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FULL BUILDING
AVAILABLE

3150 SABRE DR

SOUTHLAKE, TEXAS



BUILDING HIGHLIGHTS

5

STORIES

~52K SF

FLOOR PLATES

265,942

TOTAL SF

PLUG & PLAY

FF&E INCLUDED

RENTAL RATE

Mid \$20s NNN

ESTIMATED NNN

\$9.25/SF

AMENITIES

Large food hall, coffee bar, tenant lounge & outdoor greenspace, training/conference room(s), fitness center

PARKING

4-5/1,000

Primarily Structured Garage Parking

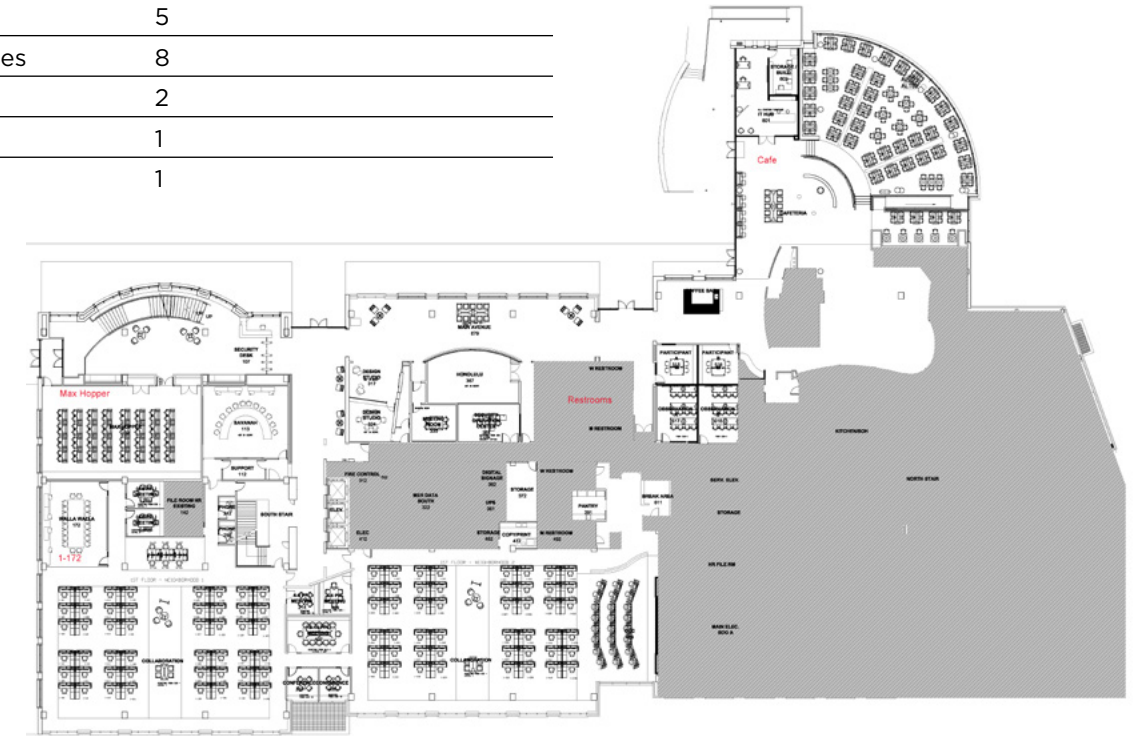
LEASE EXPIRATION

December 31, 2032



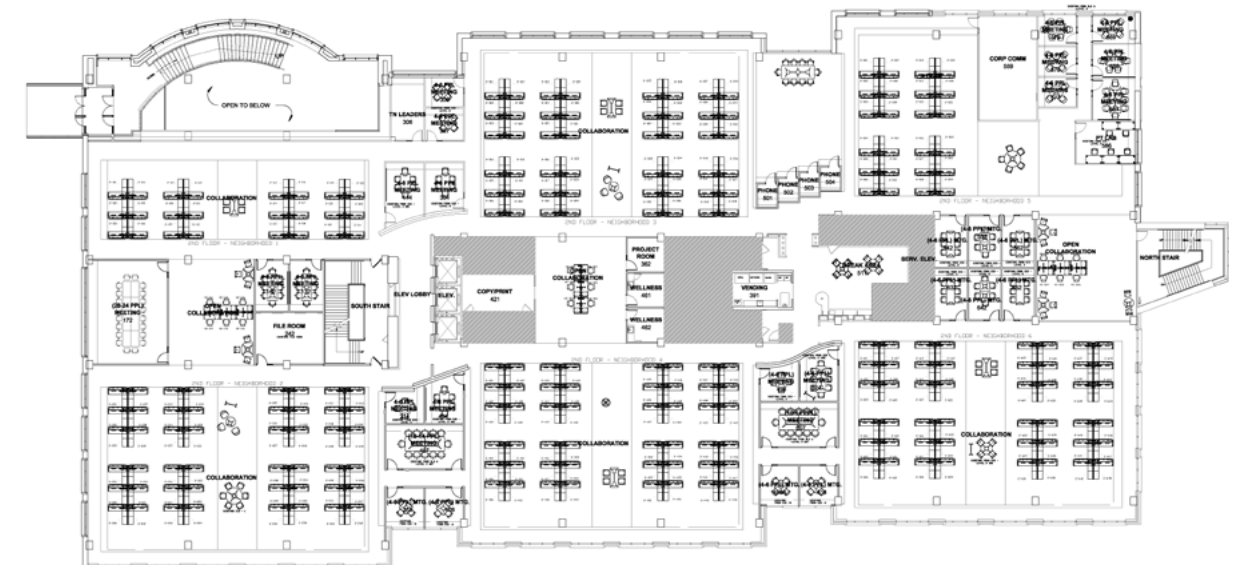
BUILDING A - LEVEL 1

Total Work Stations	96 + 24 OCC (call center) Seats
Conference Rooms	5
Meeting Rooms/Offices	8
Focus/Phone Rooms	2
Break Areas	1
Cafeteria	1



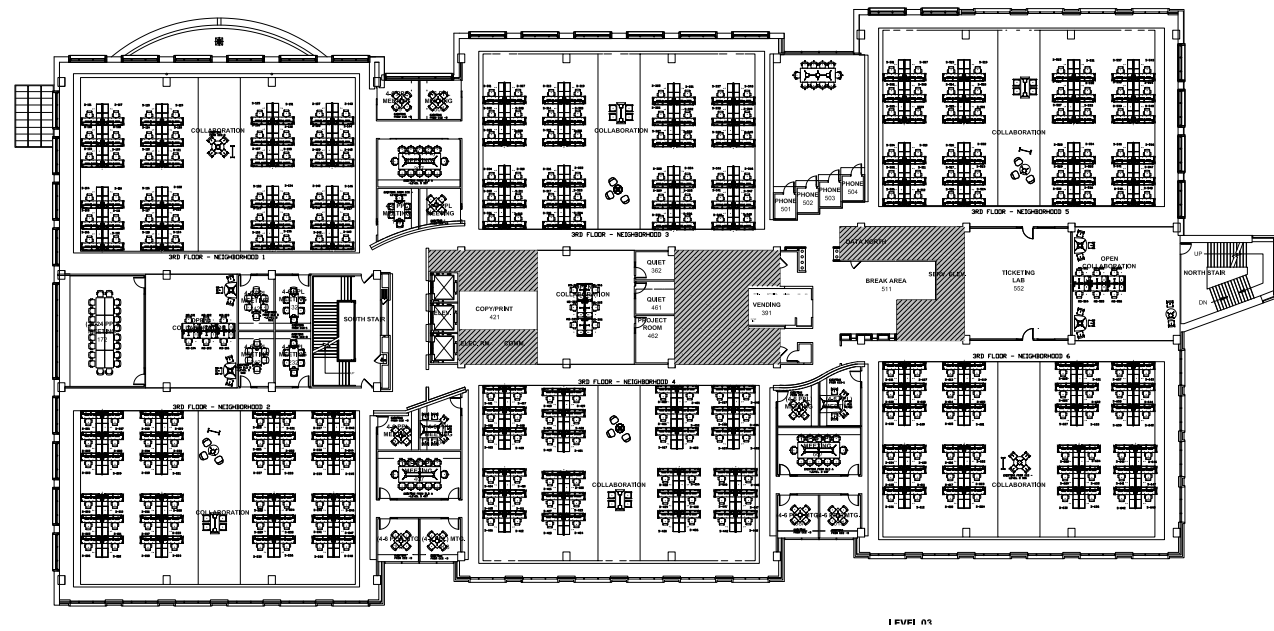
BUILDING A - LEVEL 2

Total Work Stations	240	Break Areas	1
Conference Rooms	3	Wellness Rooms	2
Meeting Rooms/Offices	26	Project Room	1
Focus/Phone Rooms	4		



