

FOR SUBLEASE

LAS COLINAS CONNECTION

6031 Connection Drive | Irving, Texas



7th AND 8th FLOORS - UP TO 54,920 RSF (DIVISIBLE TO +/- 12,000 SF)

Property Highlights

- 7th floor: \$12.00/SF NNN
- 8th Floor: \$17.50/SF NNN
- Estimated NNN: \$10.99 SF
- Estimated Electricity: \$1.20 SF
- June 30, 2029 Sublease Expiration
- Available Immediately
- 5.00 per 1,000 Structured and Surface Parking
- Full floor(s) preferred, but will consider demising
- 8th floor: Plug & Play (fully cabled with technology and equipment available)
- 7th floor: Second-Generation
- Ownership shuttle for area eateries during lunchtime (M-F: 11:00 AM to 2:00 PM)

Building Features

Las Colinas Connection is a three building complex located at the hard corner of Hwy-114 and the George Bush Turnpike. The project was completed in 2000 and boasts large and efficient floorplates for corporate users. The location is centrally located with quick access to Hwy-114, President George Bush Turnpike, LBJ Freeway (I-635) and 5-minutes from DFW airport. Building Highlights include:

- Recently Expanded Parking Structure
- Upgraded Lobby Finishes and Amenities
- Balcony Access (8th Floor)
- Separate Freight Elevator
- New Fitness Center
- New Tenant Lounge, Wifi and Grab and Go
- New Building Conference Center (Seats 75-100)
- On-Site Property Management
- Piedmont Ownership



[Click Here for
Virtual Video Tour](#)

Contact

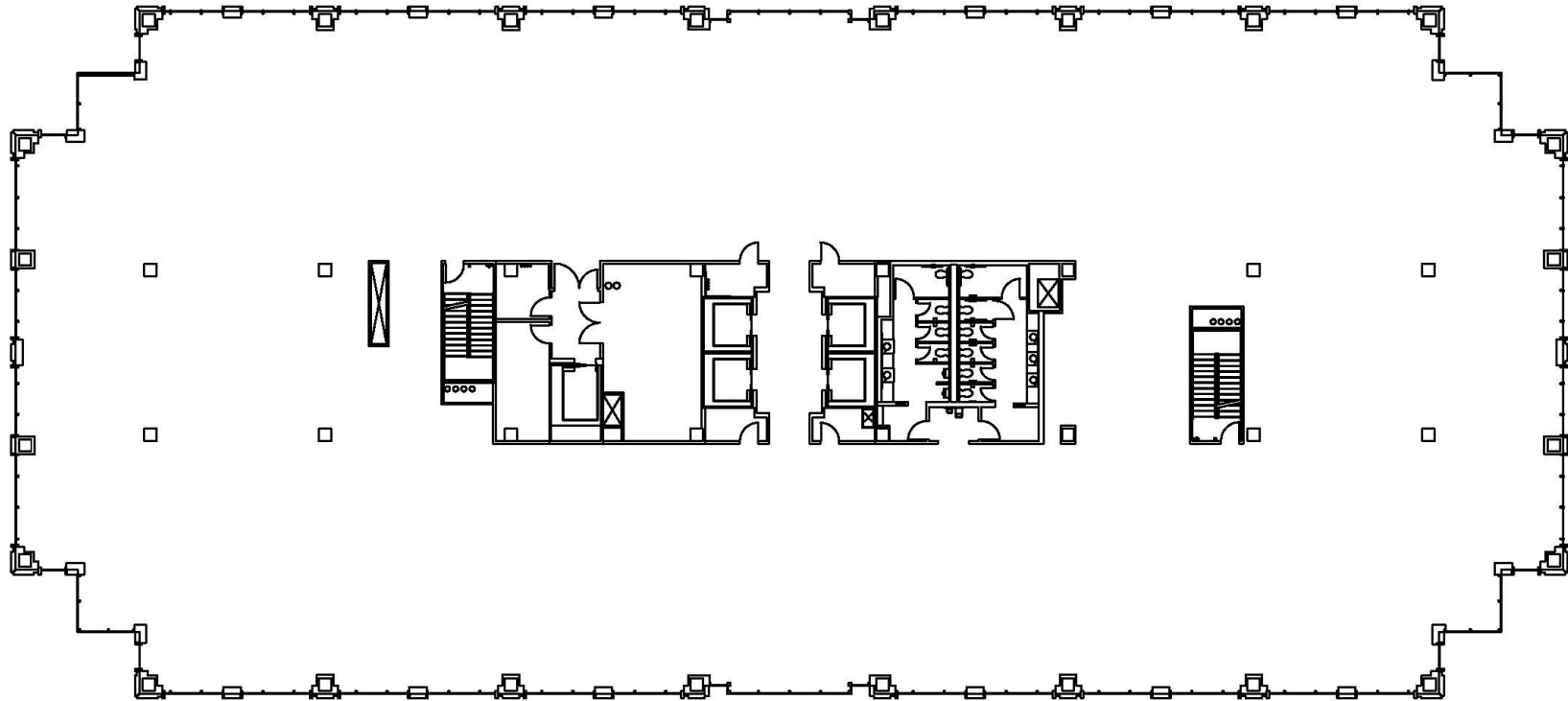
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CHARLIE BECK
Director
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EXISTING AS-BUILT - 7TH FLOOR

