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FULL BUILDING  
AVAILABLE

**3150 SABRE DR**

SOUTHLAKE, TEXAS



# BUILDING HIGHLIGHTS

5

STORIES

~52K SF

FLOOR PLATES

265,942

TOTAL SF

PLUG & PLAY

FF&E INCLUDED

RENTAL RATE

Mid \$20s NNN

ESTIMATED NNN

\$9.25/SF

## AMENITIES

Large food hall, coffee bar, tenant lounge & outdoor greenspace, training/conference room(s), fitness center

## PARKING

4-5/1,000

Primarily Structured Garage Parking

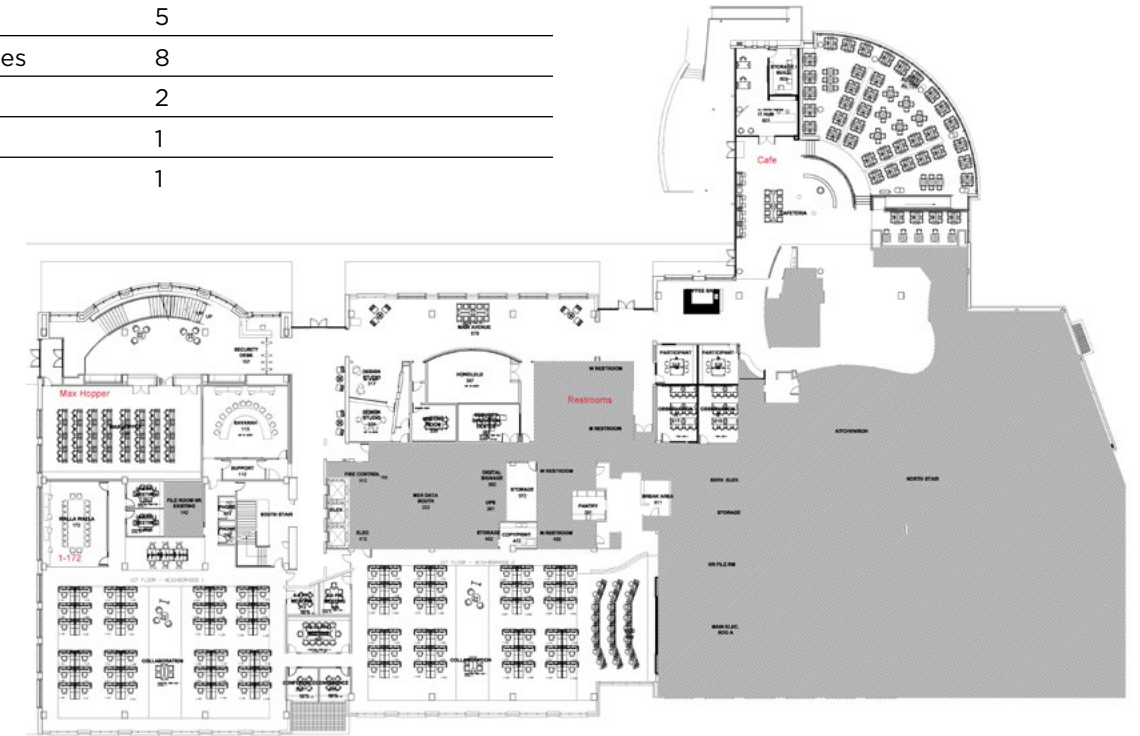
## LEASE EXPIRATION

December 31, 2032



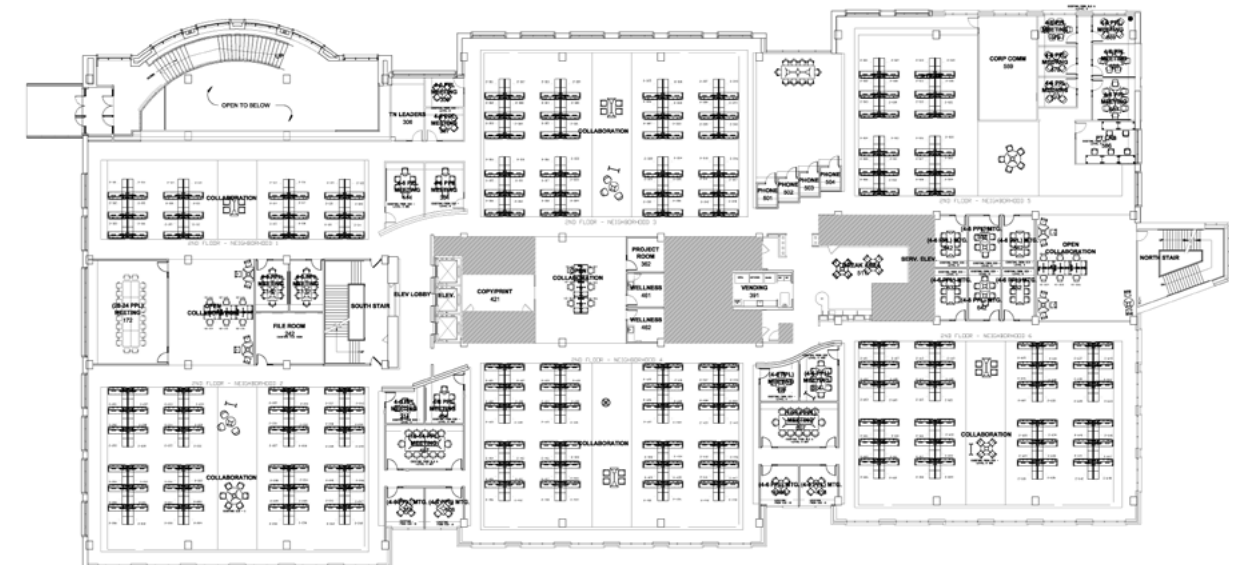
# BUILDING A - LEVEL 1

Total Work Stations	96 + 24 OCC (call center) Seats
Conference Rooms	5
Meeting Rooms/Offices	8
Focus/Phone Rooms	2
Break Areas	1
Cafeteria	1



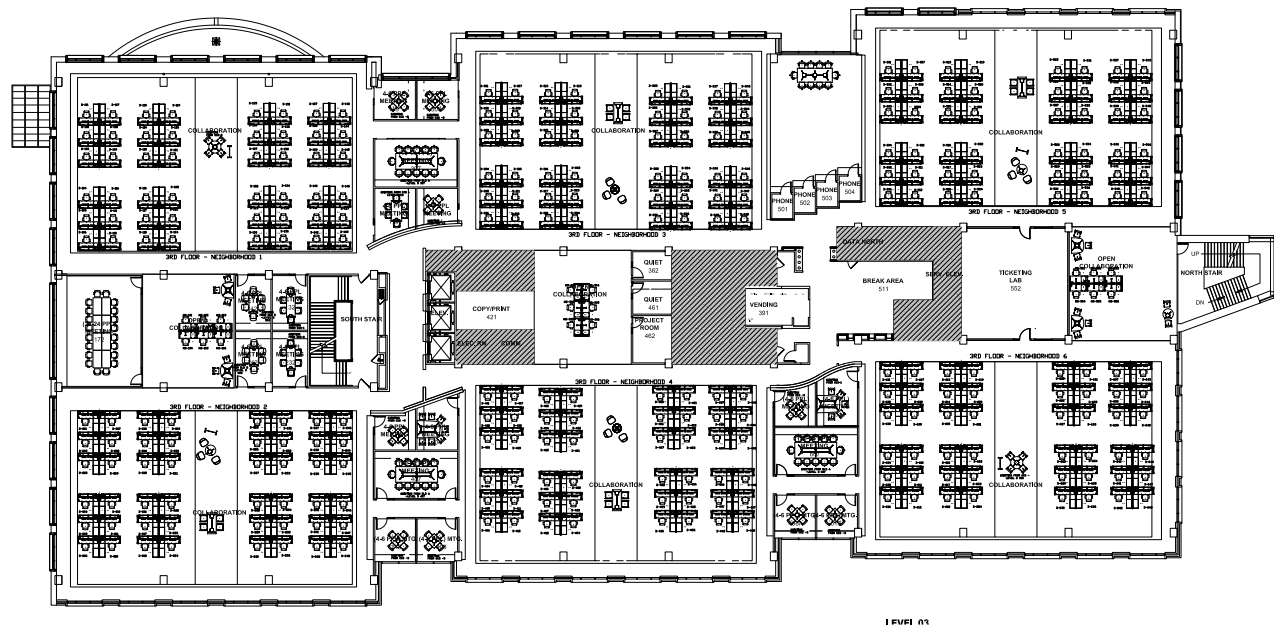
# BUILDING A - LEVEL 2

Total Work Stations	240	Break Areas	1
Conference Rooms	3	Wellness Rooms	2
Meeting Rooms/Offices	26	Project Room	1
Focus/Phone Rooms	4		



