



33,594 RSF  
AVAILABLE FOR SUBLEASE

# PEGASUS PARK

3000 PEGASUS PARK DRIVE | SUITE 1430  
DALLAS, TX 75247







## SUBLEASE HIGHLIGHTS

- Approximately 33,594 RSF – the entire 14th floor  
15,173 RSF is built out and the other 18,421 RSF is in shell condition
- Sublease term through May 31st, 2029
- Asking \$24 NNN + E (Built Space) and \$18 NNN + E (Shell Space)
- NNN's are \$7.73 and E is \$1.22
- 48 workstations, 8 private offices, multiple meeting rooms, break room and huddle rooms
- High end finish out and high end sit/stand furniture
- Floor to ceiling windows allow abundant natural light and fantastic downtown/Trinity River views
- Completed in 2021 and in like new condition



***CLICK FOR VIDEO***



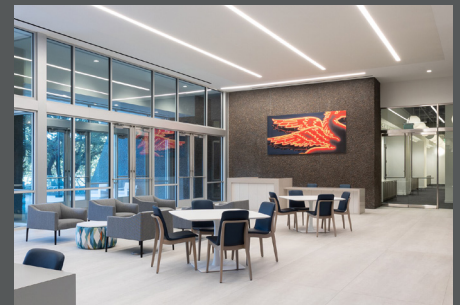
# PROPERTY PHOTOS



Conference Room



Outdoor Tenant Lounge



Tenant Lounge





# BUILDING AMENITIES



Direct access to I-35 and minutes from the Design District, Love Field and Medical District



24/7 manned security



Onsite cafeteria with catering and grab and go options. Microbrewery is located right next door



Adjacent to One Acre City Park



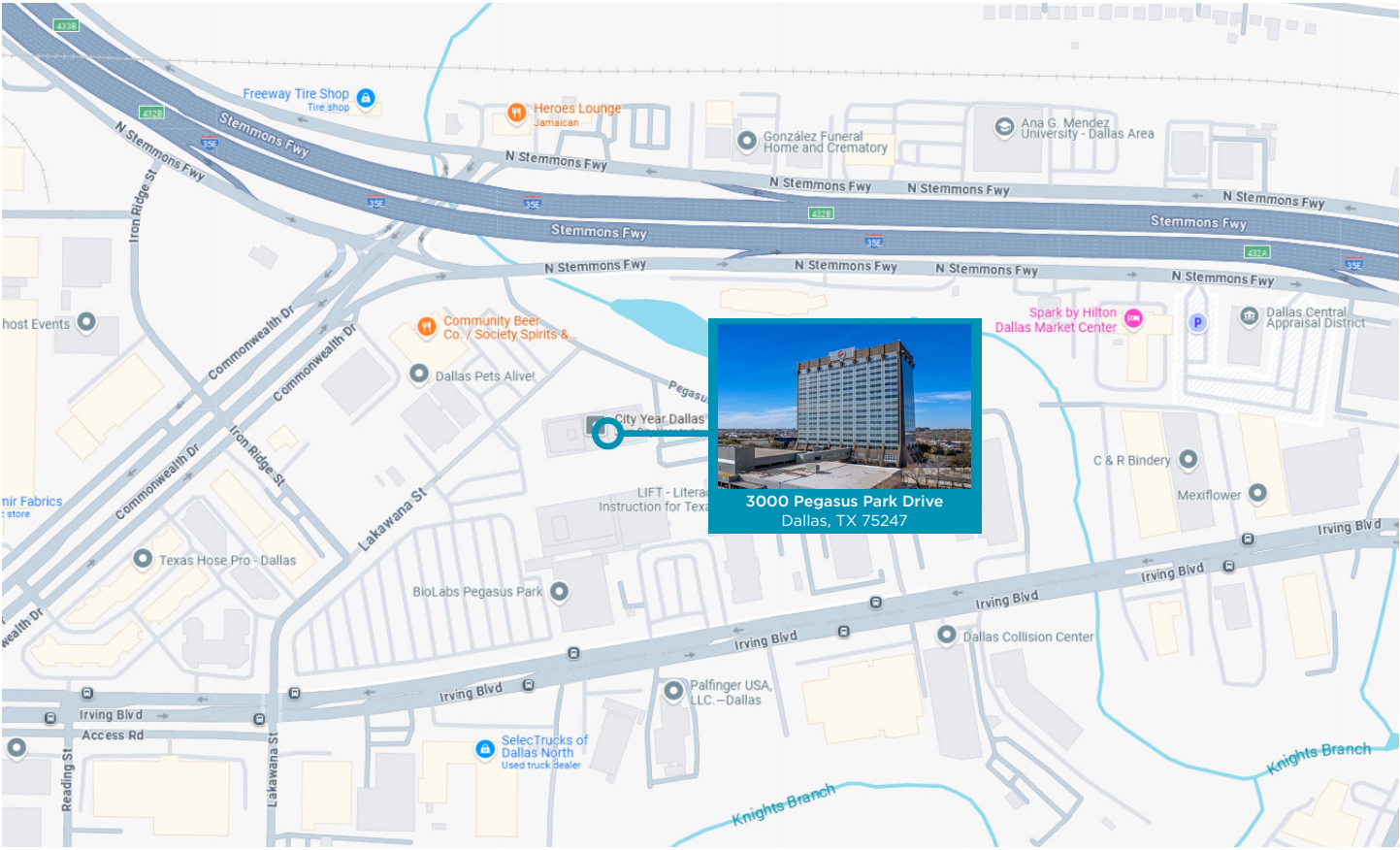
Onsite conference room, fitness center and tenant lounge