7th Floor

27,770 RSF (Existing Configuration)



Site Configuration:

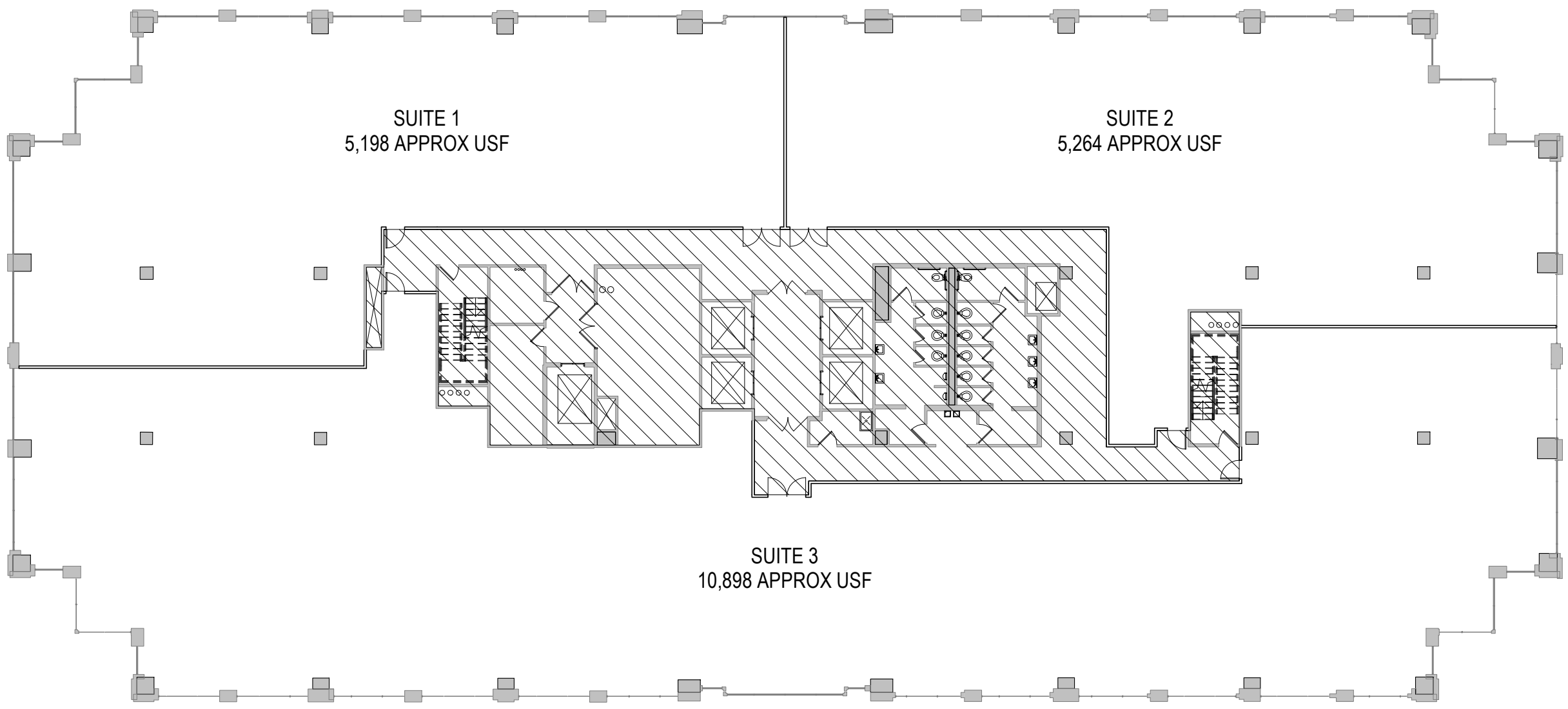
- Brand New Paint
- Open Ceiling
- New Restrooms

