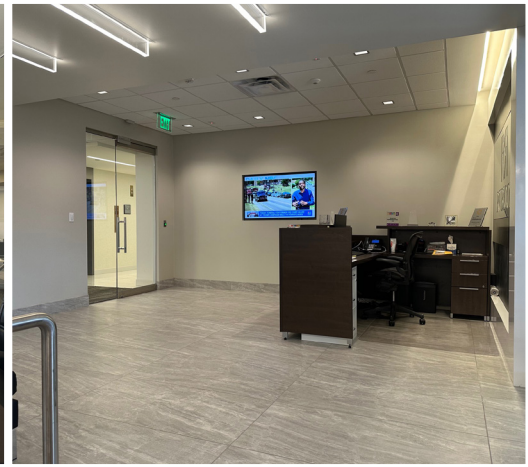


PRESTON CENTER SUBLEASE

8111 Preston Rd, Suite 225, Dallas, TX 75225

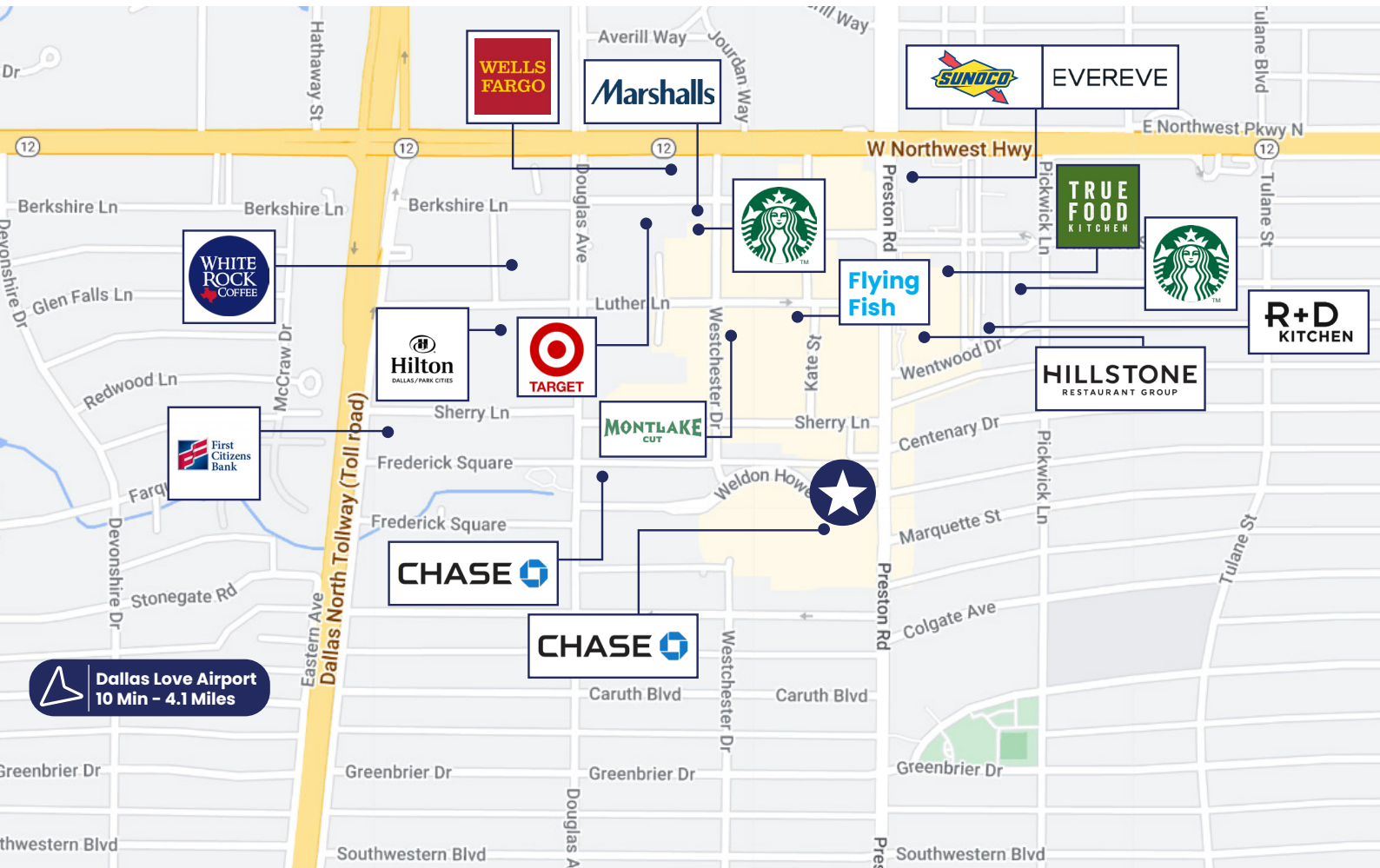


Property Highlights

- Sublease Available: 4,348 SF
- Garage Parking: 4.5/1,000 SF
- Term expires 12/31/2027
- Base Rent: \$16.50 NNN
- Electricity: \$1.40/SF
- Divisible to 1,500 SF
- FF&E: Negotiable
- Directly off Lobby Elevator

