

FOR SUBLEASE

LAS COLINAS CONNECTION

6031 Connection Drive | Irving, Texas



7th FLOOR - UP TO 27,770 RSF

Property Highlights

- 7th floor: \$12.00/SF NNN
- Estimated NNN: \$10.99 SF
- Estimated Electricity: \$1.20 SF
- June 30, 2029 Sublease Expiration
- Available Immediately
- 5.00 per 1,000 Structured and Surface Parking
- Full floor preferred, but will consider demising
- Second-Generation
- Ownership shuttle for area eateries during lunchtime (M-F: 11:00 AM to 2:00 PM)



[Click Here for
Virtual Video Tour](#)

***Video was taken before space was shell - please see photos on page 3 for current look*

Contact

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Executive Managing Director
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Building Features

Las Colinas Connection is a three building complex located at the hard corner of Hwy-114 and the George Bush Turnpike. The project was completed in 2000 and boasts large and efficient floorplates for corporate users. The location is centrally located with quick access to Hwy-114, President George Bush Turnpike, LBJ Freeway (I-635) and 5-minutes from DFW airport. Building Highlights include:

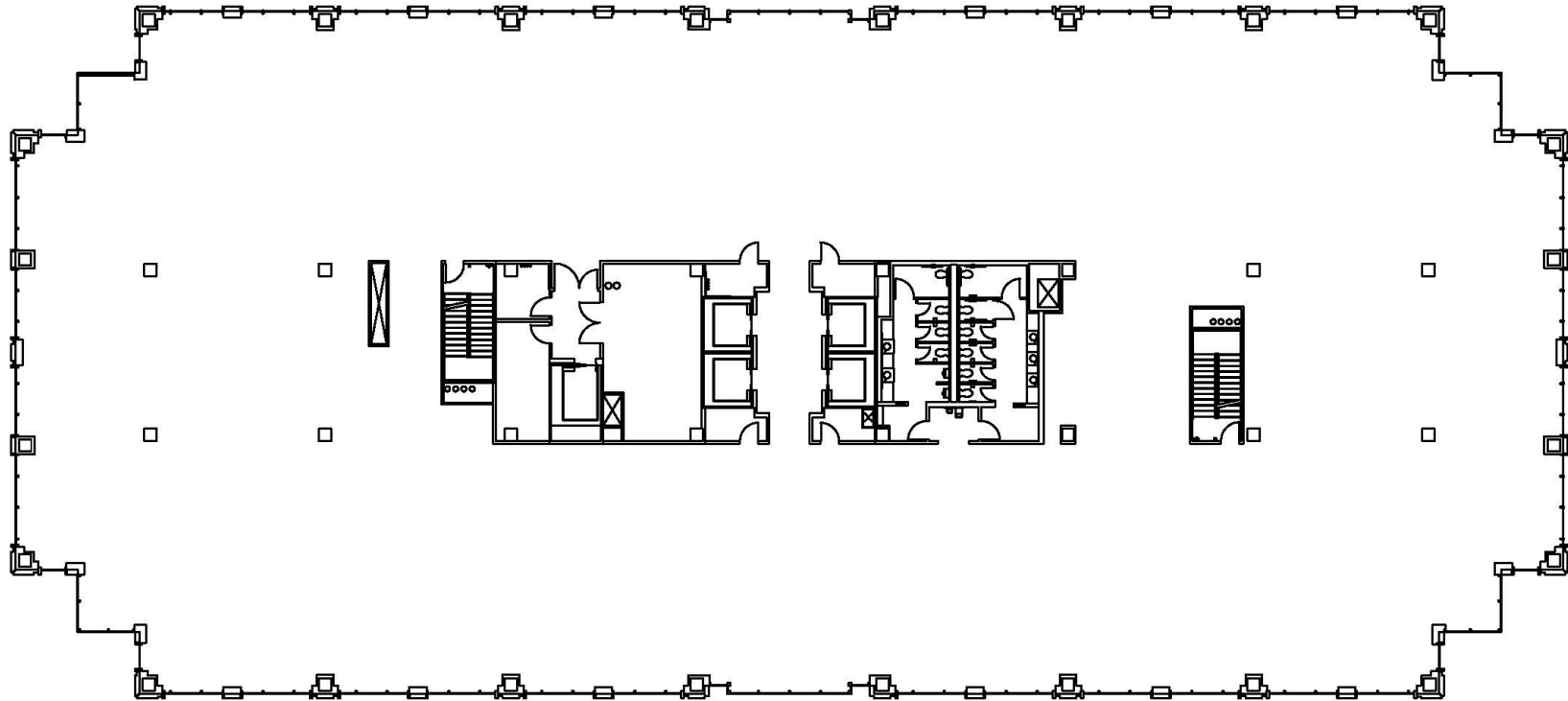
- Recently Expanded Parking Structure
- Upgraded Lobby Finishes and Amenities
- Separate Freight Elevator
- New Fitness Center
- New Tenant Lounge, Wifi and Grab and Go
- New Building Conference Center (Seats 75-100)
- On-Site Property Management
- Piedmont Ownership

CHARLIE BECK
Senior Director
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EXISTING AS-BUILT - 7TH FLOOR

7th Floor

27,770 RSF (Existing Configuration)



Site Configuration:

- Brand New Paint
- Open Ceiling
- New Restrooms

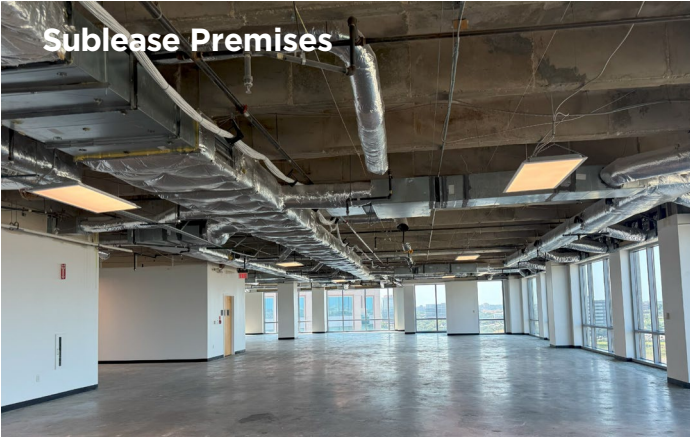
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Sublease Premises



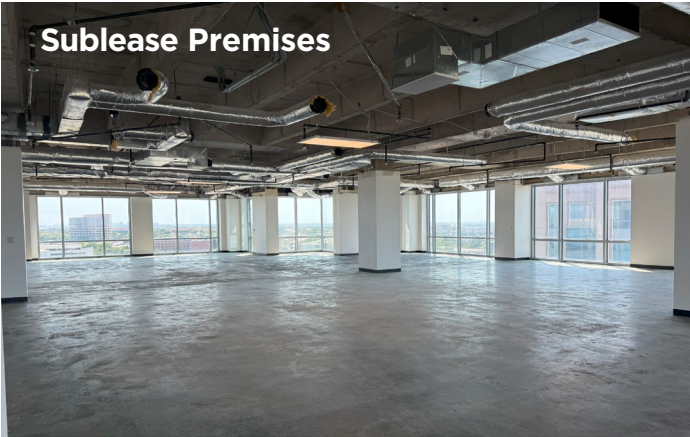
Sublease Premises



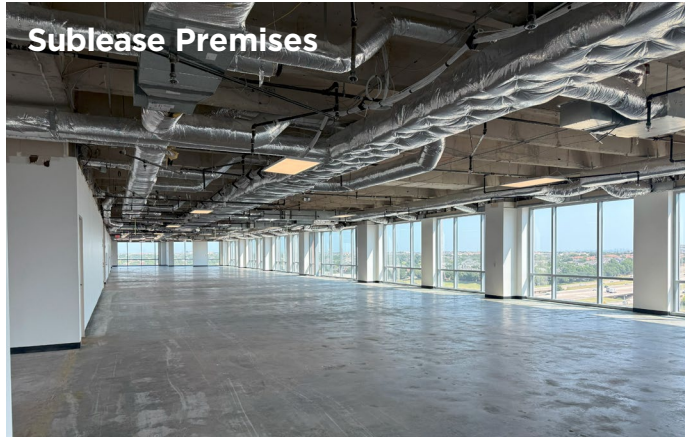
Sublease Premises



Sublease Premises



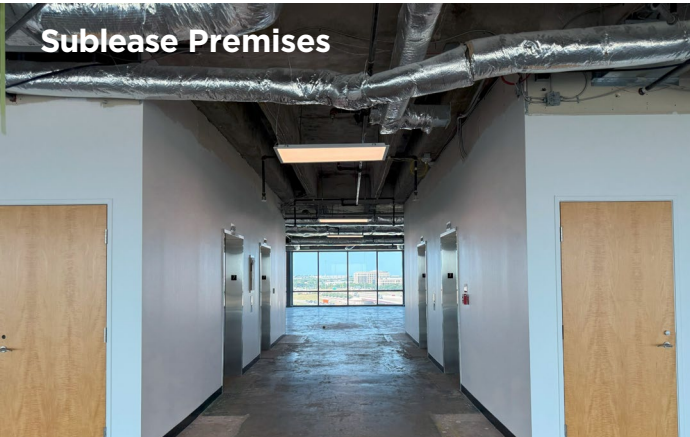
Sublease Premises



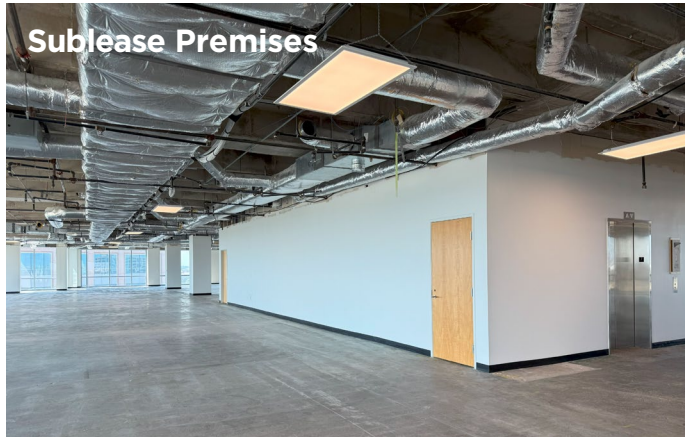
Sublease Premises



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Sublease Premises



FOR SUBLEASE
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Building Lobby



Building Lobby



Building Conference Room



Building Fitness Center