Contact

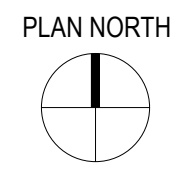
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HYPOTHETICAL SCHEMATIC - 7TH FLOOR MULTI TENANT



SYMBOLS LEGEND	
	NOT IN CONTRACT (NIC)
	EXISTING PARTITION
	EXISTING DEMISING PARTITION
	NEW PARTITION
	EXISTING DOOR
	NEW DOOR



GARTNER GROUP
 LAS COLINAS CONNECTION
 6031 CONNECTION DRIVE - 7TH FLOOR - MULTI TENANT
 IRVING, TX 75039
 TOTAL SQUARE FEET: 21,360 APPROX. USF
 CONCEPTUAL TEST FIT

JOB #:
23-0296

DEMISING PLAN

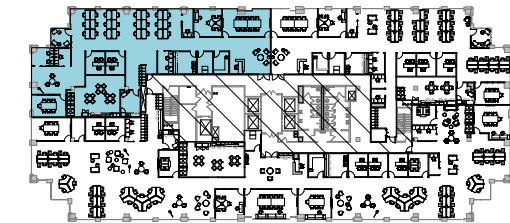
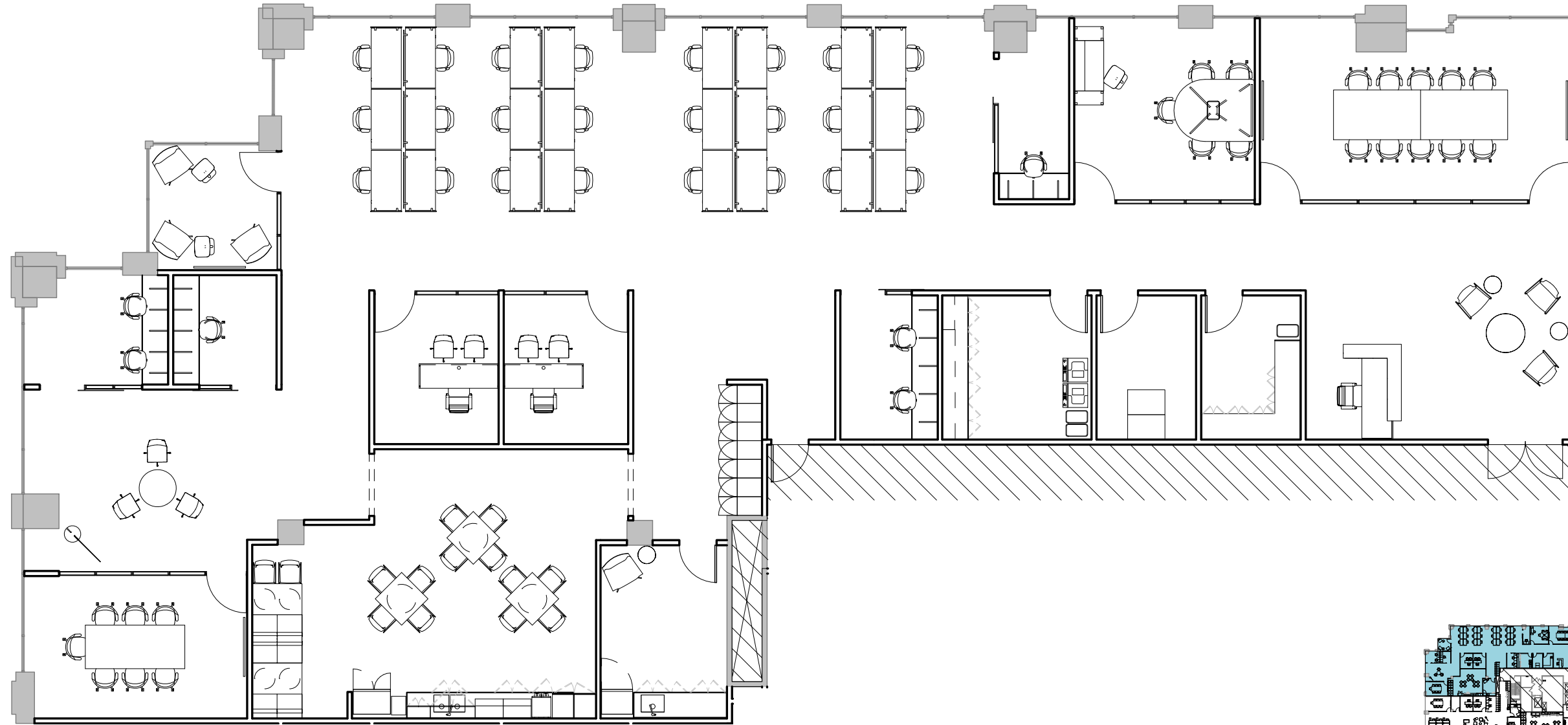
DRAWN BY:
JW

