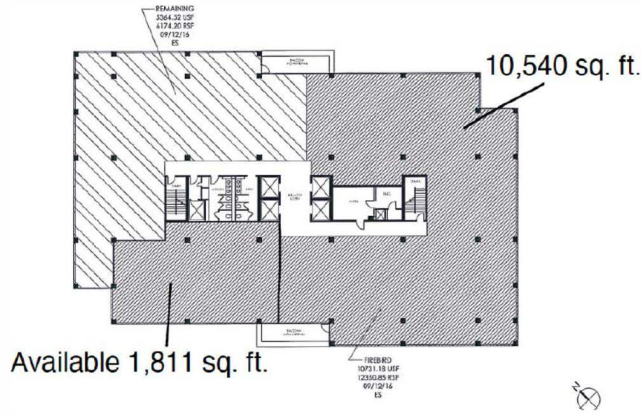




LOCAL FAVORITE
restaurants



Sublease Opportunity Advancial Tower

1845 Woodall Rodgers Fwy Suite 1100

Total Space Available: 12,351 SF

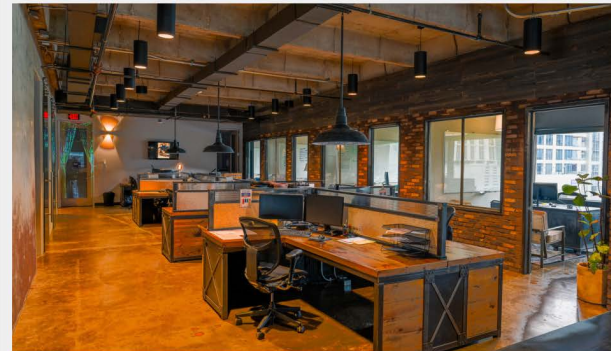
- Finished Space: 10,540 SF
- Unfinished Space: 1,811 SF
- Starting Rate: \$20 PSF + Opex + E

Key Features:

- Stunning views of Klyde Warren Park, Uptown, and Downtown
- U-shaped layout with luxury restaurant-like finishes
- 14 private offices, 1 large conference room, 3 common meeting areas
- Fully equipped kitchen with premium appliances
- Potential for expansion into neighboring spaces
- 12' exposed ceilings
- Advanced security system
- Reception area with a full bar
- Restoration Hardware-inspired design

Building Amenities:

- Class A office space
- 2022 Gensler-designed lobby and 2024 fitness center
- Walking distance to top restaurants, with Hola Cafe in the lobby
- Concierge service, conferencing facilities, and on-site banking
- 24-hour controlled access
- Monument signage available



Sophisticated, functional, and inspiring.

Contact us today to learn more!

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