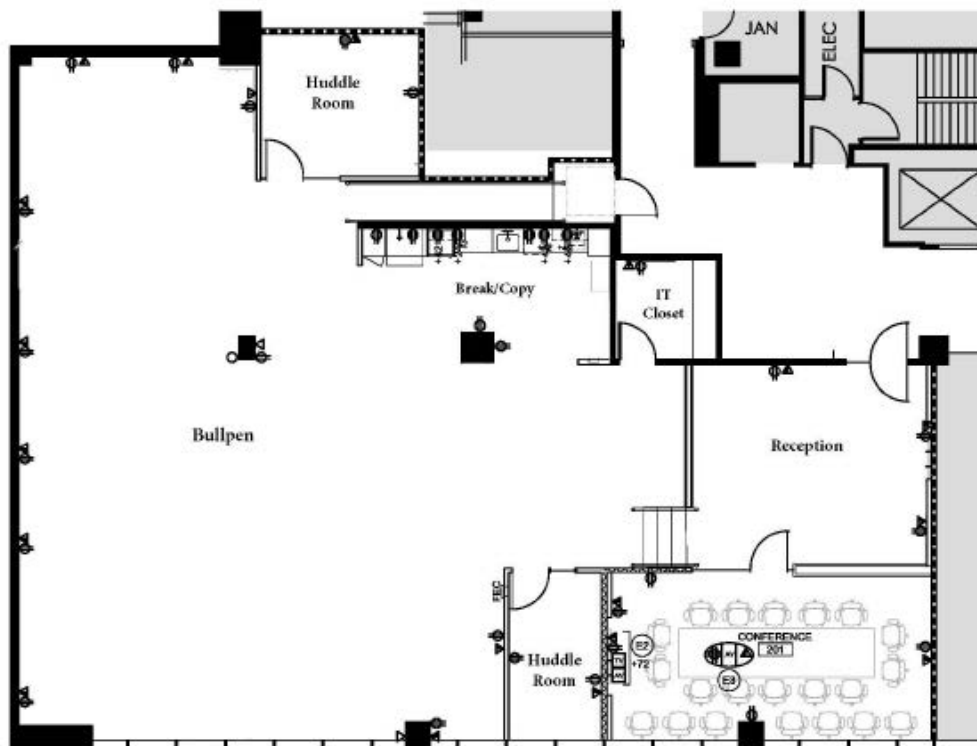
FOR ADDITIONAL INFORMATION:

