

OFFICE
SUBLEASE

1,344 RSF

CLASS A
OFFICE SPACE

EXCELLENT
LOCATION



TRANSWESTERN

REAL ESTATE
SERVICES

OFFICES AT TURTLE CREEK VILLAGE

3838 Oak Lawn Avenue, Suite 850 - Dallas, TX 75219

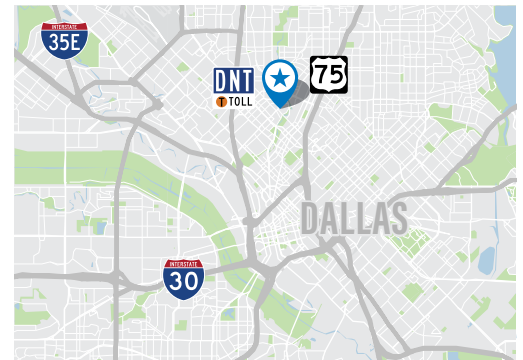


Space Details:

Premise:	1,344 RSF
Sublease Expiration:	4/30/2023
Rental Rate:	\$30.24/RSF with annual bumps
Projected NNN Costs:	\$18.61/RSF
Furniture:	Negotiable
Parking:	Negotiable
Brokerage Commission:	4.5%

Building Amenities:

- Located in Turtle Creek just minutes to downtown and just west of Central Expressway
- Walking distance to retail shops and a wide variety of restaurants
- On-site management, courtesy guard service 24/7, dry cleaners, concierge service and DART bus line
- AT&T Fiber ready property with speeds up to 1 gbps
- Recently updated building lobbies, reception, corridors, elevator cabs, elevator lobbies, and restrooms



Leasing Information:

Brad Devine, CCIM, MCR
Direct 214.446.4540 / Mobile 469.360.6895
brad.devine@transwestern.com

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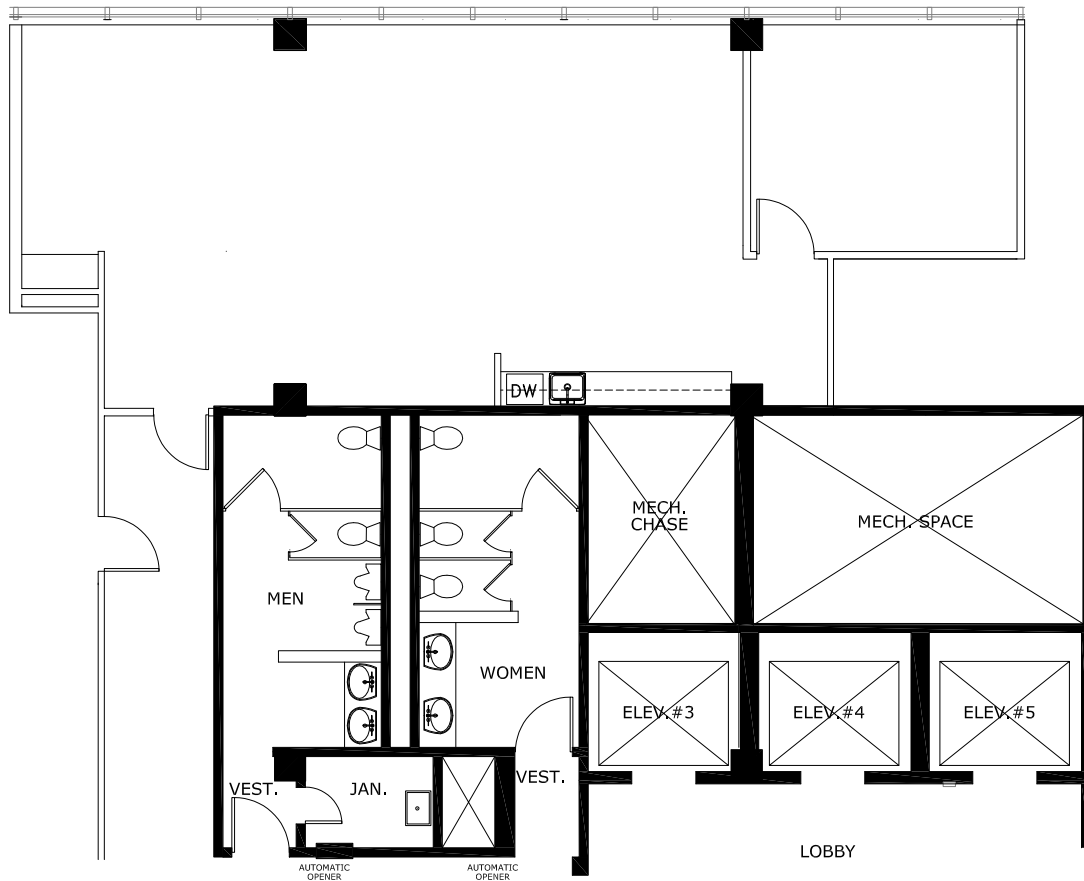