DATE:
11/10/2023

SCALE:
NOT TO SCALE

SHEET #:
2 of 5

HYPOTHETICAL SCHEMATIC - 7TH FLOOR SUITE 1



KEY PLAN

Work Point Seat Counts	
Name	Count

Work	
Office	2
Work	2
Work: Open	
Open Office	24
Reception	1
Work: Open	25

Collaboration Seat Counts	
Name	Count

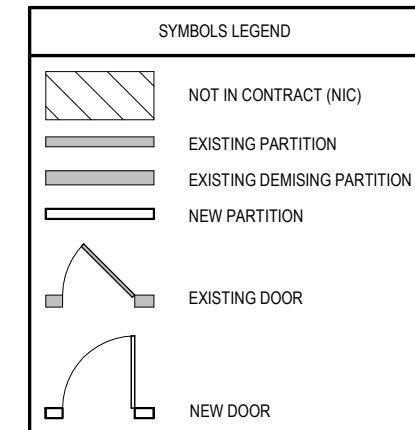
Collaboration	
Conference	17
Focus	6
Huddle	9
Collaboration	32
Collaboration: Open	
Open Collaboration	3
Collaboration: Open	3

Room Schedule - Suite 1	
Name	Count

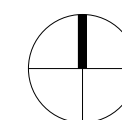
Amenities	
Break Room	1
Amenities	1
Collaboration	
Conference	2
Focus	4
Huddle	2
Collaboration	8

Room Schedule - Suite 1	
Name	Count

Collaboration: Open	
Open Collaboration	1
Collaboration: Open	1
Support	
Copy Print Room	1
IDF Room	1
Mail Room	1
Nurture Room	1
Support	4



PLAN NORTH



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**FLOOR PLAN AND
 LEGEND - SUITE 1**

