

For Sublease

CBRE

Las Colinas Highlands

6191 N SH 161
IRVING TX 75038

1 OR 2 FLOOR OPPORTUNITY | 29,964 - 59,908 SF



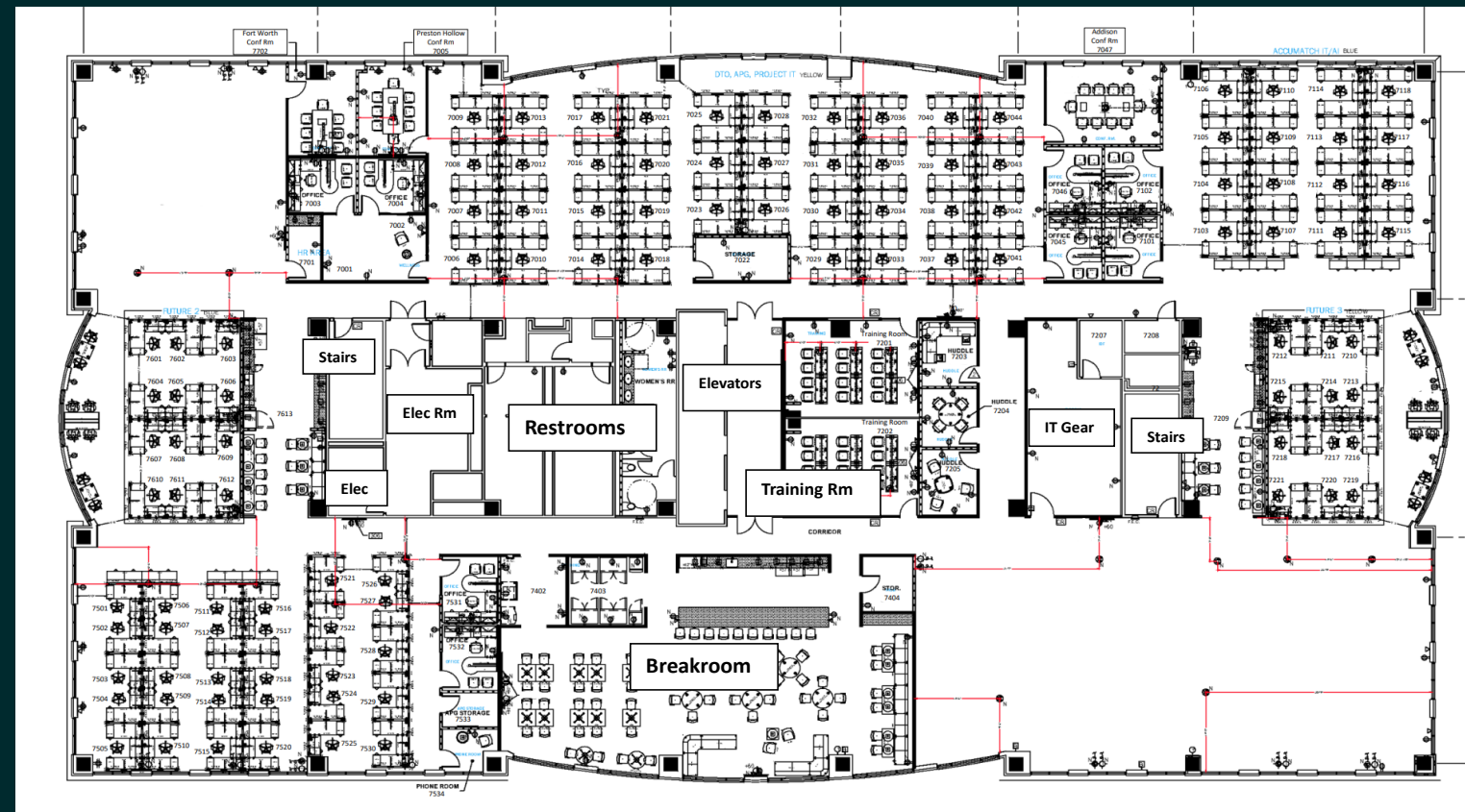
Sublease Features

- + 6th & 7th Floor: 29,954-59,908 SF
- + Divisible by Floor
- + **Rate: \$18.50 NNN +E** (NNN Est \$10.66)
- + Flexible Long Term (Exp 2032)
- + New Finish-out
- + FF&E Available
- + Available Immediately
- + Parking 4.00/1,000 SF Garage
- + Located at SH 114 & SH 161 (PGBT)
- + Easy Ingress & Egress

6th Floor: 29,954 SF



7th Floor: 29,954 SF





Las Colinas
Highlands



LAS COLINAS HIGHLANDS offers recently upgraded amenities, including a new fitness center with locker rooms, grab & go food service, upgraded restrooms and common area. The building features a conference room with capacity for over 100, Foodsby.com, and on-site 24/7 security. Conveniently located less than 10 minutes from D/FW International Airport, the building also offers easy access to six major Dallas/Ft. Worth highways - 16 mi. to Downtown Dallas, 26 mi. to Plano, 27 mi. to Ft. Worth, 30 mi. to Denton, and 35 mi. to McKinney.

CONTACT US

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