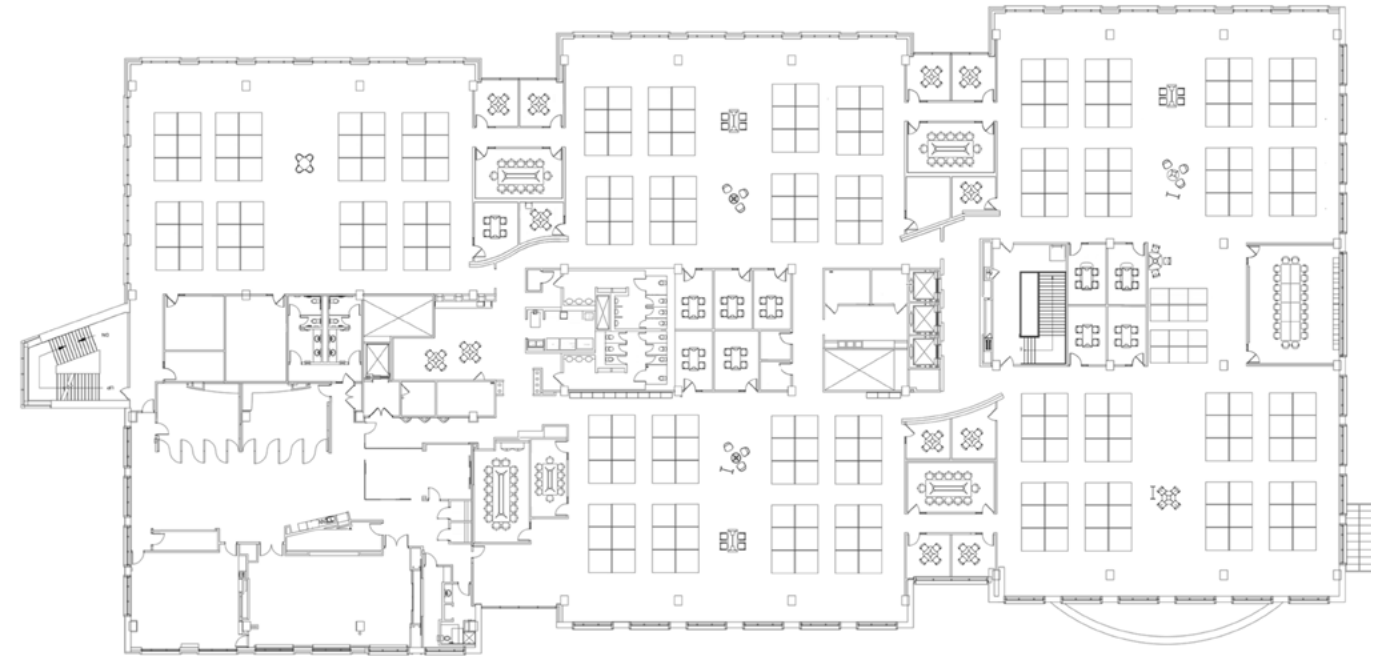
# BUILDING A - LEVEL 3

Total Work Stations	288	Focus/Phone Rooms	6
Conference Rooms	4	Break Areas	1
Meeting Rooms/Offices	16	Wellness Rooms	2



