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34,434 SF SUBLEASE



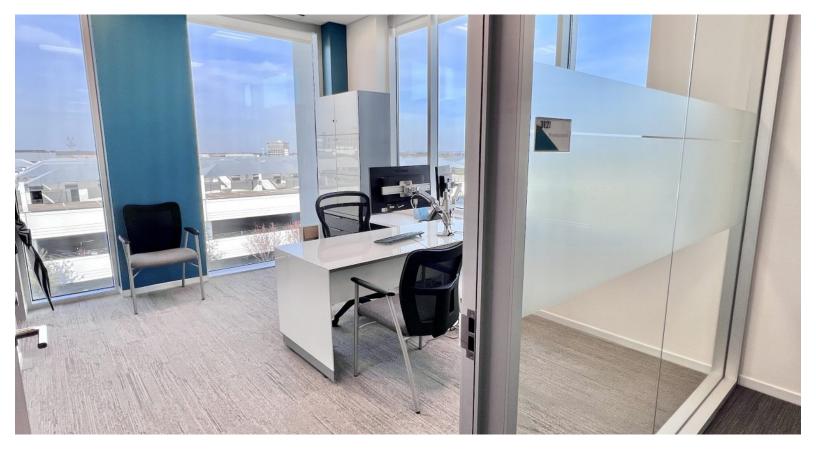


ABOUT

- \$19.99/NNN
- Sublease term through March 31, 2032
- 3rd Floor 34,434 SF
- Fully furnished Plug and Play
- 5.0/1,000 Surface & Structured Parking
- Building Amenities Include:
 - ◊ Tenant Cafe/Lounge
 - ◊ Large Training Room
 - Outdoor Seating Area







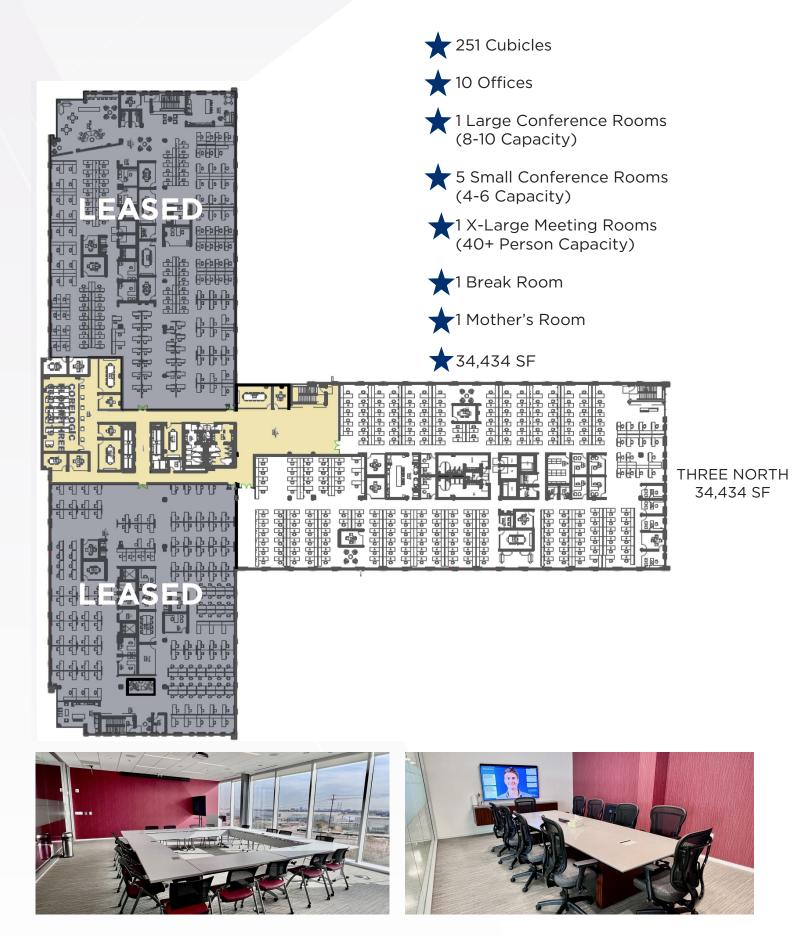






- Walkable to Restaurants & Retail within the Cypress Waters neighborhood
- Shuttle Access throughout the Business Park
- Regularly Scheduled Tenant Events
- Access to CoreLogic's Full Facilities Team

3RD FLOOR - NORTH WING



CYPRESS WATERS



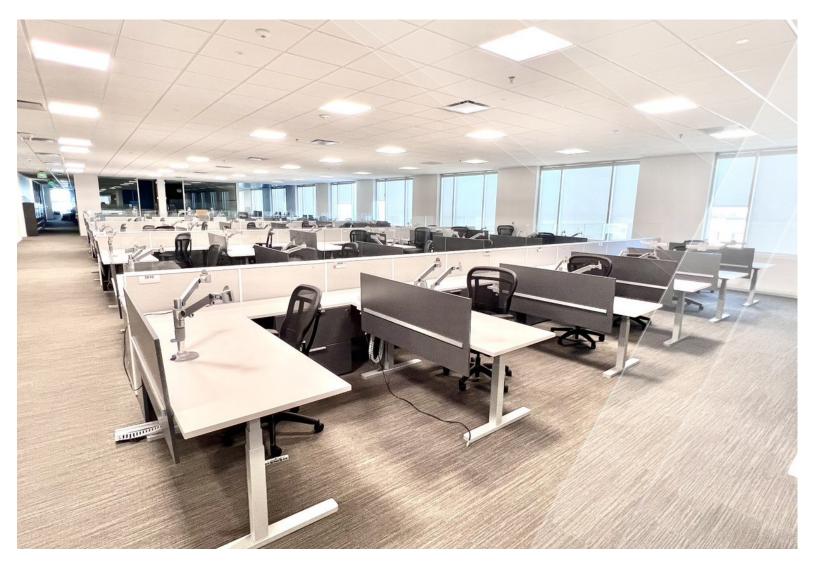
1,000-Acre master-planned mixed-use community offering a premier address with commercial office, retail, multi-family, and three schools featuring extensive natural landscaping, lakeside restaurants, predestrian trails, and regularly scheduled events.

COMMUNITY AMENITIES

Free Lunch Shuttle 16 On-site Restaurants Concerts at "The Sound" Pavillion Fitness Centers Lobby Food Delivery Hike & Bike Trails Putting Green (9-Holes) Dry Cleaning On-Site Health Clinic EV Car Chargers WiFi in outdoor spaces Future DART light rail (to DFW)

ON-SITE RESTAURANTS

Ascension Flying Saucer Landon Winery Rodeo Goat Eno's Pizza Tavern Siena Cafe Fast & Furious Grill Flying Fish Newk's Eatery Politano's Pizza & Pasta Biryanis & More







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