DRAWN BY:
JW

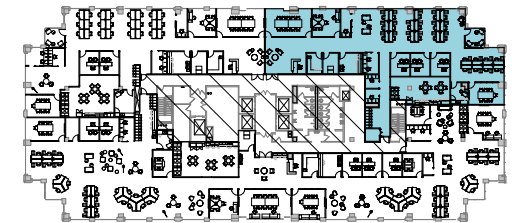
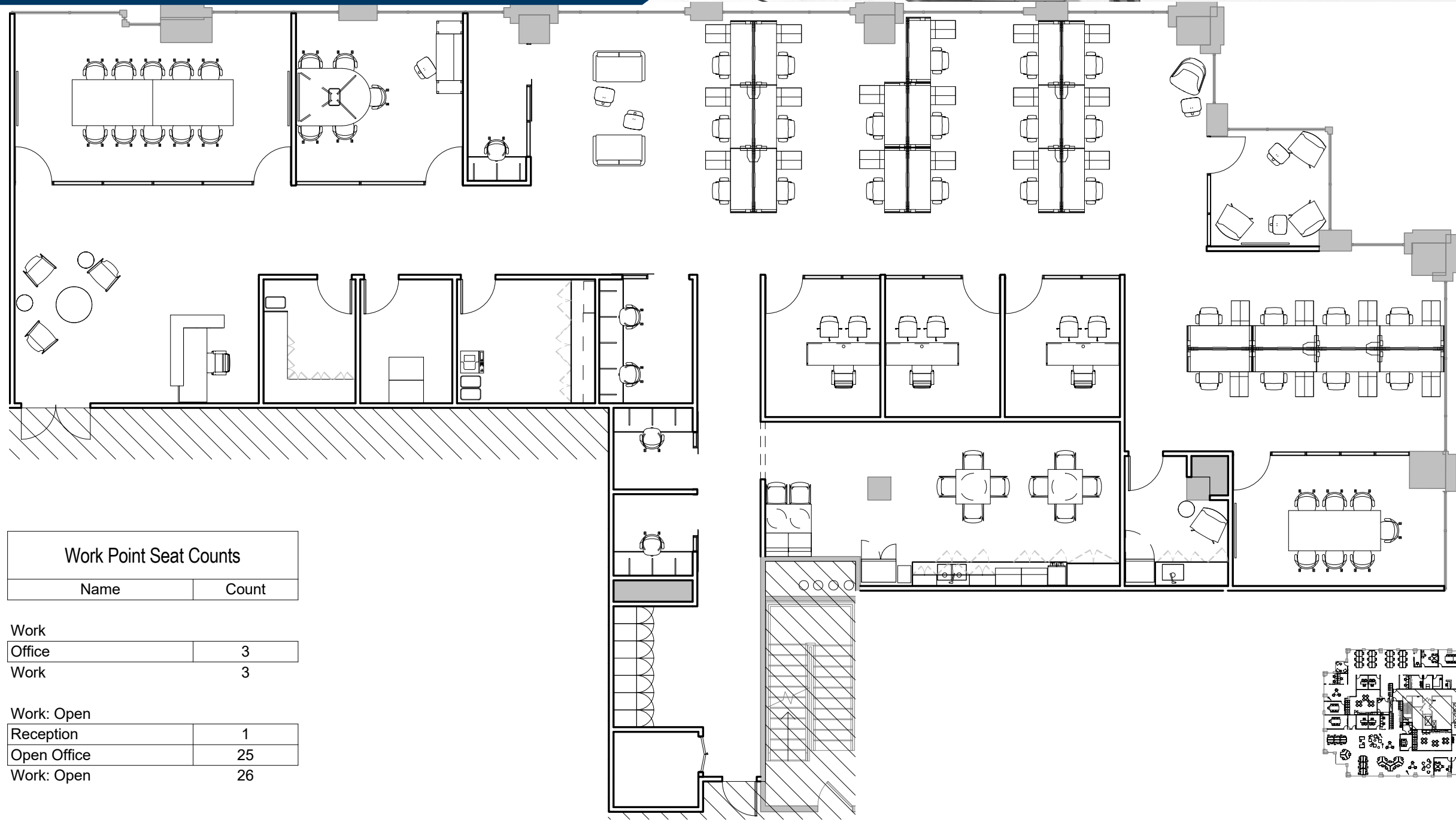
DATE:
11/10/2023

SCALE:
NOT TO SCALE

SHEET #:

3 of 5

HYPOTHETICAL SCHEMATIC - 7TH FLOOR SUITE 2



KEY PLAN

Work Point Seat Counts	
Name	Count

Work	
Office	3
Work	3
Work: Open	
Reception	1
Open Office	25
Work: Open	26

Collaboration Seat Counts	
Name	Count

Collaboration	
Conference	17
Focus	5
Huddle	9
Collaboration	31
Collaboration: Open	
Open Collaboration	2
Collaboration: Open	2

Room Schedule - Suite 2	
Name	Count

Amenities	
Break Room	1
Amenities	1
Collaboration	
Conference	2
Focus	4
Huddle	2
Collaboration	8

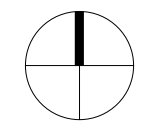
Room Schedule - Suite 2	
Name	Count

Collaboration: Open	
Open Collaboration	1
Collaboration: Open	1
Support	
Copy Print Room	1
IDF Room	1
Mail Room	1
Nurture Room	1
Storage	1