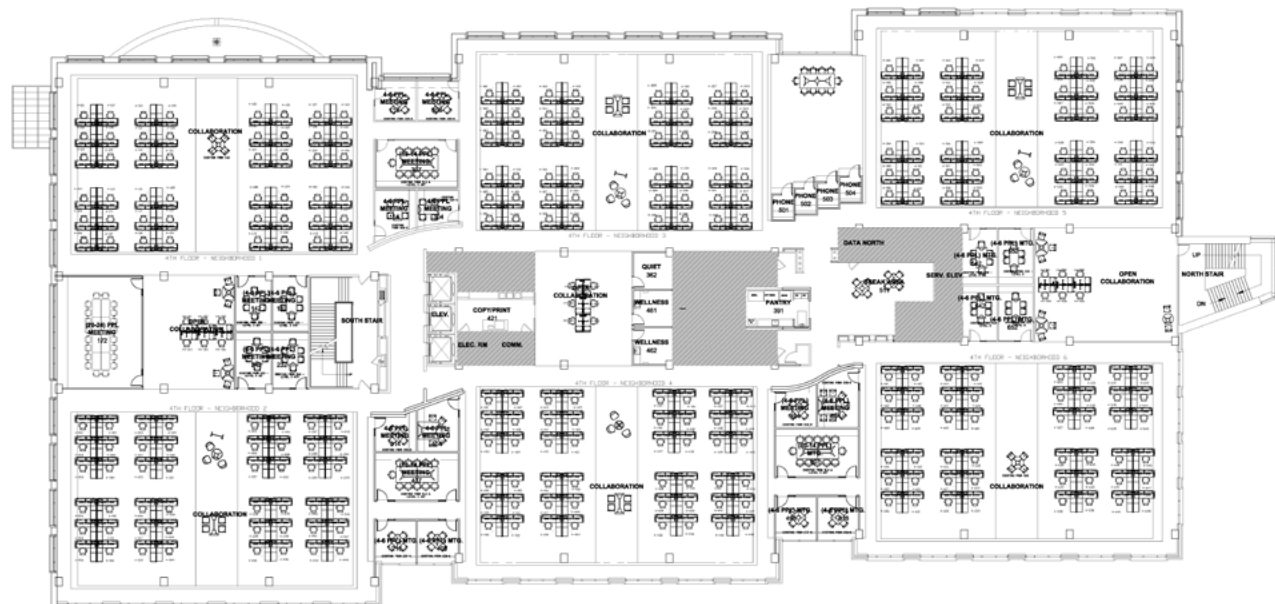
# BUILDING A - LEVEL 5

Total Work Stations	237	Focus/Phone Rooms	2
Conference Rooms	9	Break Areas	1
Meeting Rooms/Offices	25	Wellness Rooms	2

