



SUBLEASE | EXPIRES DECEMBER 2028
4228 NCX

4228 N CENTRAL EXPY | DALLAS TX

2,444 RSF OFFICE SPACE AVAILABLE

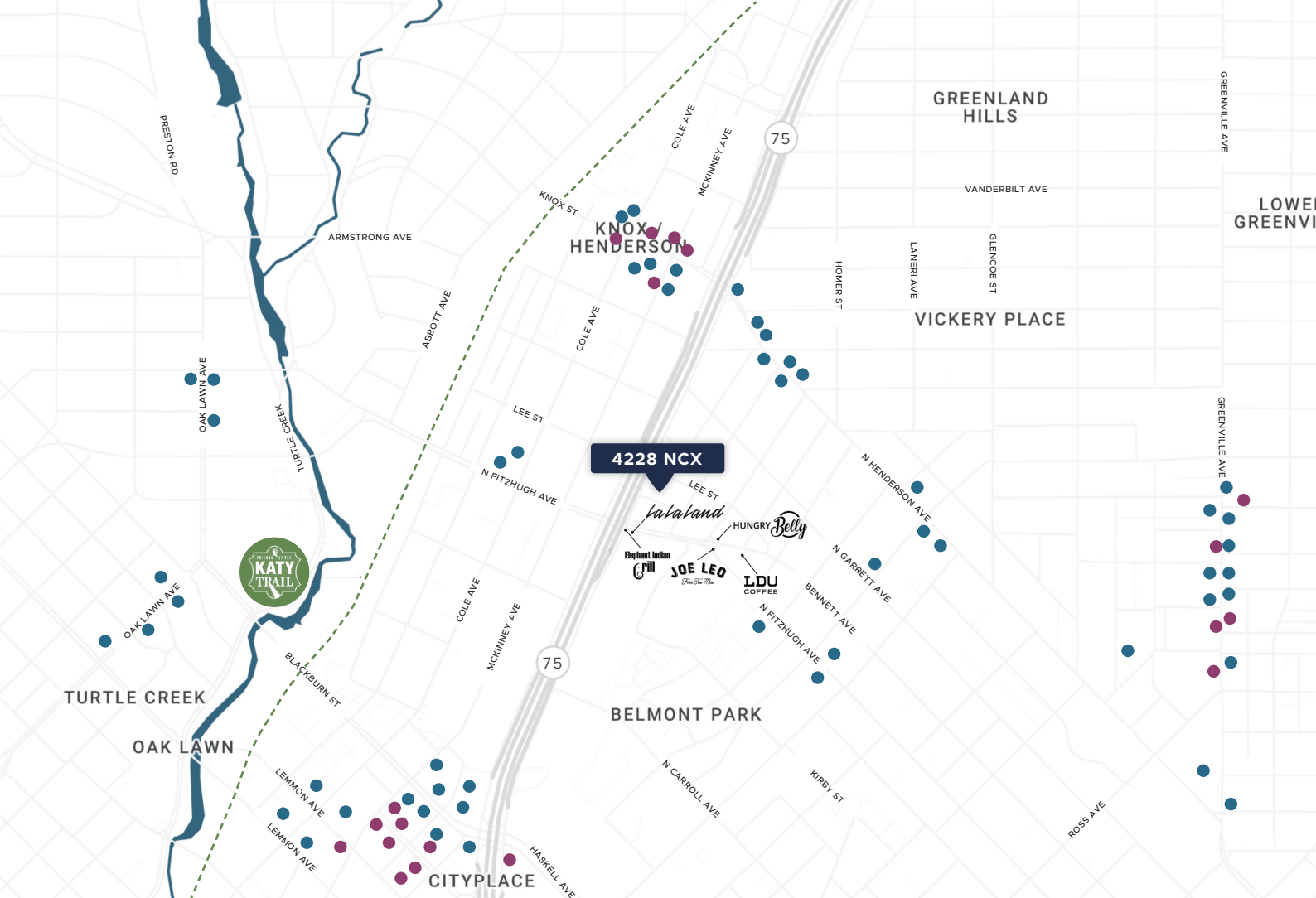
ABOUT THE SPACE

- Suite 220: 2,444 RSF
- Furnished Plug 'n' Play Space
- 10 ft Ceiling Heights
- Rate: \$25/SF + E (est. \$2.30/SF)
- 7 Parking Spaces

ABOUT THE PROPERTY

- On-site building engineer
- On-site security monitoring system
- Key card access / garage parking
- Central Expressway frontage
- Quick access from Highland Park (~2 mi.)
- Minutes from Downtown Dallas / Deep Ellum (~3 mi.)
- Near SMU (~2 mi.) / White Rock Lake (~5 mi.)
- Close proximity to Dallas Love Field (5 mi.)
- Situated by Uptown / Lower Greenville





