

# The Centre

LBJ | Lower Tollway

4100 Alpha Road  
Farmers Branch TX 75244

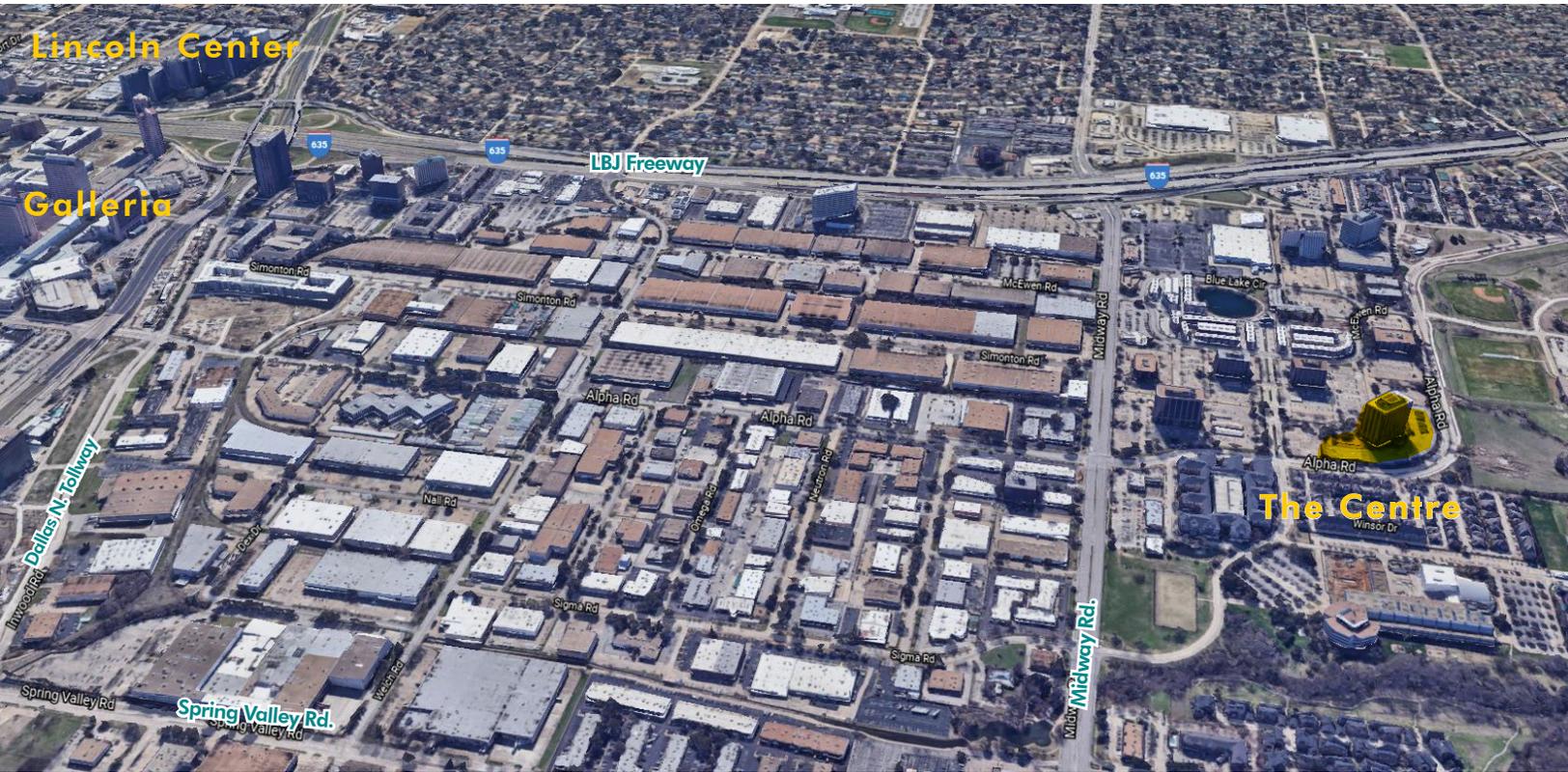
**11,223 SF Sublease | Significantly Reduced Rate**



**9<sup>th</sup> FLOOR | 11,223 SF | AVAILABLE IMMEDIATELY**

- Term Through 10/31/2026
- **Rate Mo 1-12: \$6.00/SF +E**  
**Rate Mo. 13-Exp: \$10.00/SF +E**
- Open and Office Layout
- Furniture Available





## PROPERTY FEATURES

- 52 Acre Campus setting
- Spring Fed Lake Surrounded by Multiple Outdoor Seating Areas
- 4:1,000SF Tenant Parking
- Banking
- Fitness Facility on-site
- Tenant Conference Center
- On-site leasing, Management and Maintenance
- Located in the North Dallas Design District, near Galleria Shopping, and Addison Restaurants

## CONTACT

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