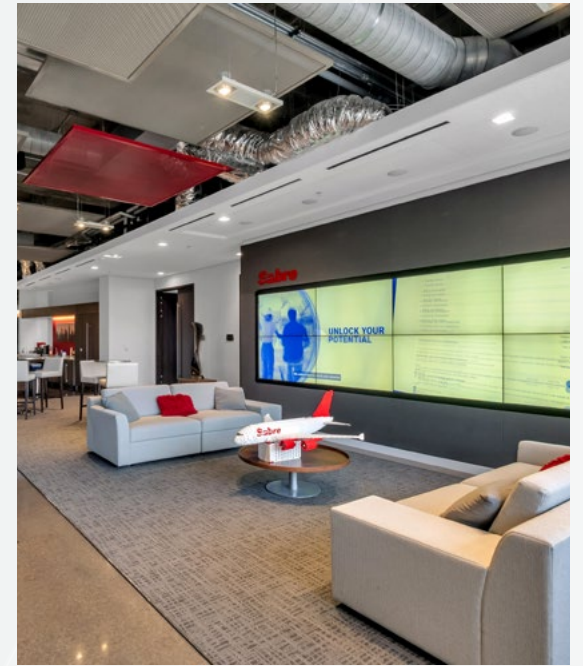


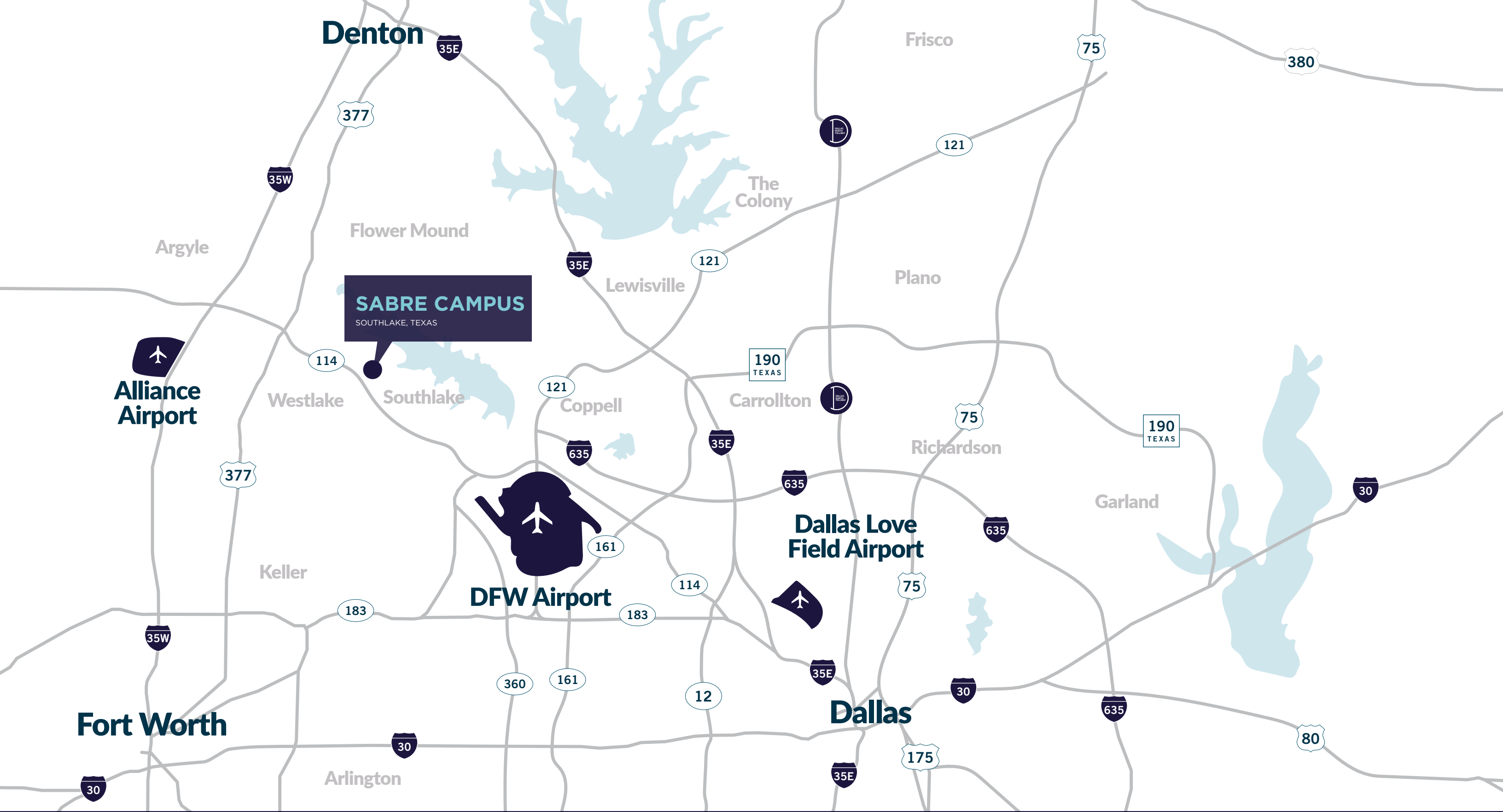
# BUILDING A - LEVEL 4

Total Work Stations	288	Focus/Phone Rooms	4
Conference Rooms	4	Break Areas	1
Meeting Rooms/Offices	20	Wellness Rooms	3



# A LOOK INSIDE





## LOCATION & ACCESS

✓ **5 MIN**  
To Southlake Town Center

✓ **7 MIN**  
To DFW Airport

✓ **23 MIN**  
To Dallas Love Field Airport

✓ **25 MIN**  
To Dallas CBD

✓ **25 MIN**  
To Fort Worth CBD

# IN THE HEART OF THE DFW METROPLEX

 **50+**  
Restaurants

 **15+**  
Hotels

 **40+**  
Retail Options

 **10+**  
Banks

 **10+**  
Daycare Centers

Top Rated Public  
Schools in  
Immediate Area



**Grapevine**

**City of Southlake**

**Town of Westlake**

**SABRE CAMPUS**  
SOUTHLAKE, TEXAS

**6+ Forthcoming Restaurants**

**Direct Electrical Feed to Building**

**WESTLAKE ENTRADA**  
85-Acre Mixed-Use Development  
Q1 2020 Delivery

Logos: GAYLORD TEXAN, GREAT WOLF LODGE, CAMBRIA hotels, Hilton, Marriott, LIFETIME, Holiday Inn, WOODSPRING SUITES, BREADWINNERS, HG SPLY CO., HOMWOOD SUITES, TROPHY CLUB, Hampton Inn & Suites

Labels: Grapevine Lake, Dallas CBD, Dallas Love Field Airport, DFW Intl. Airport, Southlake Town Square, Kirkwood Blvd, Solana Blvd, 114







## CONTACTS

**Campbell Puckett**

+1 214 280 9374

[campbell.puckett@cushwake.com](mailto:campbell.puckett@cushwake.com)

**Matt Heidelbaugh**

+1 972 663 9616

[matt.heidelbaugh@cushwake.com](mailto:matt.heidelbaugh@cushwake.com)