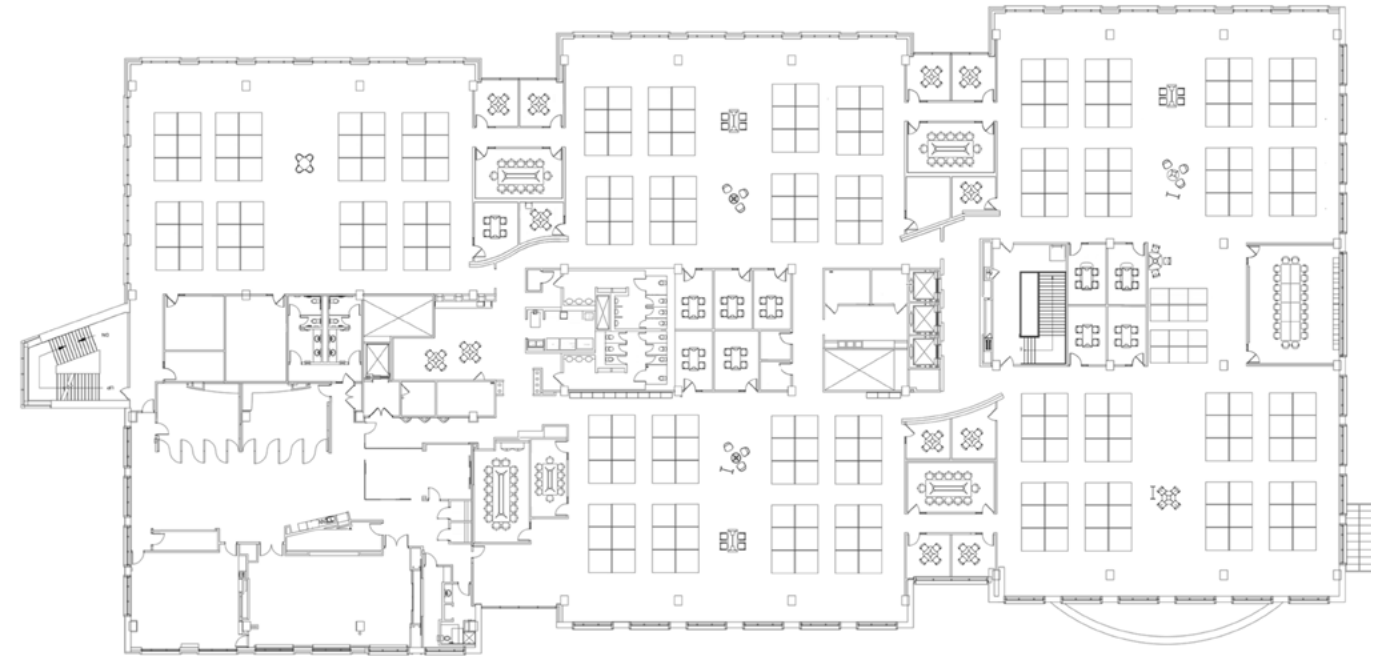
BUILDING A - LEVEL 3

Total Work Stations	288	Focus/Phone Rooms	6
Conference Rooms	4	Break Areas	1
Meeting Rooms/Offices	16	Wellness Rooms	2