Expansive outdoor patio and meeting space

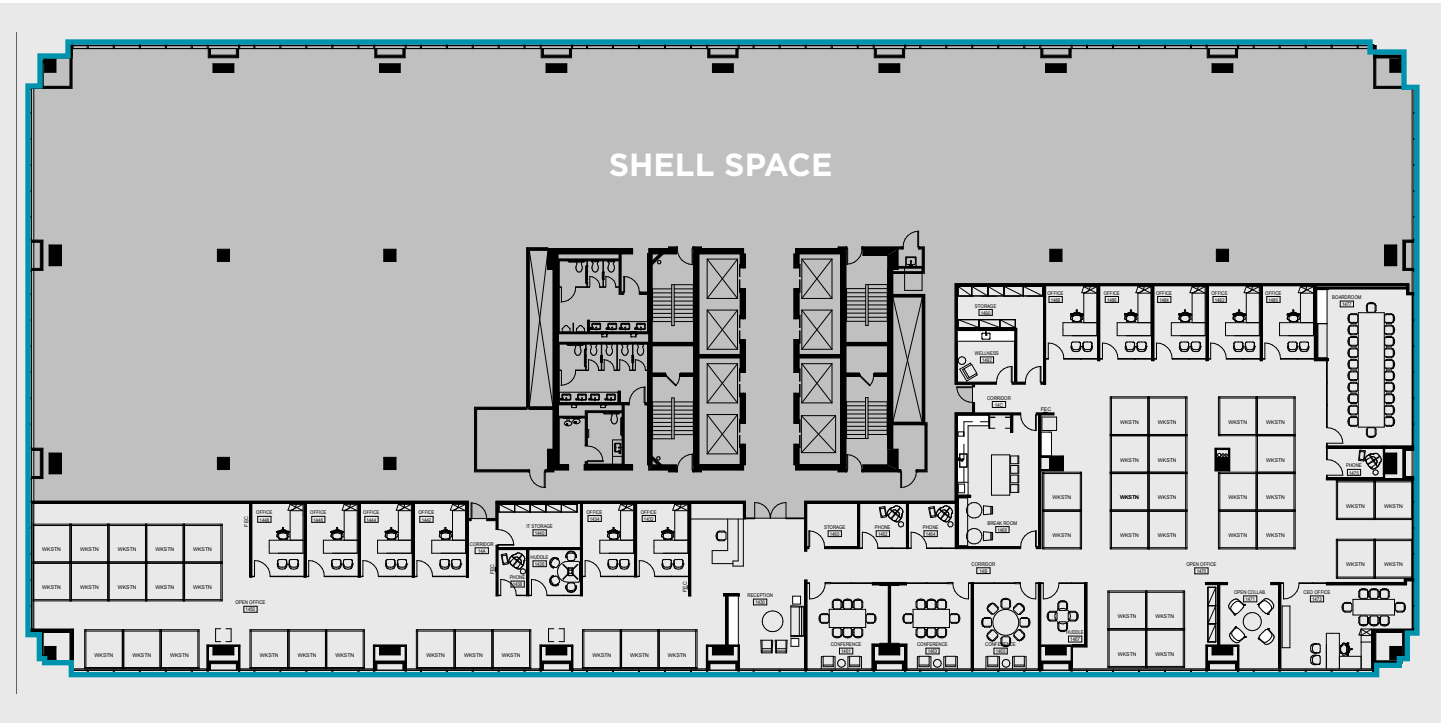


# LOCATION



# FLOOR PLAN

## SUITE 1430 | 33,594 RSF







For more information,  
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