



For Sublease

\$22.00/SF

CONTACT

Victor Williams

Director of Operations

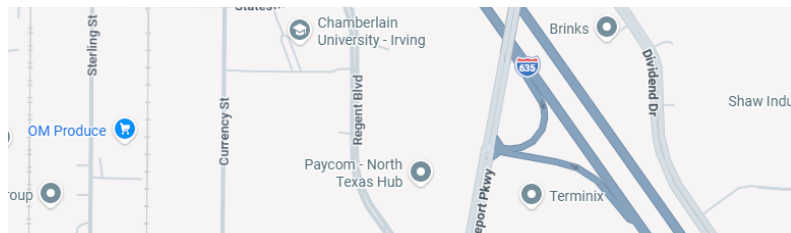
972-885-2453

victor.williams@allanbaileyjohnson.com

4609 Regent Blvd. **Irving, TX**

Building Summary

- Lease Expiration: July 31, 2028
- Efficient, Flexible Floor Plates
- Asking Rate: \$22.00/SF Full Service
- Excellent LBJ Freeway Visibility with immediate access to SH 114, SH 121 & SH 161
- Move-In Ready, Fully Furnished with Existing IT Infrastructure
- 300+ Workstations Per Floor
- Two DART Bus Stops Within Walking Distance
- 6.7:1,000 SF Surface Parking Ratio
- Emergency Backup Generator
- Dual Fiber Connectivity via Verizon & AT&T



Allan Bailey Johnson Group

2501 N Harwood, Suite 2410
Dallas, Texas 75201

Tenant Representation
PAYCOM

Irving - 1st Floor



Irving - 2nd Floor



Irving - 3rd Floor

