



Sublease Opportunity

8261 Bellevue Drive, 2nd Floor

Plano, Texas

UPPER TOLLWAY/WEST PLANO SUBMARKET



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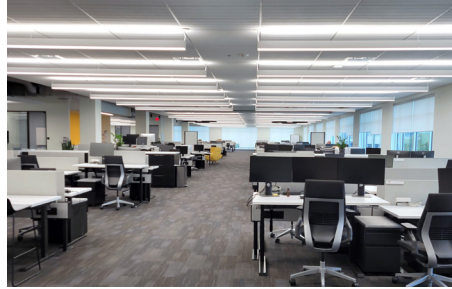
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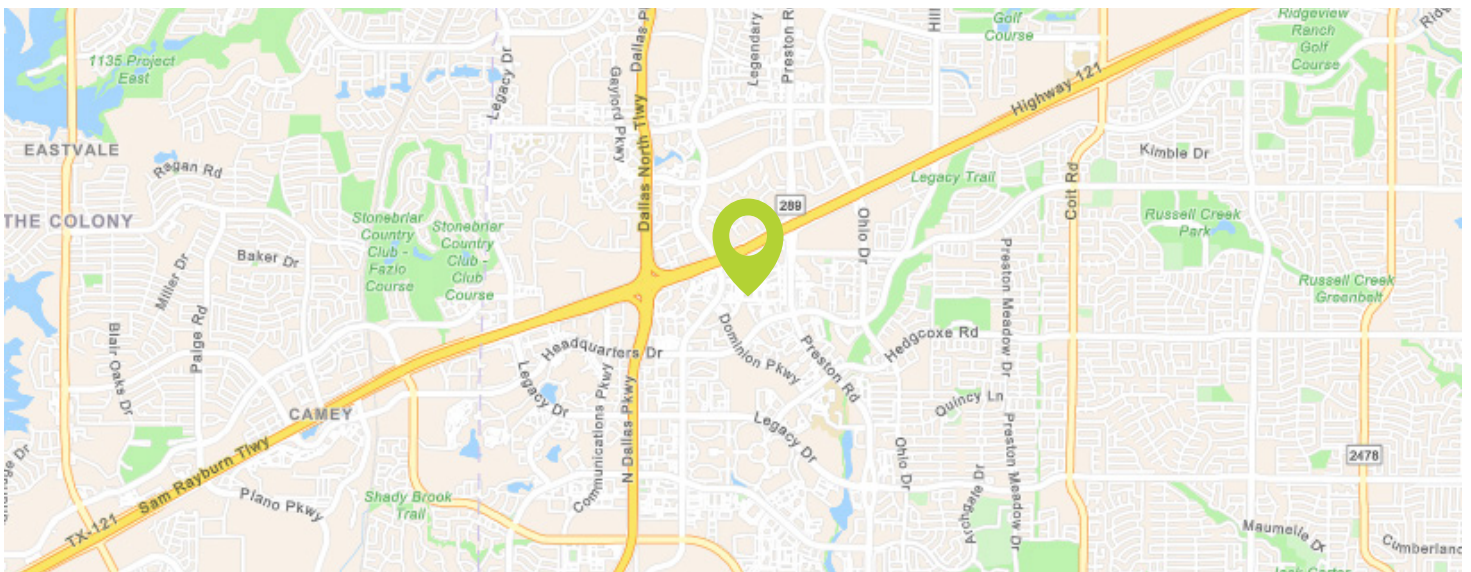
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Interior Photos



Location Map





8261 Belleview Drive, 2nd Floor

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Sublease Features

- Sublease term is flexible, runs through February 2029
- 29,934 - 21,956 rentable square feet
- Two separate wings available, each with elevator lobby exposure
- New, high-end build out, completed Q4 2021
- Quick availability
- Haworth furniture available for plug-n-play solution
- 6/1,000 RSF parking ratio

West Wing Details (29,934 RSF)

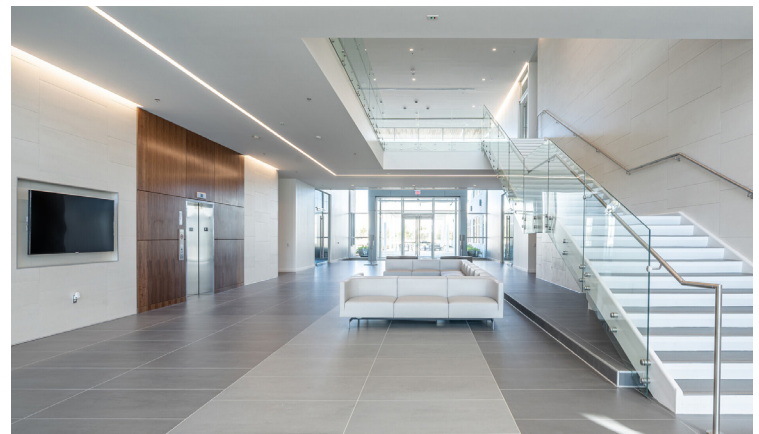
- 1 large training room with food service area
- 5 large collaboration areas
- 2 conference rooms
- 2 huddle rooms
- 3 focus rooms
- 3 interior offices
- Substantiated reception
- Break area and 3 coffee bars
- Private bathrooms
- 1 wellness room
- 216 benching stations
- 1 private balcony

