

FOR SUBLEASE LAS COLINAS CONNECTION

6021 Connection Drive | Irving, Texas



CLASS A SUBLEASE

Suite 101 - 2,000 RSF | Suite 201 - 8,450 RSF | Suite 202 - 8,200 RSF | Suite 203 - 1,900 RSF

Property Highlights

\$22.00/RSF + NNN + Elec

June 30, 2026 Sublease Expiration

Available Immediately

Fully furnished Modern Layout, Plug-and-Play

Premises comes fully cabled with technology and equipment available

3.6/1,000 SF Garage Parking Available

Amenity Rich Building including: Tenant Fitness Center, Building Cafe, On-site Property Management and Engineers.

Immediate access to Highway 114 and Highway 161 George Bush Freeway



CONTACT

TRAVIS BOOTHE
Executive Director

+1 972 663 9843

travis.booth@cushwake.com

MATT HEIDELBAUGH
Executive Managing Director

+1 972 663 9616

matt.heidelbaugh@cushwake.com

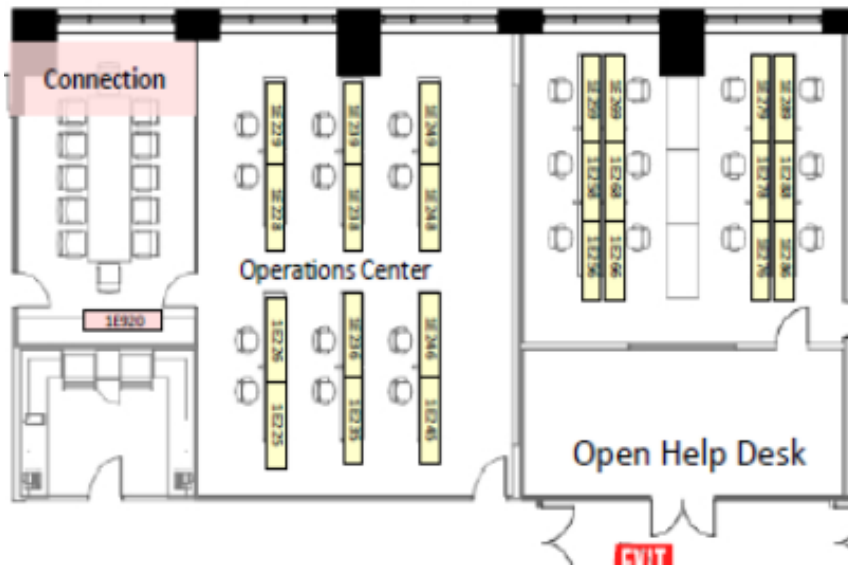
©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

FOR SUBLEASE LAS COLINAS CONNECTION

6021 Connection Drive | Irving, Texas



SUITE 101 - 2,000 SF



- Conference Room and Training Room
- Network Operations Center

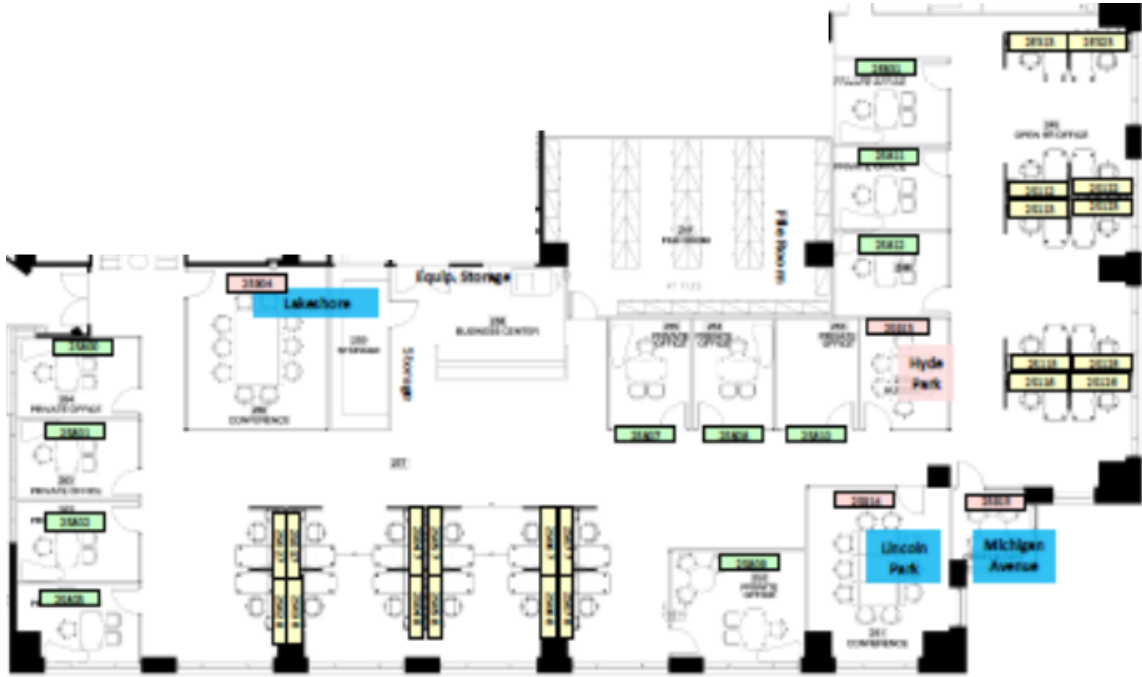


FOR SUBLEASE LAS COLINAS CONNECTION

6021 Connection Drive | Irving, Texas



SUITE 201 - 8,450 RSF



- Elevator Exposure
- 2 Conference rooms
- 11 Offices
- 22 Workstations
- File Room