SYMBOLS LEGEND

- NOT IN CONTRACT (NIC)
- EXISTING PARTITION
- EXISTING DEMISING PARTITION
- NEW PARTITION
- EXISTING DOOR
- NEW DOOR

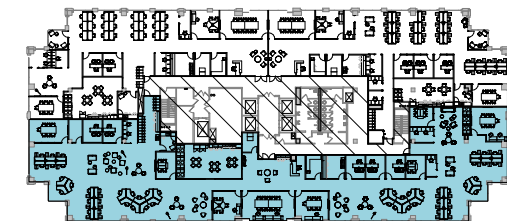
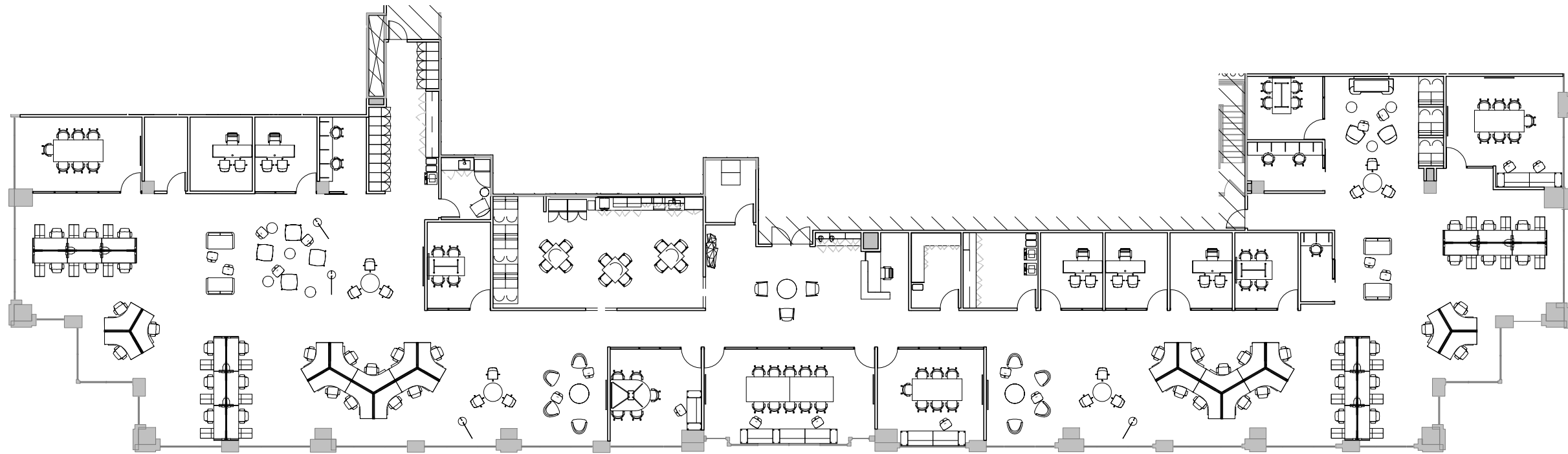
PLAN NORTH



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FLOOR PLAN AND LEGEND - SUITE 2
 DRAWN BY:
JW
 DATE:
11/10/2023
 SCALE:
NOT TO SCALE
 SHEET #:
4 of 5

HYPOTHETICAL SCHEMATIC - 7TH FLOOR SUITE 3



KEY PLAN

Work Point Seat Counts	
Name	Count

Work	
Office	5
Work	5
Work: Open	
Reception	1
Open Office	48
Work: Open	49

Collaboration Seat Counts	
Name	Count

Collaboration	
Conference	38
Focus	5
Huddle	18
Collaboration	61
Collaboration: Open	
Open Collaboration	41
Collaboration: Open	41

Room Schedule - Suite 3	
Name	Count

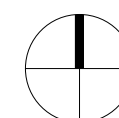
Amenities	
Break Room	1
Hydration Station	1
Amenities	2
Collaboration	
Conference	4
Focus	3
Huddle	4
Collaboration	11

Room Schedule - Suite 3	
Name	Count

Collaboration: Open	
Open Collaboration	13
Collaboration: Open	13
Support	
Copy Print Point	1
Copy Print Room	1
IDF Room	1
Mail Room	1
Nurture Room	1
Storage	1
Support	6

SYMBOLS LEGEND	
	NOT IN CONTRACT (NIC)
	EXISTING PARTITION
	EXISTING DEMISING PARTITION
	NEW PARTITION
	EXISTING DOOR
	NEW DOOR

PLAN NORTH



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**FLOOR PLAN AND
 LEGEND - SUITE 3**