East Wing Details (21,956 RSF)

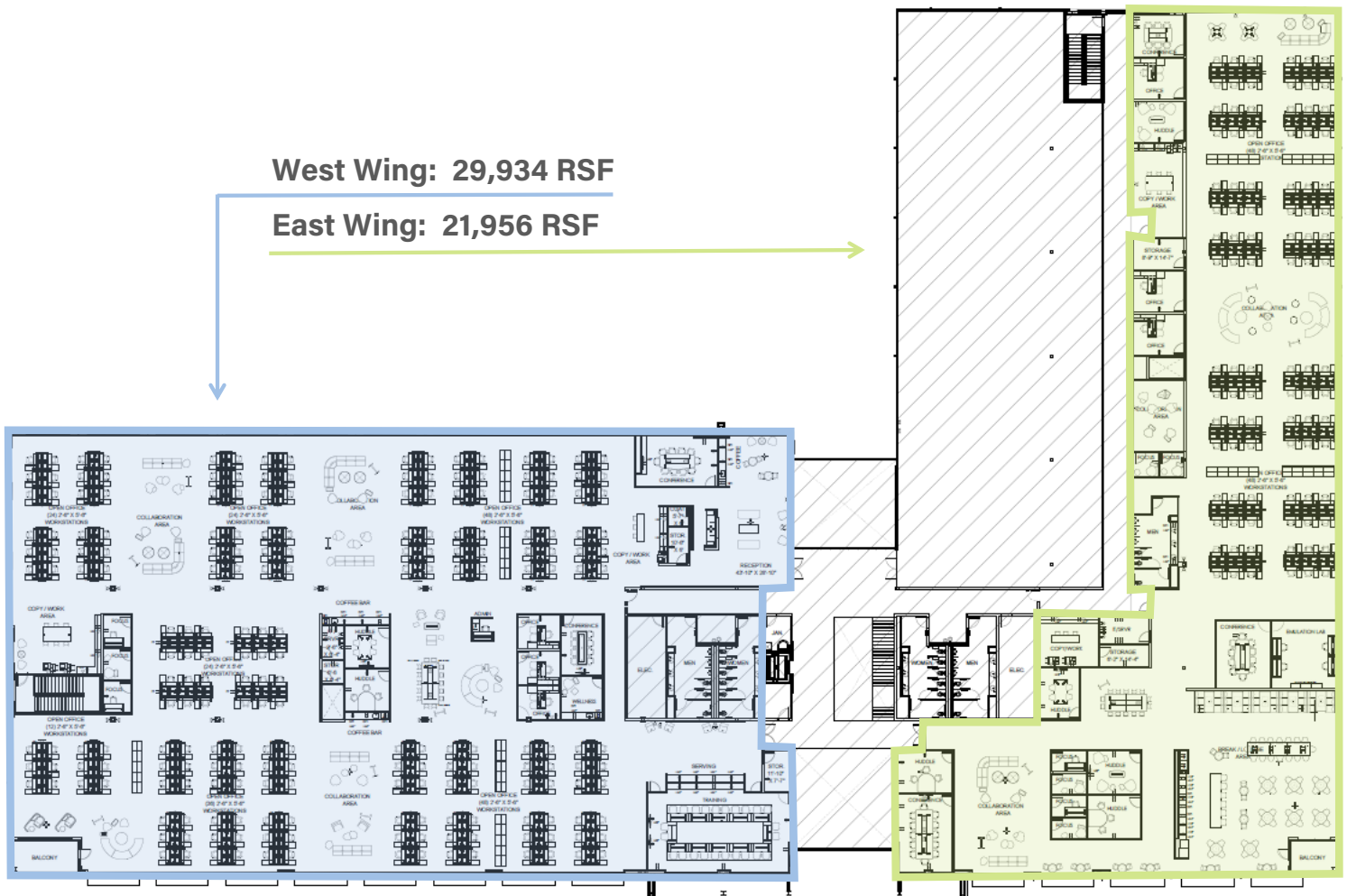
- Large, fully-equipped break area
- 4 collaboration areas
- 2 conference rooms
- 6 huddle rooms
- 6 focus rooms
- 2 copy/work areas
- 3 interior offices
- 96 benching stations
- 1 private balcony

Building Highlights - Village 121

- 126,448 SF office building
- Outdoor patio space
- Central location accessible via 121 or Dallas North Tollway
- Ample area restaurants and amenities



Floor Plan



**CITADEL
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