



3001 CYPRESS WATERS
HACKBERRY
IRVING, TX

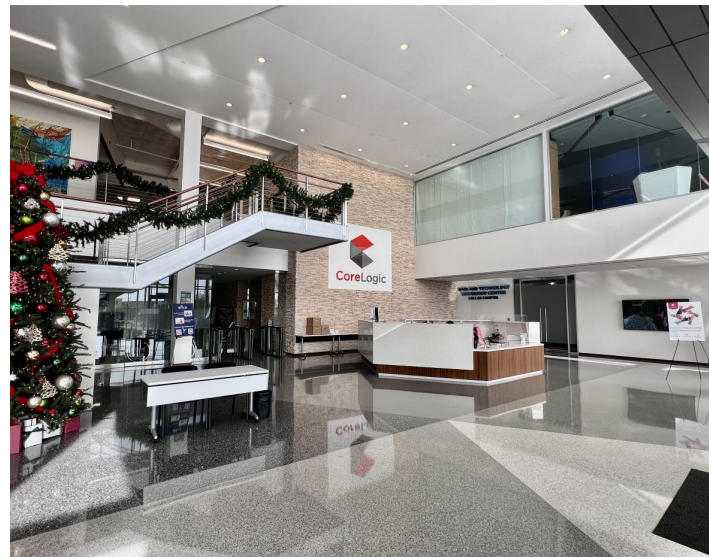
**34,434 SF
SUBLEASE**

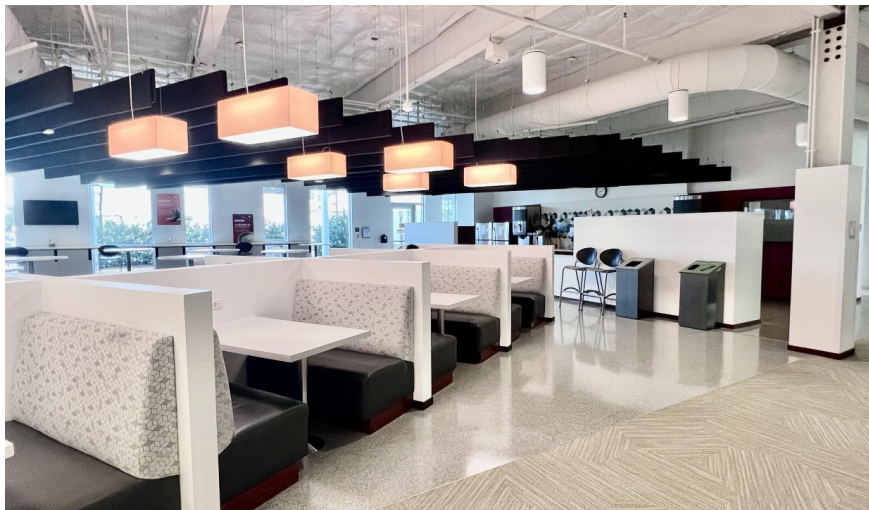




ABOUT

- \$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



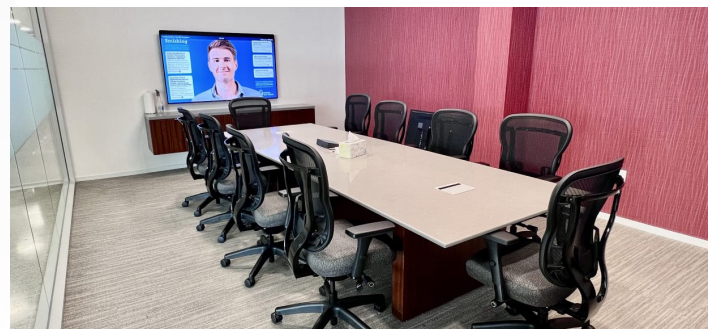
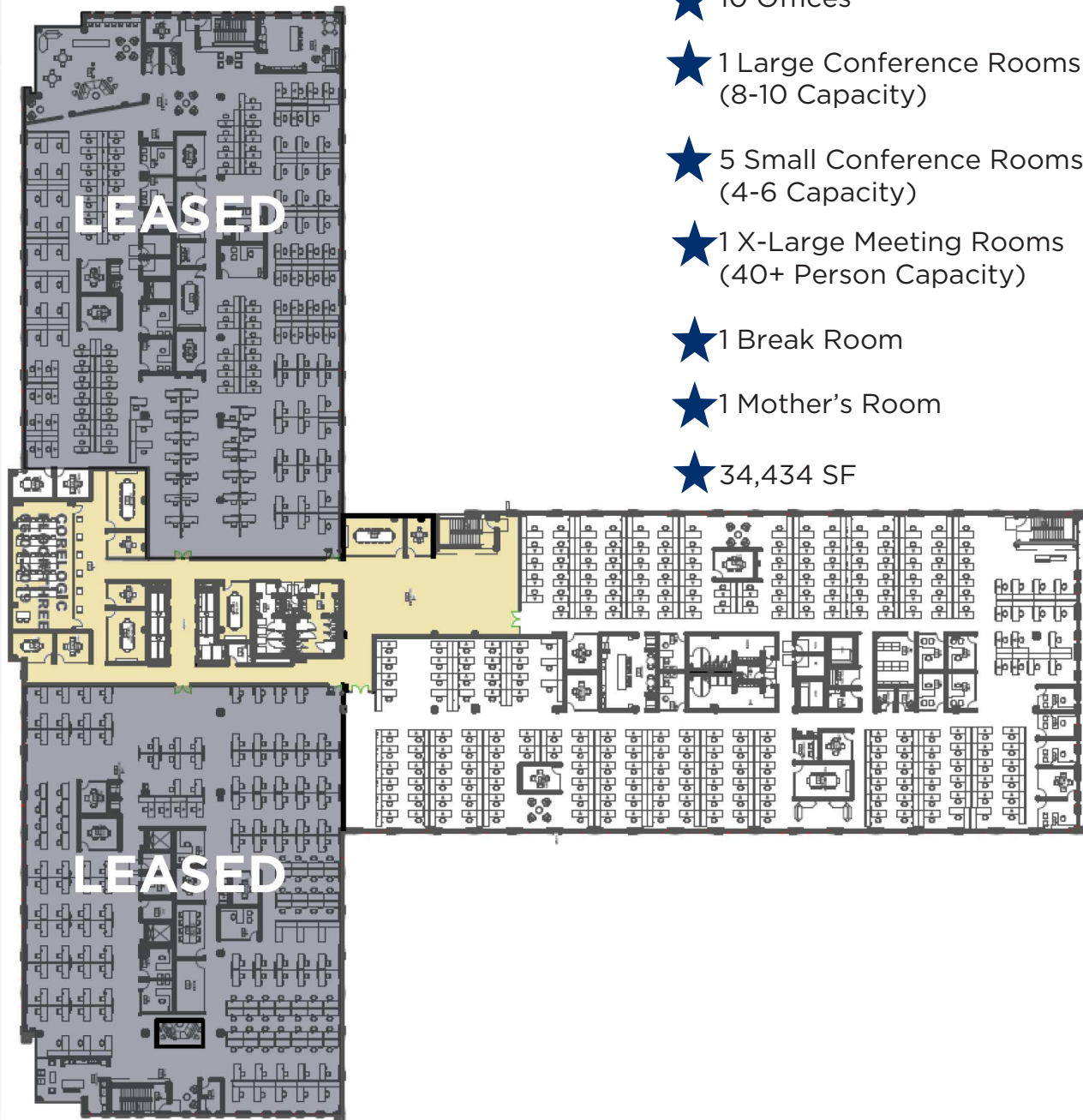


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VIDEO

- 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

- ★ 251 Cubicles
- ★ 10 Offices
- ★ 1 Large Conference Rooms (8-10 Capacity)
- ★ 5 Small Conference Rooms (4-6 Capacity)
- ★ 1 X-Large Meeting Rooms (40+ Person Capacity)
- ★ 1 Break Room
- ★ 1 Mother's Room
- ★ 34,434 SF



