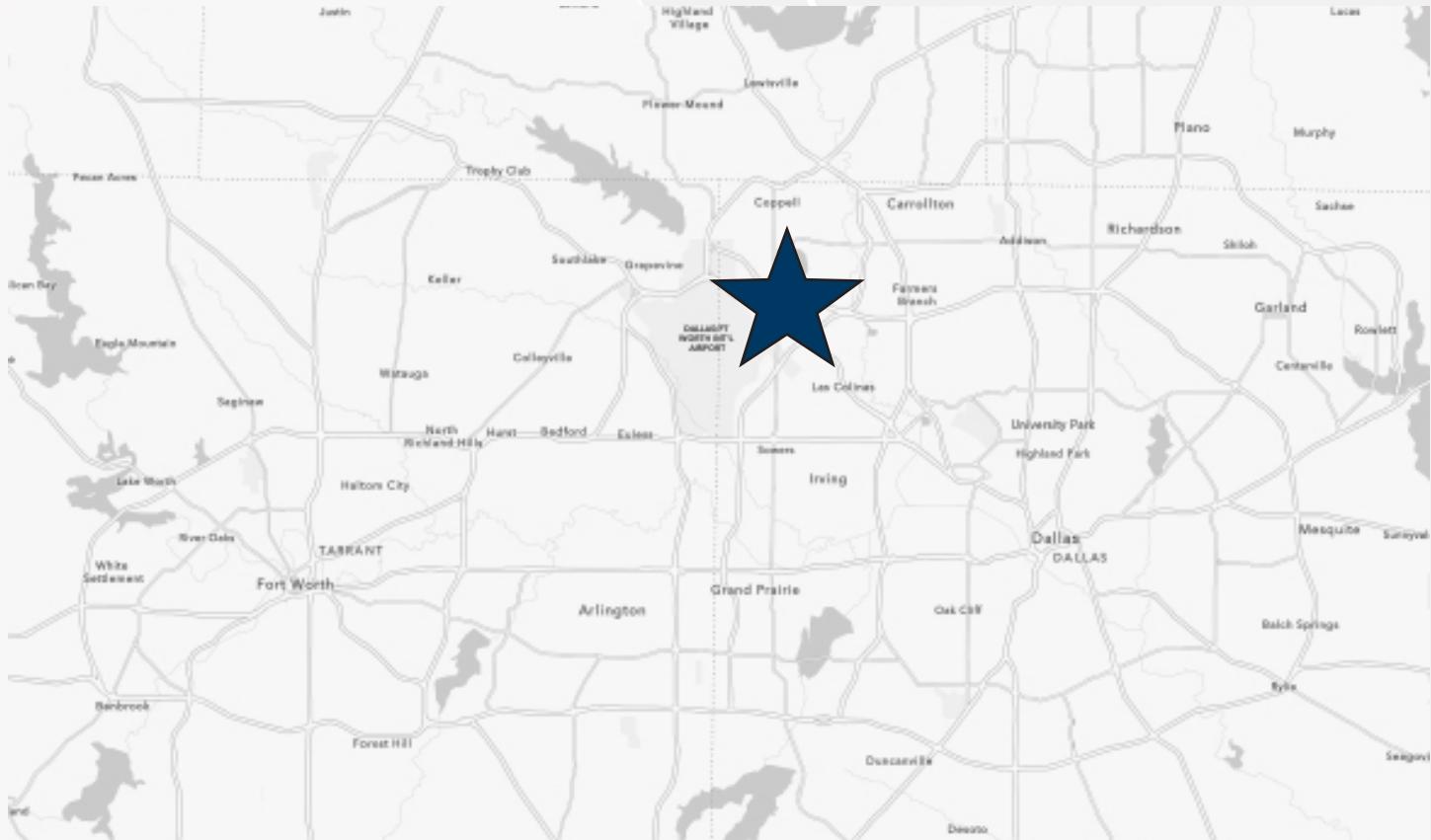
**12 Offices**

**1 Conference Room**

**Break Room**



# THE LOCATION



## DEMOGRAPHICS

**17,874**

Day Time Population

**4,585**

Residents

**85**

Corporate Tenants

**16**

Restaurants

**17**

Office Buildings





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