LOCATION

DINING < 3 MILES

- Al Biernat's
- Anchor Sushi Bar
- Barsotti's
- Berkley's Market
- Beverley's Bistro & Bar
- Bird Bakery
- Bistro 31
- Bob's Steak & Chop House
- East Hampton Sandwich Co.
- Cafe Pacific
- Cafe Madrid
- Catch Steak
- CAVA
- Chelsea Corner
- Chipotle Mexican Grill
- Chocolate Secrets
- Clifton Club Bar & Lounge
- Coupes
- Doce Mesas
- Dolce Riviera
- Drip Coffee
- Eatzi's Market & Bakery
- **Elephant Indian Grill (Walkable)**
- Enoteca Italia
- Fachini
- Georgie
- Gloria's Latin Cuisine
- Greenville Pizza Company
- **Hungry Belly (Walkable)**
- HG Supply
- **Joe Leo Fine Tex-Mex (Walkable)**
- Knox Bistro
- **La La Land Kind Cafe (Walkable)**
- Las Palmas Tex-Mex
- **LDU Coffee (Walkable)**
- Lucky Dog Saloon
- The Libertine Bar
- Malibu Poke
- Mamaka
- Mar y Sol Cocina Latina
- Merit Coffee
- Mi Cocina
- Mia's Tex-Mex
- Mister Charles
- Mister O1 Extraordinary Pizza
- Neighborhood Services
- Nick & Sam's
- Origin Kitchen + Bar
- Pappadeaux Seafood Kitchen
- Pearl Sushi
- Pizzana
- RH Rooftop Restaurant
- Sachet
- Saddle's
- Shug's Bagels
- Snooze
- Starbucks
- Stoneleigh P
- Taverna
- Toulouse
- The Old MOnk
- The Honor Bar
- The Juice Bar
- The Katy Trail Ice House
- Uchi
- Uncle Julio's
- Village Baking Co.
- Zalat Pizza
- Ziziki's
- Zio Al's Pizza & Pasta

SHOPPING & BANKING < 3 MILES

- 7th Avenue
- Allen Edmonds
- Anthropologie
- Apothecary Social
- Apple
- Bank of America
- Chase Bank
- Citibank
- Crate and Barrel
- Mizzen Main
- Potter Barn
- Ralph Lauren
- RH Dallas
- Sephora
- Sprouts
- Sunglass Hut
- Target
- Trader Joe's
- Wells Fargo
- Whole Foods
- Y&I Clothing
- Yellow Rose



GRANT SUMNER

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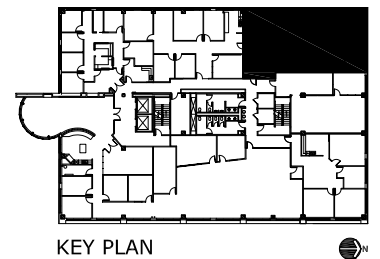
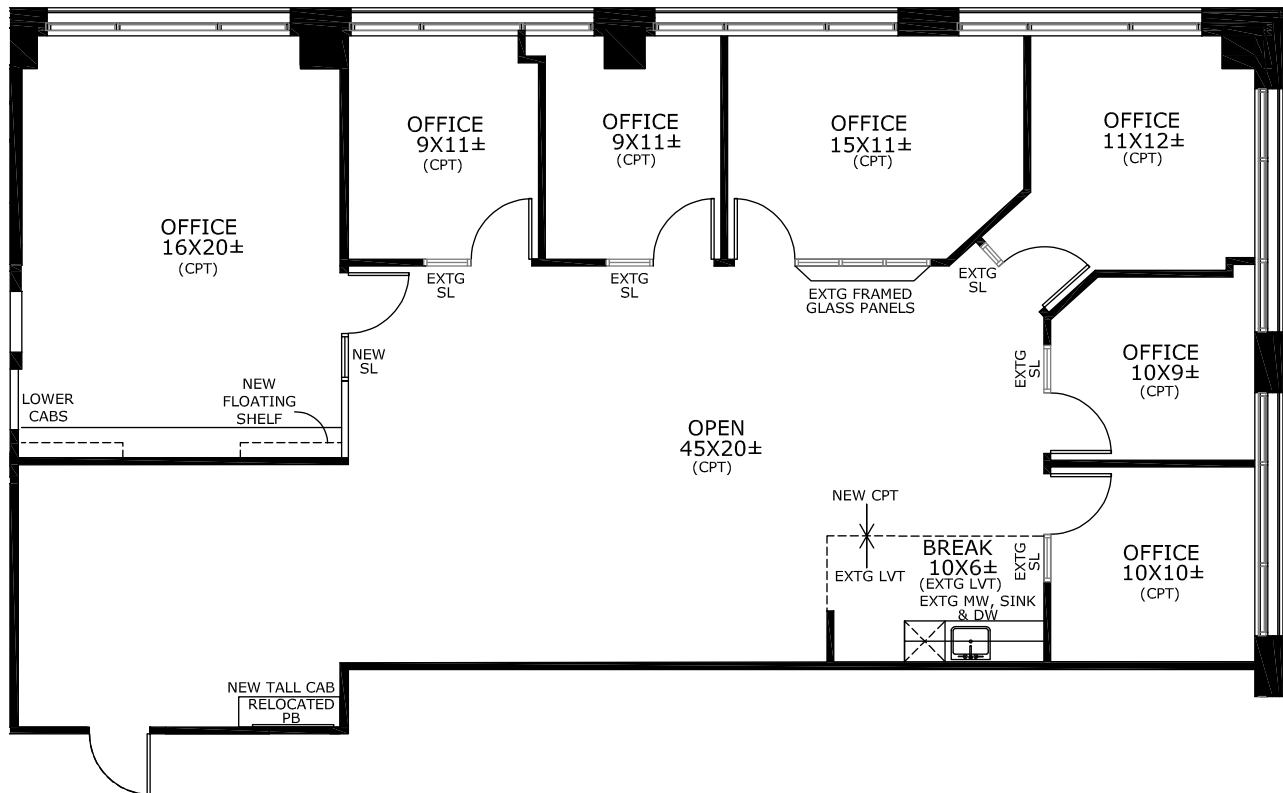
TAYLOR LYNCH

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FLOOR PLAN

SUITE 220 - 2,444 RSF



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