



15,173 RSF
AVAILABLE FOR SUBLEASE

PEGASUS PARK

3000 PEGASUS PARK DRIVE | SUITE 1430
DALLAS, TX 75247





SUBLEASE HIGHLIGHTS

- Approximately 15,173 RSF on the 14th floor
- Sublease term through May 31st, 2029
- Asking \$24.00 NNN + E
- NNN's are \$7.73 and E is \$1.22
- 48 workstations, 8 private offices, multiple meeting rooms, break room and huddle rooms
- High end finish out and high end sit/stand furniture
- Floor to ceiling windows allow abundant natural light and fantastic downtown/Trinity River views
- Completed in 2021 and in like new condition



CLICK FOR VIDEO

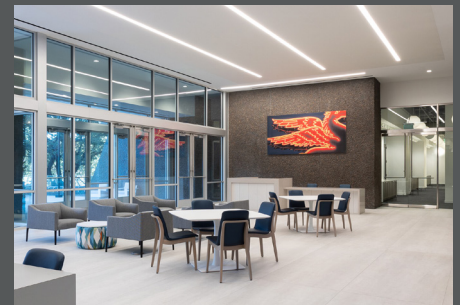
PROPERTY PHOTOS



Conference Room



Outdoor Tenant Lounge



Tenant Lounge



BUILDING AMENITIES



Direct access to I-35 and minutes from the Design District, Love Field and Medical District



24/7 manned security



Onsite cafeteria with catering and grab and go options. Microbrewery is located right next door



Adjacent to One Acre City Park



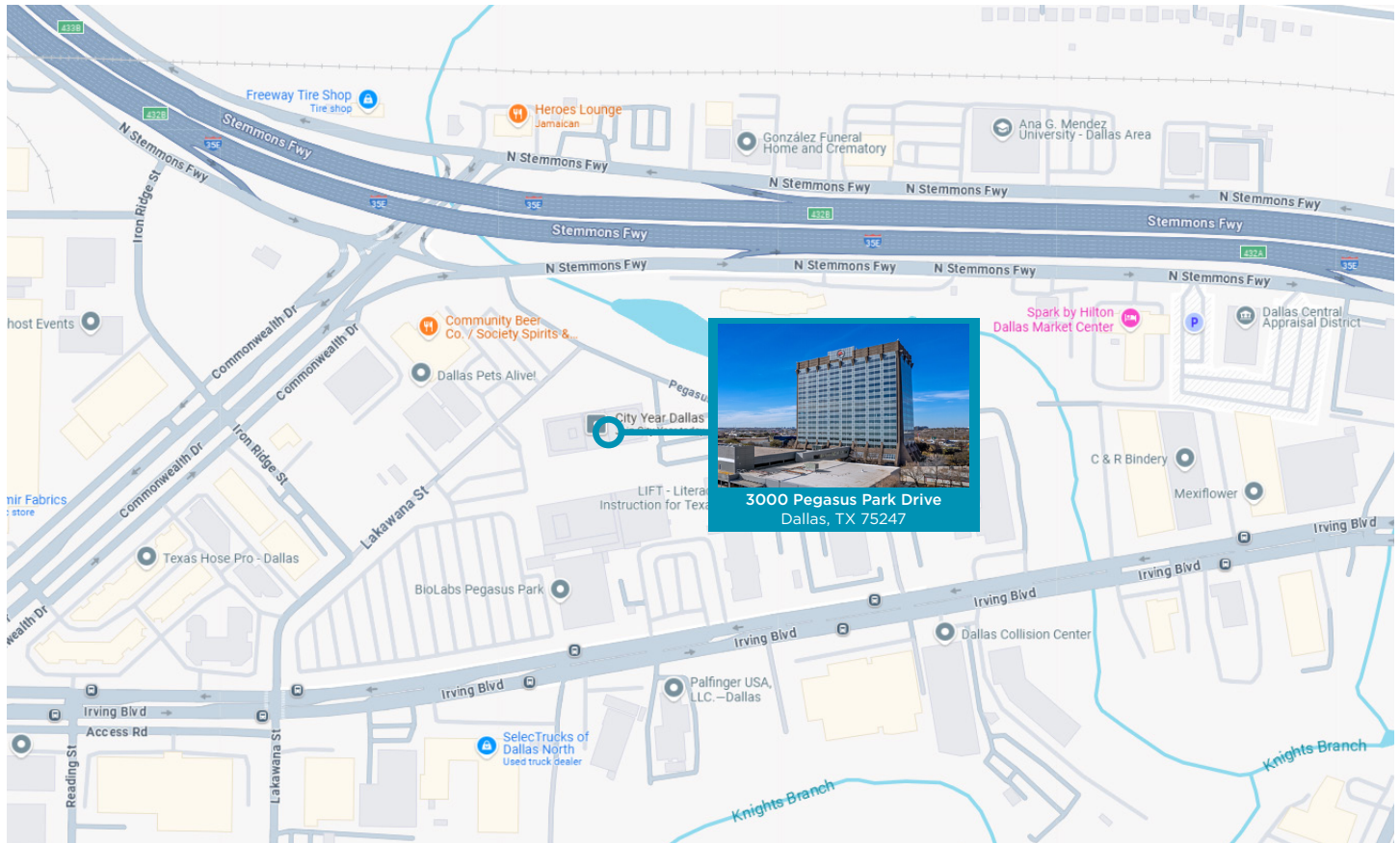
Onsite conference room, fitness center and tenant lounge