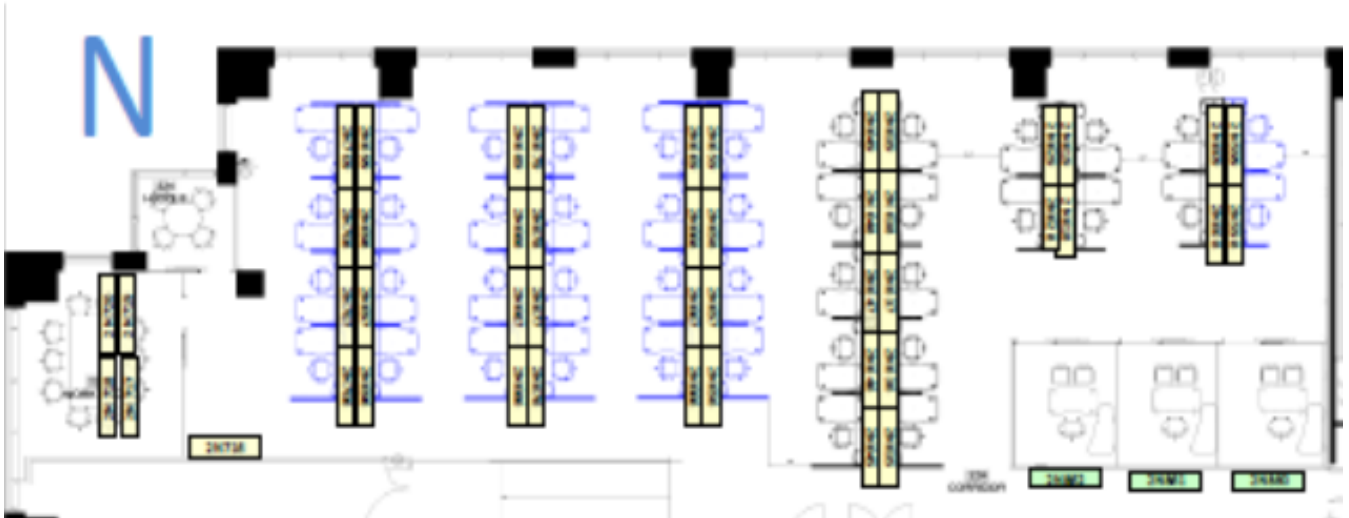


FOR SUBLEASE LAS COLINAS CONNECTION

6021 Connection Drive | Irving, Texas



SUITE 202 - 8,200 RSF



- 3 Offices
- Conference Room
- Huddle Room
- 42 Workstations

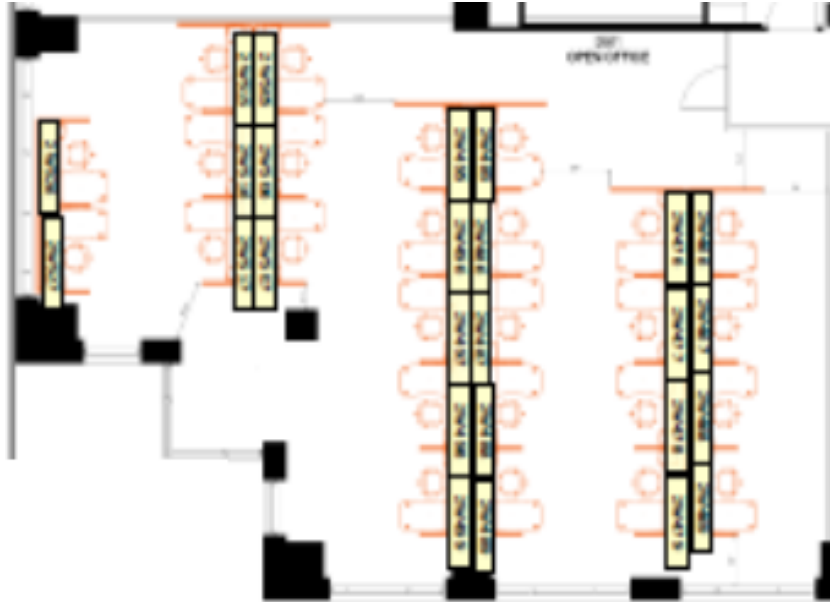


FOR SUBLEASE
LAS COLINAS CONNECTION

6021 Connection Drive | Irving, Texas



SUITE 203 - 1,900 RSF



- 26 Workstations