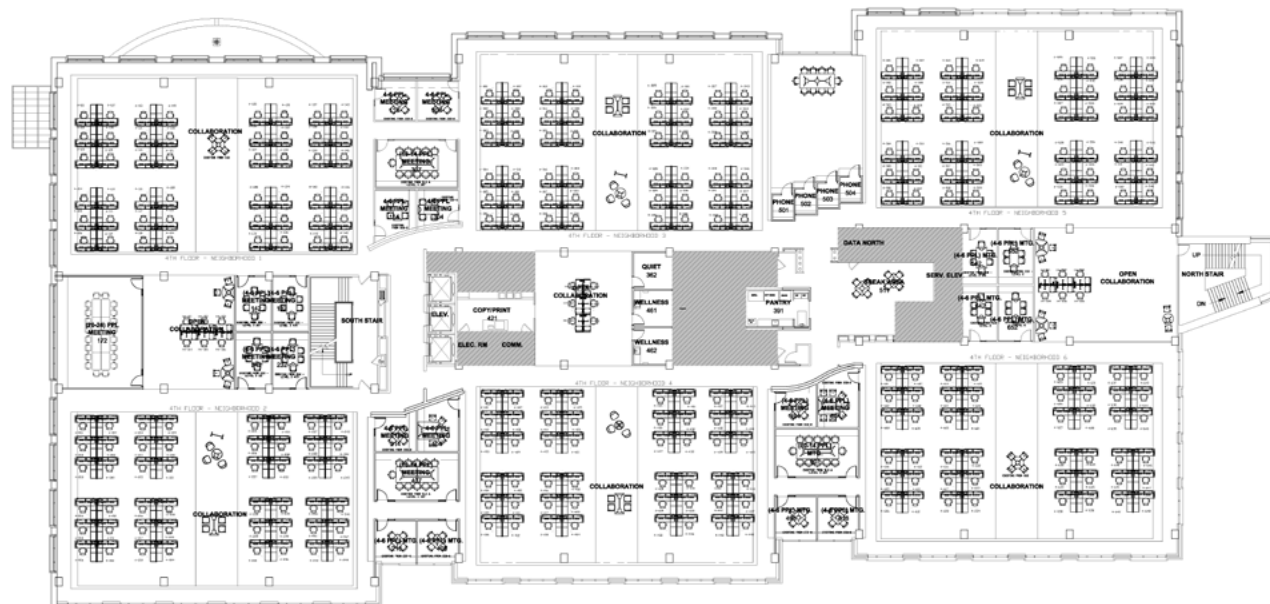
BUILDING A - LEVEL 5

Total Work Stations	237	Focus/Phone Rooms	2
Conference Rooms	9	Break Areas	1
Meeting Rooms/Offices	25	Wellness Rooms	2

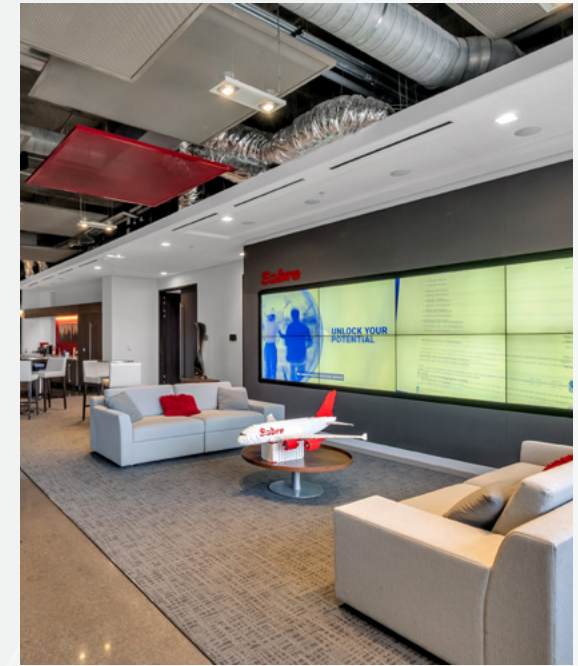
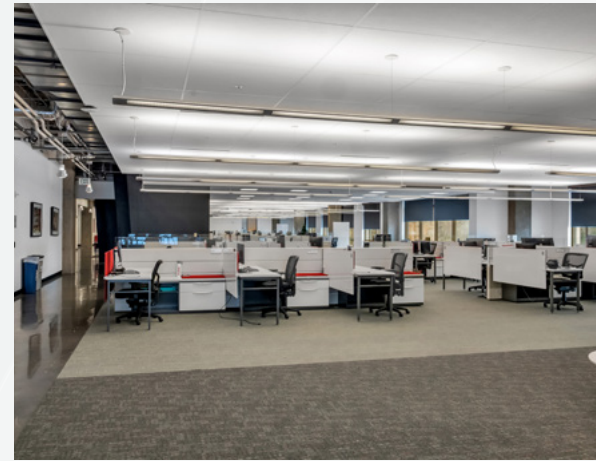



BUILDING A - LEVEL 4

Total Work Stations	288	Focus/Phone Rooms	4
Conference Rooms	4	Break Areas	1
Meeting Rooms/Offices	20	Wellness Rooms	3



A LOOK INSIDE





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