

Office | For Sublease

The Centre

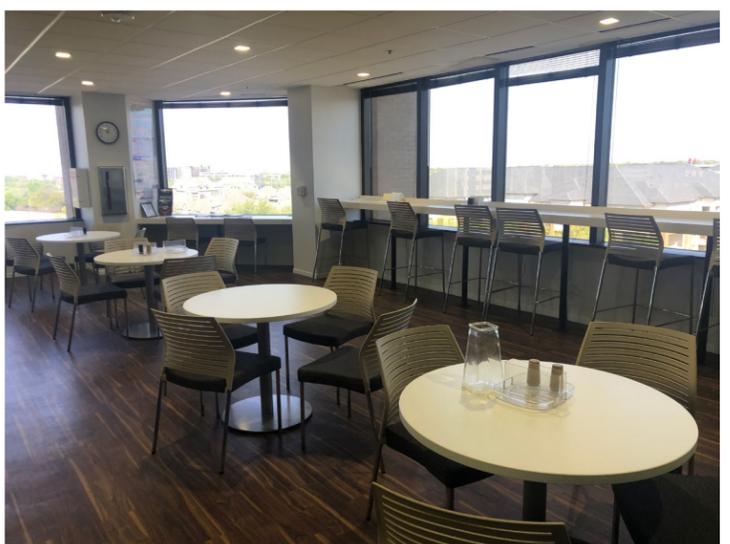
LBJ | Lower Tollway

4100 Alpha Road
Farmers Branch TX 75244



Sublease Features

- 9th Floor | 10,018 SF (opportunity to expand to a full floor)
- Term Through 10/31/2026
- **Rate: \$15.00 +E**
- Open and Office Layout
- Abundant Workstations
- Training Room
- Large Kitchen / Break Area
- Reception / Lobby
- Large & Small Conference Room
- Building Signage Possible
- Furniture Negotiable



Building Features

- 52 Acre Campus setting with a spring fed lake surrounded by multiple seating areas
- 4:1,000 tenant parking
- Banking
- Fitness Facility on-site
- 24 hour security card access
- On-site leasing, management and maintenance
- Tenant conference center
- Located in the North Dallas Design District, near Galleria Shopping, and Addison Restaurants



For Sublease