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SCALE:
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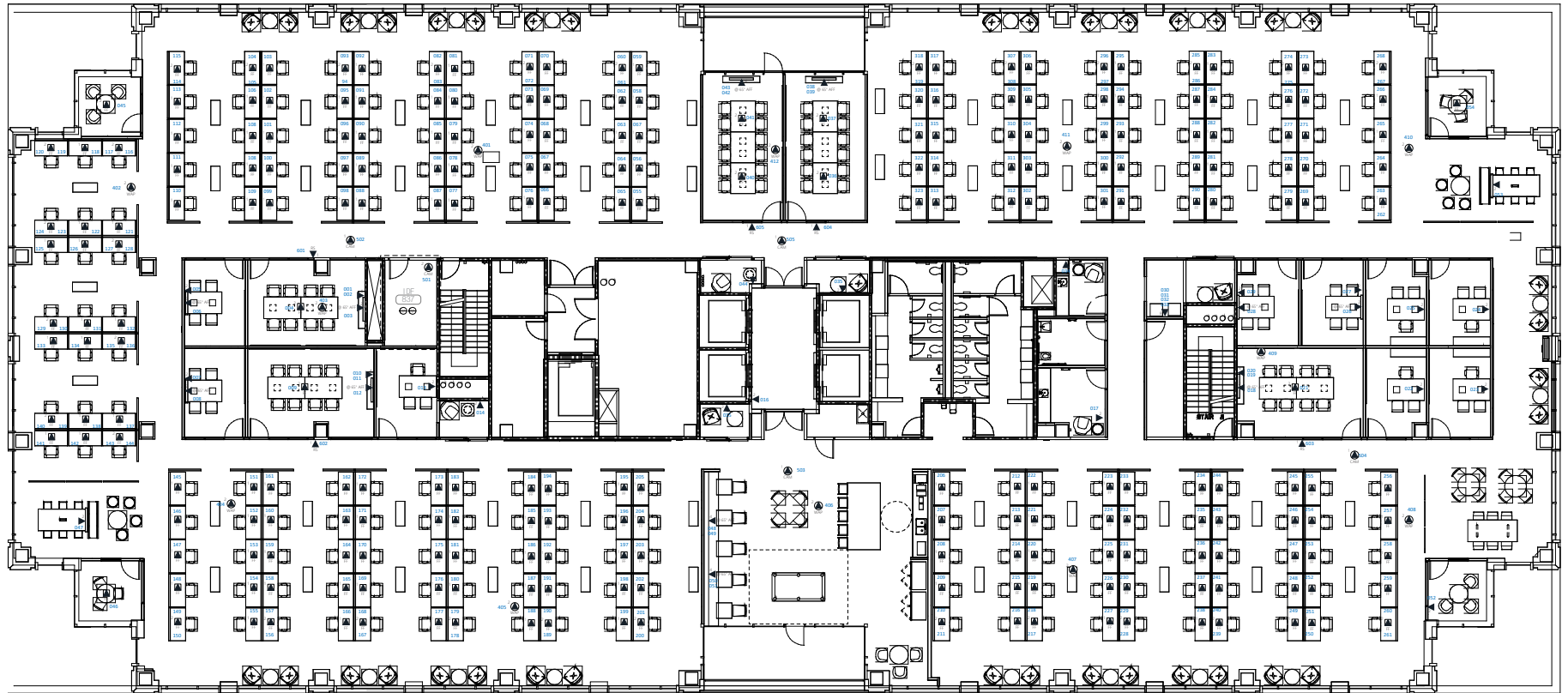
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EXISTING AS-BUILT - 8TH FLOOR

8th Floor

27,150 RSF (Fully Furnished, Existing Configuration Shown)

