



Sublease Opportunity

8951 Cypress Waters Boulevard, 2nd Floor
Dallas, Texas

LAS COLINAS OFFICE SUBMARKET



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Interior Photos



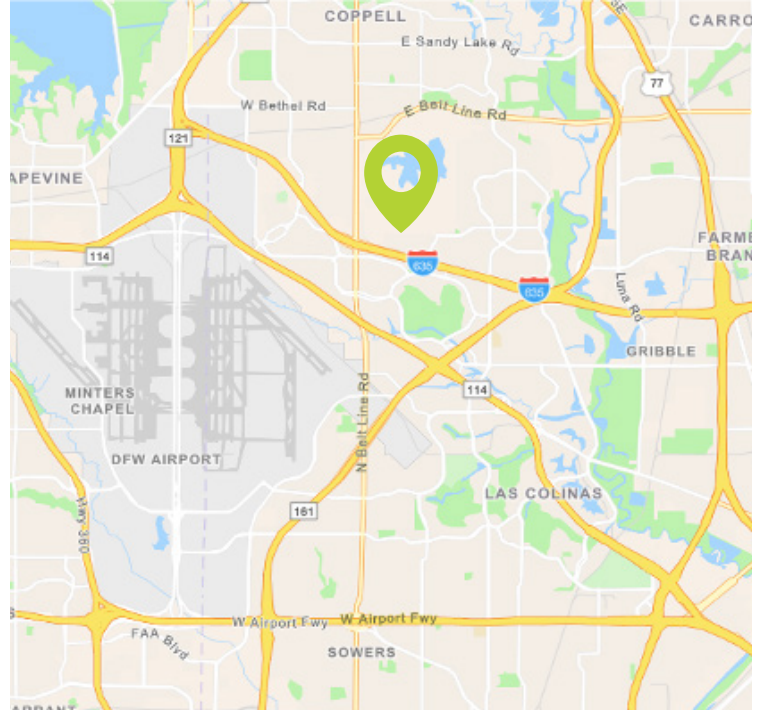


8951 Cypress Waters Boulevard

Dallas, Texas

Sublease Features

- 27,891 Rentable Square Feet
- Full, Private Wing with Elevator Exposure
- Suite renovated in Q1 2023
- Quick Availability
- Furniture Available for Plug-n-Play Solution
- 5:1,000 RSF Parking Ratio (144 total Unreserved Spaces, of which 100 spaces are carports, designated for tenant's use)
- Sublease space includes:
 - 8 Conference Rooms (10+ People)
 - 1 Large Training Room
 - 12 Huddle Rooms (3-8 People)
 - 11 Phone Booths
 - Bench Stations for 166 People
 - 5 Interior Offices
 - Large, fully-equipped Break Area to accommodate 50+ People
 - Substantial Reception Area with Coffee Bar
 - Bathrooms
 - Game room and 4+ open lounge areas
- Sublease Term through March 31, 2028



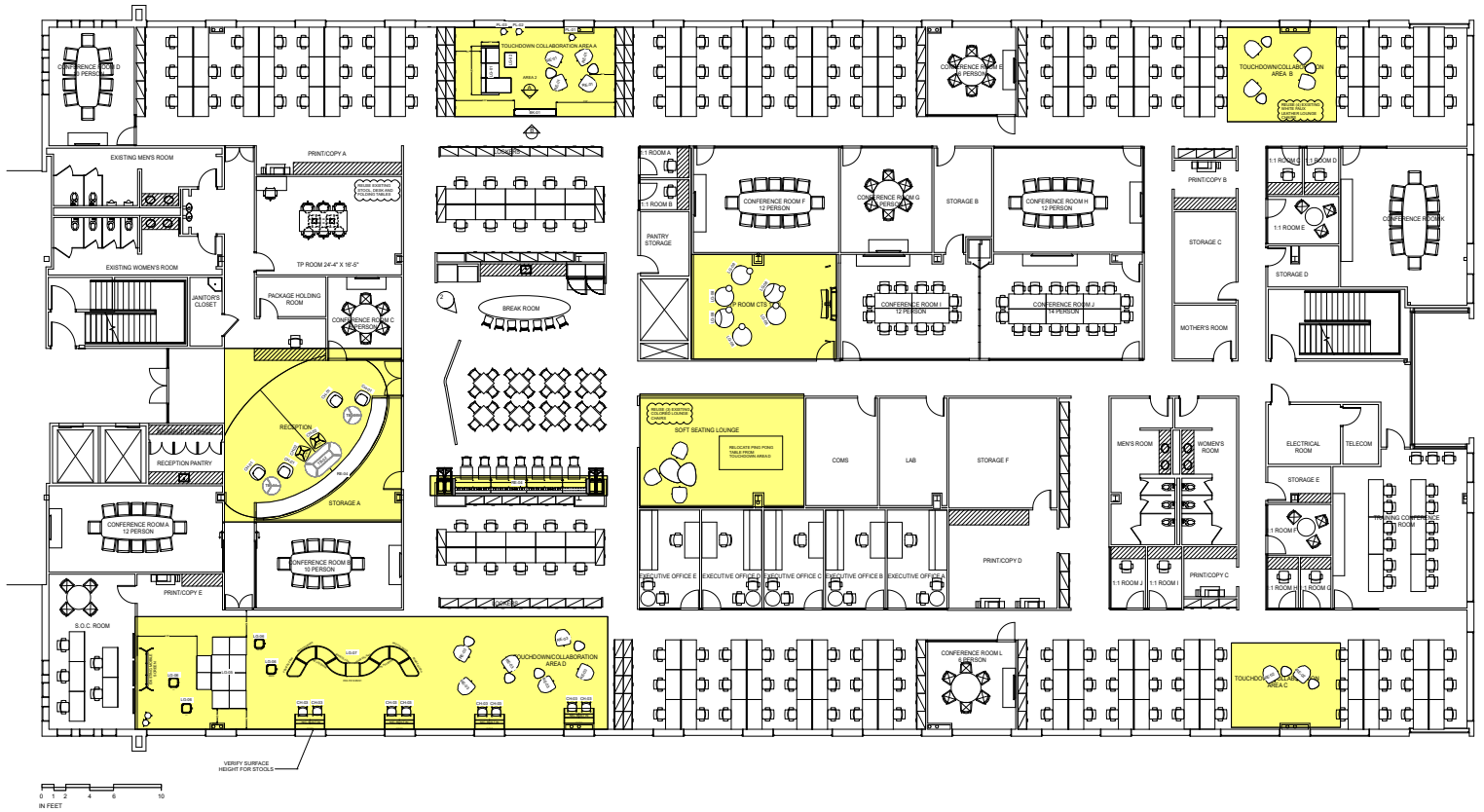
Building Highlights

- 188,440 SF Office Building in Cypress Waters Office Park
- 54-Person Conference Center Next Door
- Park with Wi-Fi, Grills, etc. in front of Building
- Fitness Center Next Door
- 6 Miles of Walking Trails around the North Lake
- Cypress Waters offers Concerts, Fitness Classes, a Dog Park, a Putting Green, & Pickleball Courts coming soon
- 16 on-site Restaurants with free lunch shuttle service to The Sound

• Ascension Coffee	• Flying Saucer
• Newks	• Rakkan Ramen
• Gipsy Lime	• On-Site Health Clinic & Urgent Care
• Landon Winery	• 7-Eleven & CVS Pharmacy
• Flying Fish	• Lux Nail Spa & Salon
• Eno's Pizza	
• Rodeo Goat	
- Renewable electricity contracts as well as recycling and sustainability programs



Floor Plan



**CITADEL
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