Expansive outdoor patio and meeting space

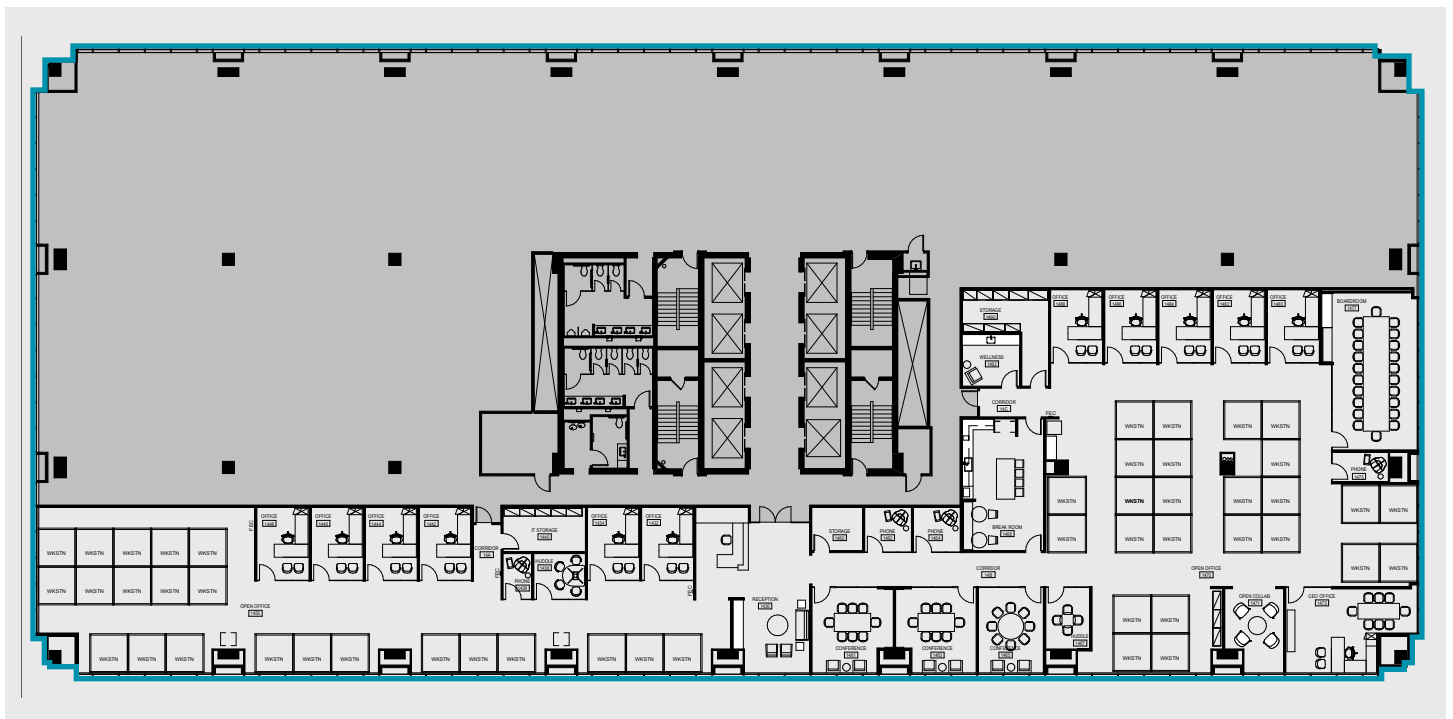


LOCATION



FLOOR PLAN

SUITE 1430 | 15,173 RSF





For more information,
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