CYPRESS WATERS



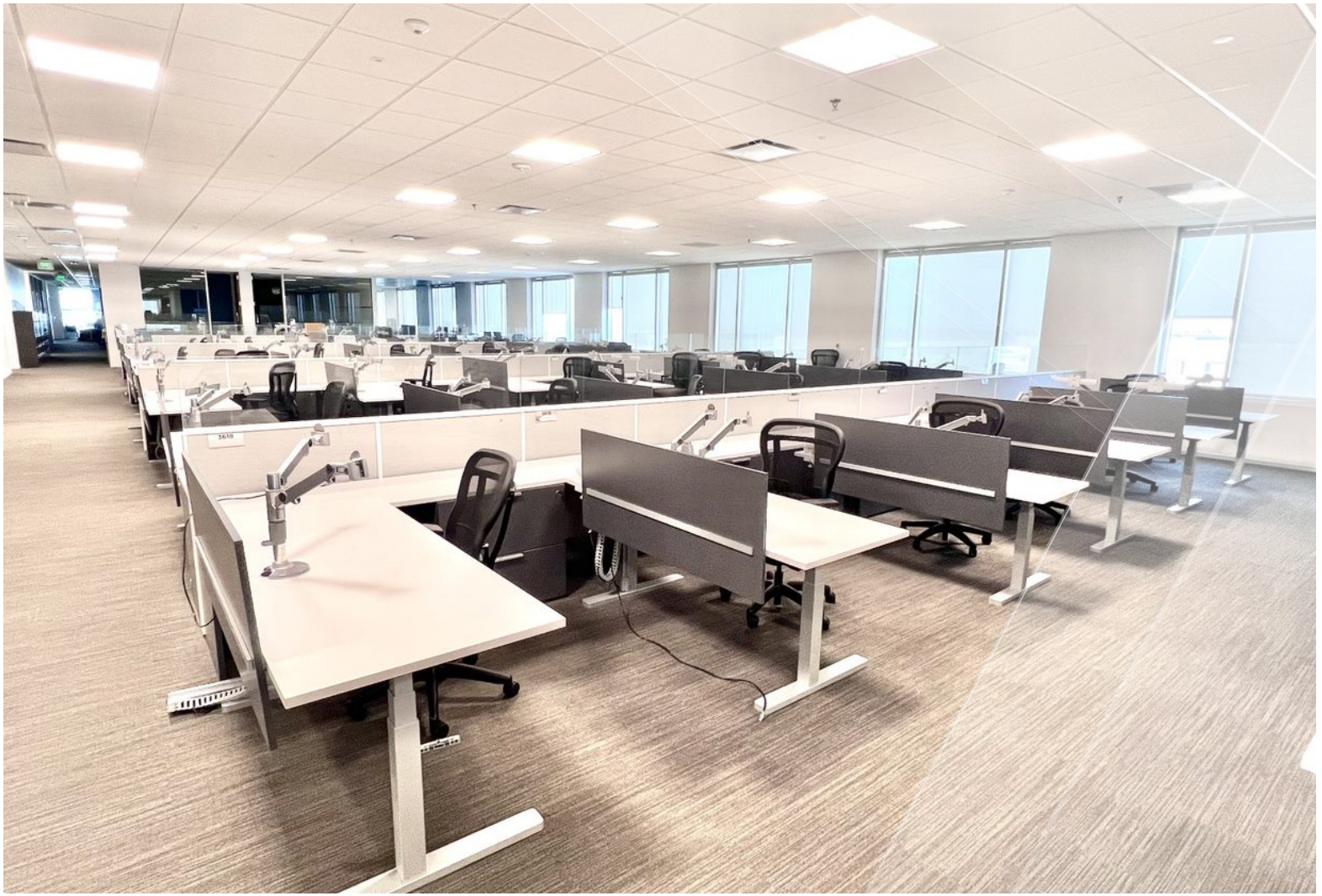
1,000-Acre master-planned mixed-use community offering a premier address with commercial office, retail, multi-family, and three schools featuring extensive natural landscaping, lakeside restaurants, pedestrian trails, and regularly scheduled events.

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
- Biryani’s & More
- Gypsy Lime Taco Lounge



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