Sharon Cramer | 214.564.5208
scramer@rubiconrep.com

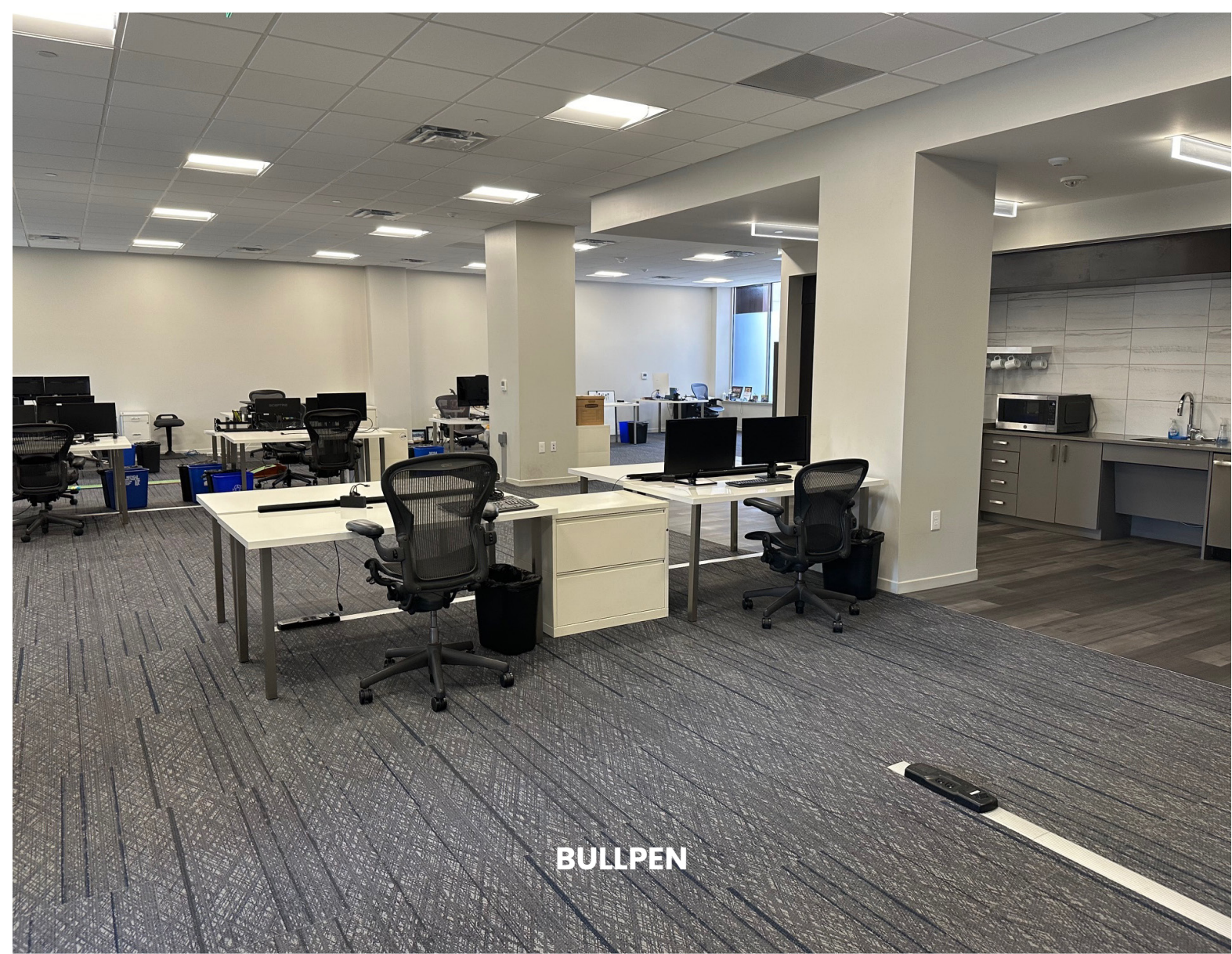


BUILDING AMENITIES

- New Fitness Facility with Men's & Women's Locker Rooms
- On-Site Deli
- On-Site Banking
- On-Site Putting Green
- Outdoor Patio



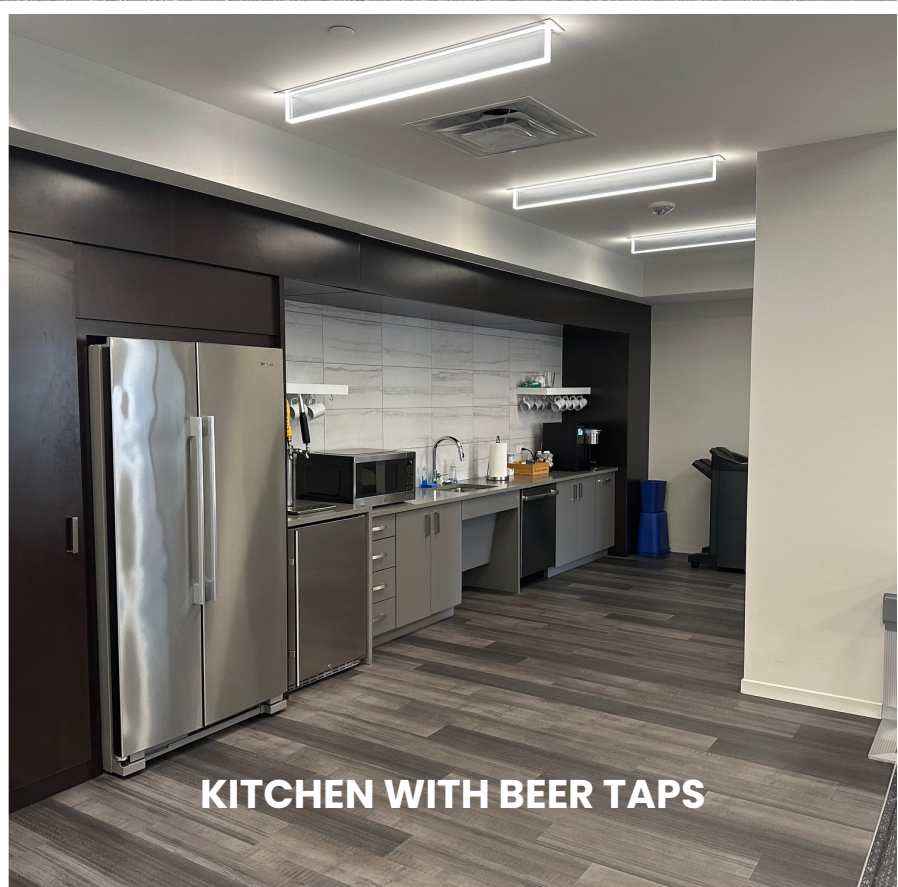
FOR SUBLEASE | 4,348 SF OFFICE | 8111 PRESTON ROAD, SUITE 225



BULLPEN



HUDDLE ROOM



KITCHEN WITH BEER TAPS