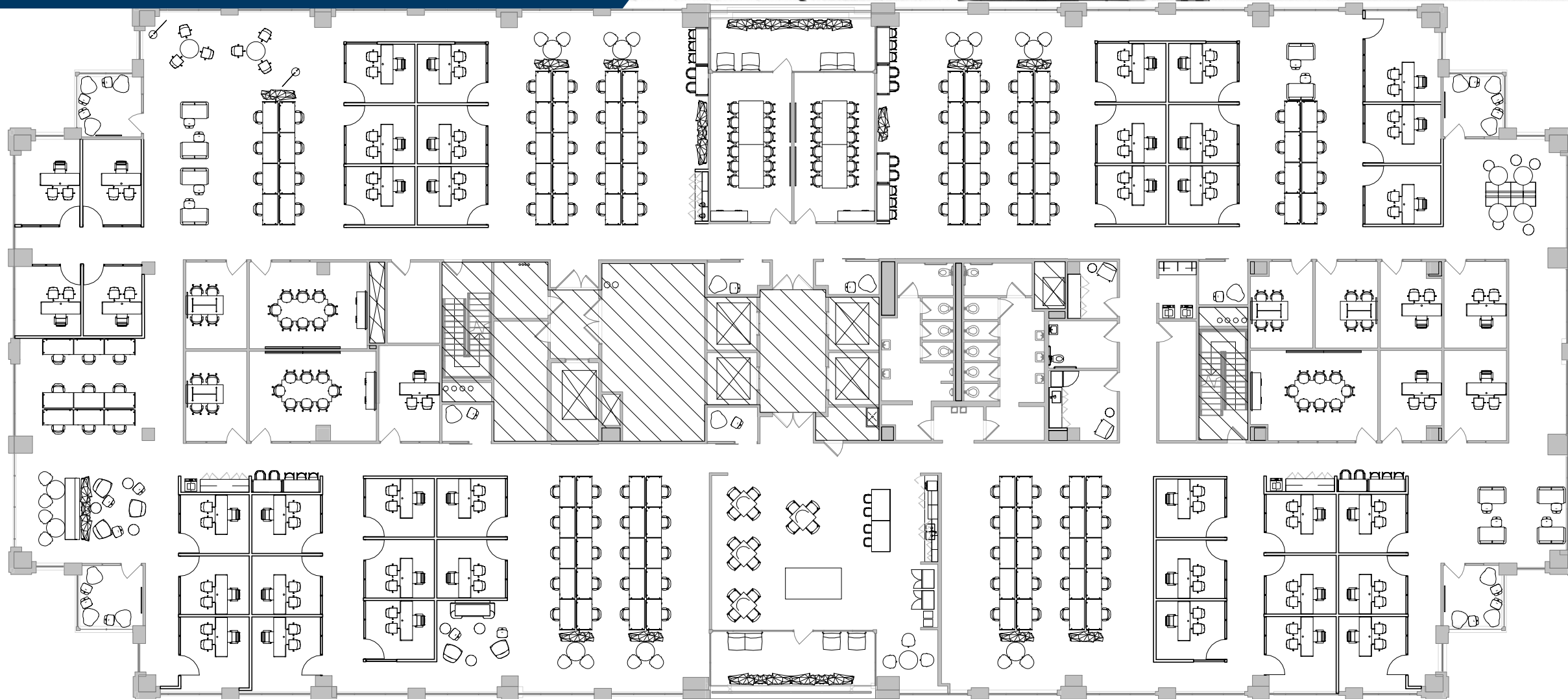


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HYPOTHETICAL SCHEMATIC - 8TH FLOOR



Work Point Seat Counts	
Name	Count

Work	
Office	44
Work	44
Work: Open	
Open Office	105
Work: Open	105

Collaboration Seat Counts	
Name	Count

Collaboration	
Conference	48
Focus	5
Huddle	28
Collaboration	81
Collaboration: Open	
Open Collaboration	82
Collaboration: Open	82

Room Schedule	
Name	Count

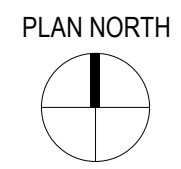
Amenities	
Balcony	2
Hydration Station	1
Social Cafe	1
Wellness Room	1
Amenities	5
Collaboration	
Conference	5
Focus	5
Huddle	8
Collaboration	18

Room Schedule	
Name	Count

Collaboration: Open	
Open Collaboration	31
Collaboration: Open	31
Support	
All Gender Restroom	1
Copy Print Point	2
Copy Print Room	1
IDF Room	1
Nurture Room	1
Storage	1
Support	7

SYMBOLS LEGEND

- NOT IN CONTRACT (NIC)
- EXISTING PARTITION
- EXISTING DEMISING PARTITION
- NEW PARTITION
- EXISTING DOOR
- NEW DOOR



FOR SUBLEASE
6031 Connection Drive | Irving, Texas

Sublease Premises



Sublease Premises



Sublease Premises



Sublease Premises



Sublease Premises



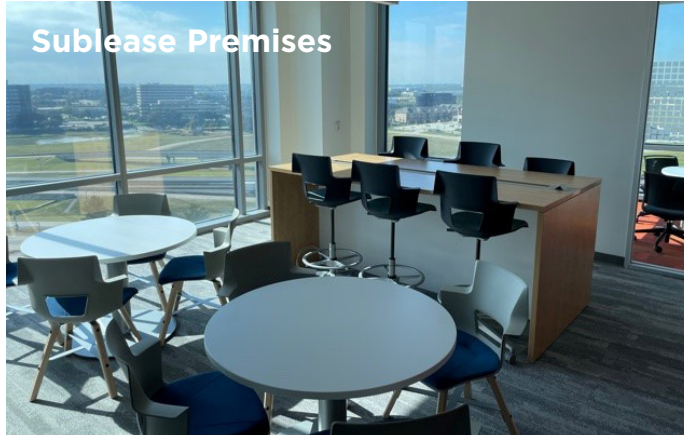
Sublease Premises



Sublease Premises



Sublease Premises



Sublease Premises



FOR SUBLEASE
6031 Connection Drive | Irving, Texas

Building Lobby



Building Lobby



Building Conference Room



Building Fitness Center