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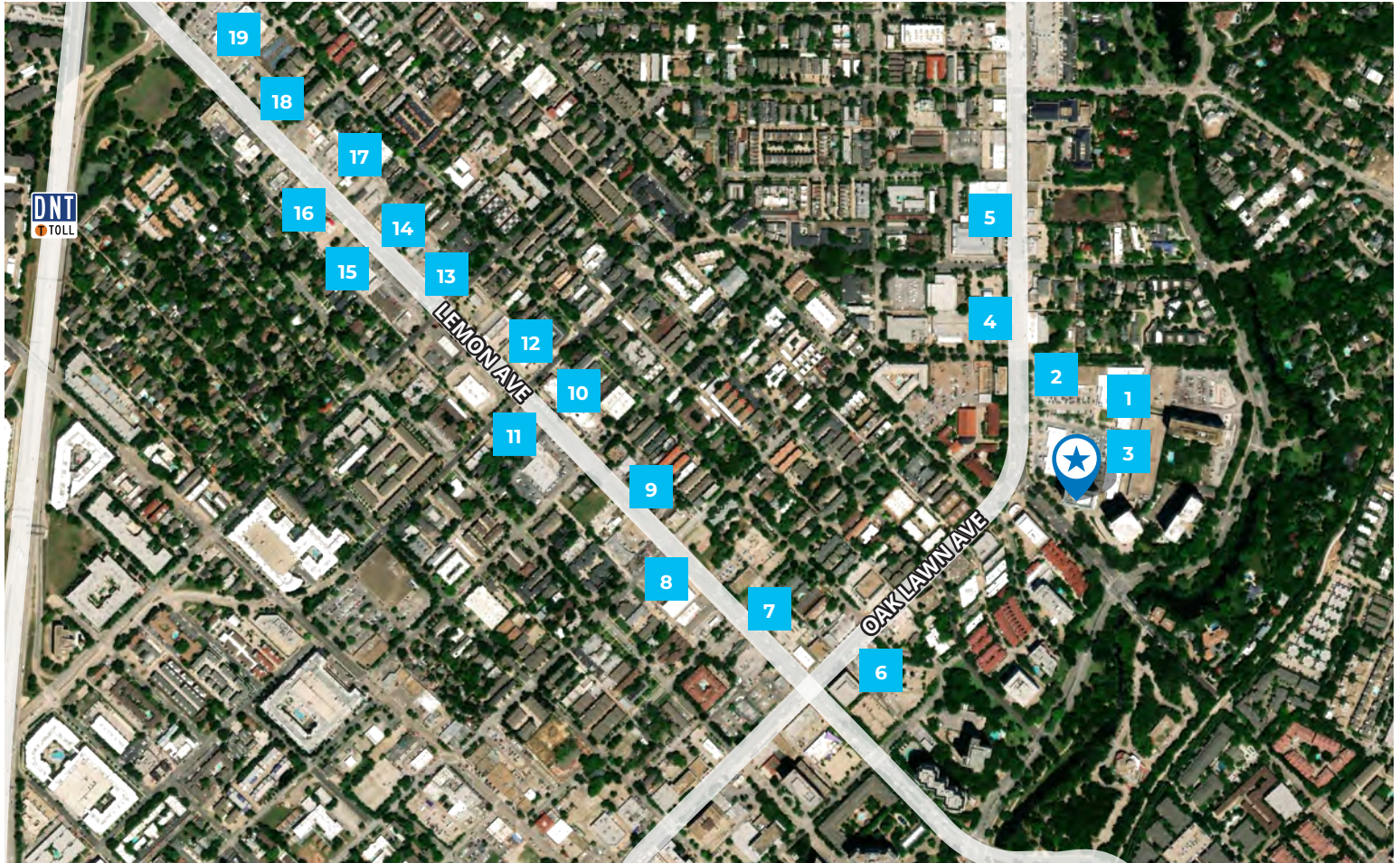


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Surrounding Amenities & Services

- | | | | |
|----------------------------|------------------------------|-----------------------------|-----------------------|
| 1 Tom Thumb | 6 Pappadeaux Seafood Kitchen | 11 Uncle Julio's | 16 Wingstop |
| 2 East Hampton Sandwich Co | 7 Panera Bread | 12 Capital One Bank | 17 7-Eleven |
| 3 Cava | 8 Taco Cabana | 13 Bob's Steak & Chop House | 18 Chase Bank |
| 4 FedEx | 9 Wendy's | 14 Mia's Tex-Mex | 19 Whole Foods Market |
| 5 Eddie V's Prime Seafood | 10 Buffalo Wild Wings | 15 Taco Bell | |

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